# DRAFT PLANNING AND DESIGN CODE



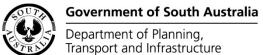
DISTRICT COUNCIL OF COOBER PEDY

- Council Specific Code Extract

October 2019







### Part 1 – Rules of Interpretation

This Part 1 forms part of the Planning and Design Code. It sets out how the Code implements the requirements of section 66 of the Act and instructs the user on how the Code is to be read and applied to development assessed under the *Planning, Development and Infrastructure Act* 2016.

#### Introduction

This is the Planning and Design Code under the *Planning, Development and Infrastructure Act 2016* (the Act). As provided by section 65 of the Act, the State Planning Commission (the Commission) is responsible for preparing and maintaining the Planning and Design Code as a statutory instrument under the Act. The Planning and Design Code, and any amendments to the Code, as published on the SA planning portal, have been adopted by the Minister.

As provided by section 66 of the Act, the primary purpose of the Planning and Design Code is to set out a comprehensive set of policies, rules and classifications which may be selected and applied in the various parts of the State through the operation of the Planning and Design Code and the SA planning database for the purposes of development assessment and related matters within the State.

The Planning and Design Code also provides for other matters envisaged by the Act, and regulations made under the Act in Parts 5, 6, 7, 8 and 9.

#### Commencement

The commencement date for the Planning and Design Code was 1 July 2019.

Information about amendments to the Planning and Design Code is set out in Appendix 1.

#### Preliminary

Library of classification criteria (Deemed-to-Satisfy criteria), policies and rules

In addition to the classification of development, the Planning and Design Code sets out a comprehensive set of policies and rules that may be selected and applied in the various parts of the State for the purposes of the assessment of performance assessed and restricted development.

The policies and rules are collated and organised into Zones, Subzones, Overlays and General Development Policies. Together they form a library of policies ("the Code Library"). The policies that make up the library have no application in their own right, but apply according to the scheme outlined in the following paragraphs.

The policies are applied to development by reference to classes of development, and spatial location.

Zones, Subzones and Overlays are assigned spatial boundaries in the various parts of the State through the operation of the SA planning database.

#### Classification of development

The Planning and Design Code classifies various classes of development as:

- a) accepted development (see section 104(1) of the Act); and
- b) deemed-to-satisfy development (see section 105(a) of the Act); and
- c) restricted development (see section 108(1)(a) of the Act).

All development is classified firstly by reference to its location and the Zone, Subzone and Overlays that are applicable to the location. Classification tables applicable to each Zone identify Accepted Development, Deemed-to-Satisfy development and Restricted Development.

#### **Accepted Development**

The Code classifies development as Accepted Development in an Accepted Development Classification Table relative to a particular Zone.

An Accepted Development Classification Table for each Zone specifies criteria which must be met in order for specified classes of development to be classified as Accepted Development within the Zone. For a development to be Accepted Development all criteria applicable to a class of development must be satisfied.

#### Deemed-to-Satisfy Development

The Code classifies development as deemed-to-satisfy development in a Deemed-to-Satisfy Development Classification Table relative to a particular Zone.

A Deemed-to-Satisfy Classification Table for each Zone specifies criteria which must be met in order for specified classes of development to be classified as deemed-to-satisfy development within the Zone. For a development to be deemed-to-satisfy development all criteria applicable to a class of development must be satisfied.

A deemed-to-Satisfy development does not require assessment against the policies and rules applicable to performance assessed development, and must be granted a consent subject to the requirements of section 106 of the Act.

#### **Restricted Development**

The Code classifies development as restricted development in a Restricted Development Table relative to each Zone. Restricted development is a form of impact assessed development for the purposes of assessment under the Act.

Performance Assessed Development - Application of Policies to Govern Performance assessed development

All development not classified as accepted, deemed-to-satisfy, restricted or impact assessed is to be assessed on its merits against the Planning and Design Code, as contemplated by section 107 of the Act. This is referred to as performance assessed development.

#### Application of Policies to Classes of Development

The Code applies policies to classes of development through an Applicable Policies for Performance Assessed Development Table relative to each Zone.

An Applicable Policies for Performance Assessed Development Table for each Zone specifies the polices and rules (selected from the Code library) that apply to classes of development within the Zone, including by the application of policies within Subzones and Overlays, together with the relevant General Development Policies. The Applicable Policies for Performance Assessed Development Tables also contain rules for application of the policies under the heading "Applicable Policies" including rules relating to the application of Desired Outcome policies and Designated Performance Features. The policies specified in the Applicable Policies for Performance Assessed Development Table constitute the policies applicable to the class of development within the Zone to the exclusion of all other policies within the Code library, and no other policies are applicable.

Development that does not fall within one of the specified classes of development in an Applicable Policies for Performance Assessed Development Table is designated in the Table as "All Other Development". In respect of all other development, all policies from the Zone and Subzone, and all policies in Overlays that have application to the spatial location of the development, and all General Development Policies, are selected and applied for the purpose of assessment.

#### Relevant Provisions

For the purposes of section 102 of the Act the relevant authority must assess the development against the applicable policies specified by the Zone Applicable Policies for Performance Assessed Development Table that are relevant to the particular development. For the avoidance of doubt, the relevant authority may determine that one or more applicable policies is not relevant to a particular development.

#### Policies – Desired Outcomes and Performance Outcomes

Zone, Subzone, Overlay and General Development Policies are comprised of desired outcomes and performance outcomes. These are applicable to performance assessed development and to restricted development.

Desired outcomes are policies designed to aid the interpretation of performance outcomes by setting a general policy agenda for a Zone, Subzone, Overlay or General Development Policies module. Where a relevant authority is uncertain as to whether or how a performance outcome applies to a development, the desired outcome(s) may inform its consideration of the relevance and application of a performance outcome, or in assessing the merits of the development against the applicable performance outcomes collectively.

Performance outcomes are policies designed to facilitate assessment according to specified factors, including land use, site dimensions and land division, built form and character and hazard risk minimisation.

In order to assist a relevant authority to interpret the performance outcomes, in some cases the policy includes a standard outcome which will generally meet the corresponding performance outcome (a designated performance feature or DPF). Without derogating from the need to assess development on its merits against all relevant policies, a DPF provides a guide to the relevant authority as to what is generally considered to satisfy the corresponding performance outcome but does not derogate from the discretion to determine that the outcome is met in another way.

#### Restricted Development

For the purpose of restricted development in all Zones, all policies and rules relative to the spatial location of the development together with all General Development Policies are applicable and may be determined by the Commission to be relevant for the purposes of a particular restricted development pursuant to s110(10) of the Act.

#### Spatial Information

Spatial boundaries of Zones, Subzones and Overlays in relation to the parts of the State to which the Planning and Design Code applies are accessed through the SA planning database.

The classifications, rules and policies applicable to a particular class of Zone, or to a Subzone or Overlay determined in the manner set out in this Introduction, are applied to the various parts of the State by reference to the correspondingly named Zones, Subzones and Overlays that the SA planning database provides access to.

#### Hierarchy of Policies/Modification of Provisions

Where there is an inconsistency between provisions in the library of policies, and for the purpose of section 66(3)(b) of the Act, the following rules will apply to the extent of any inconsistency between policies:

the provisions of an Overlay will prevail over all other policies applying in the particular case;

- a) a Subzone policy will prevail over a Zone policy or a General Development Policy; and
- b) a Zone policy will prevail over a General Development Policy.

#### Procedural Matters – Referrals

The Code also interacts with Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017 for the purposes of section 122 of the Act. Schedule 9 prescribes development that, by reference to location, class or other features as specified in each item in the table in clause 3 of Schedule 9, and class as specified by the Code, must be referred to a body prescribed in Schedule 9. For the purposes of the specified items in the table in clause 3 of Schedule 9, the Code contains Referral Tables relative to Overlays, Zones and General Development modules. Referral Tables specify classes of development requiring referral to a prescribed body by the mechanism described in paragraph 6.2.

Referral Tables specify classes of development to which an item in the table in clause 3 of Schedule 9, identified by reference to the prescribed referral body, applies. In addition, Referral Tables identify the purpose of the referral (that being a matter that is considered by the Commission under section 66(2)(e)(ii) of the Act as being appropriate to include in the Code). Development that is within a class specified by the Referral Table, and otherwise within the corresponding item in the table in clause 3 of Schedule 9, must be referred to the prescribed referral body pursuant to s122 of the Act.

#### Interpretation

#### Definitions and Other Rules of Interpretation

A term used in the Planning and Design Code may have a meaning specifically assigned to that term by one of the following:

- a) the Planning, Development and Infrastructure Act 2016 (the Act);
- b) the Acts Interpretation Act 1915 (South Australia);
- c) the definitions in Parts 7 and 8 of the Planning and Design Code.

In the event a term has been assigned a meaning in more than one of the Code's parts (ie. a Zone, Subzone, Overlay, or General Development Policy), the meaning contained in the part that sits highest in the hierarchy of policies under clause 4 in Part 1 will prevail.

A reference in the Planning and Design Code to an Act includes a reference to any regulations or instrument made under the Act, and where an Act, regulation or instrument has been amended or replaced, if the context permits, includes a reference to the amended or replaced Act, regulations or instrument.

A reference in the Planning and Design Code to a specific resource document or standard, means the latest version of the resource document or standard.

Unless otherwise indicated, a reference in the Planning and Design Code to a Part, section or table is a reference to a Part, section or table of the Code.

## Part 2 – Zones and Sub Zones

## **Conservation Zone**

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Building work on railway land	<ul><li>1 Building work is associated with a railway</li><li>2 It is situated (or to be situated) on railway land</li><li>3 It is required for the conduct or maintenance of railway activities.</li></ul>
<ul> <li>Internal building work</li> <li>Except where any of the following apply:</li> <li>A Historic Shipwreck identified in the Historic Shipwrecks Overlay</li> <li>State Heritage Area Overlay</li> <li>A State Heritage Place identified in the State Heritage Place Overlay</li> </ul>	<ul> <li>There will be no increase in the total floor area of the building</li> <li>There will be no alteration to the external appearance of the building.</li> </ul>
Private bushfire shelters Except where any of the following apply:  Coastal Areas Overlay Hazards (Acid Sulfate Soils) Overlay Hazards (Flooding) General Overlay Historic Area Overlay	<ul> <li>The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>Primary street setback – at least as far back as the building to which it is ancillary</li> <li>Secondary street setback – at least 900mm from the boundary of the allotment</li> <li>At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).</li> </ul>

- Historic Shipwrecks Overlay
- Local Heritage Place Overlay
- Native Vegetation Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Significant Landscape Protection Overlay
- Sloping Land Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- State Significant Native Vegetation Overlay
- Water Resources Overlay

#### Shade sail

- Coastal Areas Overlay
- Hazards (Acid Sulfate Soils)
   Overlay
- Hazards (Flooding) General Overlay
- Historic Area Overlay
- Historic Shipwrecks Overlay
- Local Heritage Place Overlay
- Native Vegetation Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Significant Landscape Protection Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 Shade sail consists of permeable material
- 3 The total area of the sail does not exceed 40m<sup>2</sup>
- 4 No part of the shade sail will be:
  - (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment
  - (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment
- 5 Primary street setback at least as far back as the building line of the building to which it is ancillary
- 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m
- 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment the length of the sail and any such supporting structure together with all

<ul> <li>Sloping Land Overlay</li> <li>State Heritage Area Overlay</li> <li>State Heritage Place Overlay</li> <li>State Significant Native Vegetation Overlay</li> <li>Water Resources Overlay</li> </ul>	relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
<ul> <li>Solar photovoltaic panels (roof mounted)</li> <li>Except where any of the following apply:</li> <li>Historic Area Overlay</li> <li>A Local Heritage Place identified in the Local Heritage Place Overlay</li> <li>State Heritage Area Overlay</li> <li>A State Heritage Place identified in the State Heritage Place Overlay</li> </ul>	<ul> <li>Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</li> <li>Panels and associated components do not overhang any part of the roof</li> <li>Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</li> </ul>
<ul> <li>Water tank (above ground)</li> <li>Except where any of the following apply:</li> <li>Character Preservation District Overlay</li> <li>Coastal Areas Overlay</li> <li>Hazards (Flooding) Overlay</li> <li>Historic Area Overlay</li> <li>Historic Shipwrecks Overlay</li> <li>Local Heritage Place Overlay</li> <li>Native Vegetation Overlay</li> <li>Ramsar Wetlands Overlay</li> <li>River Murray Flood Plain Overlay</li> <li>Significant Landscape Protection Overlay</li> </ul>	<ul> <li>The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>The tank is part of a roof drainage system</li> <li>Total floor area - not exceeding 15m²</li> <li>The tank is located wholly above ground</li> <li>Tank height - does not exceed 4m above natural ground level</li> <li>Primary street setback - at least as far back as the building line of the building to which it is ancillary</li> <li>In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour.</li> </ul>

<ul> <li>Sloping Land Overlay</li> <li>State Heritage Area Overlay</li> <li>State Heritage Place Overlay</li> <li>State Significant Native Vegetation Overlay</li> <li>Water Resources Overlay</li> </ul>	
<ul> <li>Water tank (underground)</li> <li>Except where any of the following apply:</li> <li>Character Preservation District Overlay</li> <li>Coastal Areas Overlay</li> <li>Hazards (Acid Sulfate Soils) Overlay</li> <li>Historic Shipwrecks Overlay</li> <li>Native Vegetation Overlay</li> <li>Ramsar Wetlands Overlay</li> <li>Sloping Land Overlay</li> <li>State Significant Native Vegetation Overlay</li> </ul>	<ul> <li>The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>The tank (including any associated pump) is located wholly below the level of the ground.</li> </ul>

• Water Resources Overlay

Table 2 - Deemed-to-Satisfy Development Classification

Development Type The following Classes of Development are classified as Deemed-to-Satisfy Development subject to	Where a develop	quirements ed to are Deemed-to-Satisfy Criteria oment comprises more than one Class the criteria for each Class of Develop		t the relevant criteria will be taken
meeting the 'Deemed-to- Satisfy Development Classification Criteria'	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply:  Advertising Near Signalised Intersections Overlay  Character Preservation District Overlay  Coastal Areas Overlay  Hazards (Flooding) General Overlay  Historic Area Overlay  Local Heritage Place Overlay  Non-stop Corridor Overlay  Ramsar Wetlands Overlay  River Murray Flood Plain Overlay  Significant Landscape Protection Overlay  State Heritage Area Overlay  State Heritage Place Overlay  State Heritage Place Overlay  State Heritage Place Overlay  Water Resources Overlay	[Advertisemen t]: DTS 6.1, 6.2	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertisements [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1 Defence Aviation Area: DTS 1.1, 1.3 Hazards (Acid Sulfate Soils): DTS 1.1 Historic Shipwrecks: DTS 1.1 Key Outback and Rural Route Overlay: DTS 8.1, 10.1 Major Transport Routes: DTS 8.1, DTS 10.1 Native Vegetation: DTS 1.1, 1.2 State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: DTS 8.1, 10.1

Table 3 – Applicable Policies for Performance Assessed Development

Development Type	Policies referred to a Features. Relevant E Performance Assesse Where a developmen	es are applicable to the assessment of the identified Class of Development.  are Performance Outcome policies, and any associated Designated Performance Desired Outcomes are not listed, but automatically apply in relation to a sed Development.  ent comprises more than one Class of Development the relevant policies will be n of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
Advertisement	[Advertisement]: PO 6.1, 6.2	Advertisements [Appearance]: PO 1.1, 1.3, 1.4, 1.5 Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2 Advertisements [Advertising Content]: PO 3.1 Advertisements [Amenity Content]: PO 4.1	None	Advertising Near Signalised Intersections: All Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): PO 1.1, 1.2	

Advertisements [Safety]: PO 5.1, **Building Near Airfields:** 5.2, 5.3, 5.4, 5.5 PO 1.1 Clearance from Overhead Character Preservation Powerlines: PO 1.1 District: All Coastal Areas: All Defence Aviation Area: PO 1.1, 1.3 Hazards (Acid Sulfate Soils): PO 1.1 Hazards (Flooding) General: All Historic Area: All Historic Shipwrecks: PO Key Outback and Rural Route: PO 8.1, 10.1 Local Heritage Place: All Major Transport Routes: PO 8.1, DTS 10.1 Native Vegetation: PO 1.1, 1.2 Non-stop Corridor: All Ramsar Wetlands: All River Murray Flood Plain: All Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: PO 1.1 **Urban Transport** Routes: PO 8.1, 10.1 Water Resources: All Agricultural building [Land Use] PO 1.1, Clearance from Overhead Visitor Airport Building Heights Powerlines: PO 1.1 (Aircraft Landing Area): Experience Except where any of the 1.3 Subzone: All following apply: [Environmental Infrastructure and Renewable **Dwelling** Airport Building Heights Protection]: PO 3.1 **Energy Facilities [Wastewater Dwelling Subzone** Services]: PO 12.2 Subzone: All (Regulated): All [Built Form and Small Scale Settlement Small-scale Character]: PO 4.1, Interface between Land Uses **Building Near Airfields:** Subzone PO 1.1 4.2, 4.4 [Activities Generating Noise or settlement Visitor Experience Vibration]: PO 4.1 Subzone: All [Access and Car **Character Preservation** Subzone Parking]: PO 5.1, Transport, Access and Parking Aquaculture District: All 5.2, 5.6 [Movement Systems]: PO 1.4 and Coastal Areas: All Recreation Transport, Access and Parking Defence Aviation Area: Subzone: All [Vehicle Access]: PO 3.1 PO 1.1, 1.3 Hazards (Acid Sulfate Soils): All Hazards (Bushfire -General Risk): PO 1.1, 2.1, 2.2 Hazards (Bushfire -High Risk): PO 2.1, 3.1, 3.2 Hazards (Bushfire -Medium Risk): PO 1.1, 2.1, 2.2 Hazards (Bushfire -Regional): PO 1.1, 2.1, 2.2 Hazards (Flooding): PO 2.1, 2.2, 2.3, 2.4, 3.1, 3.2, 4.1, 4.2 Historic Area: All Historic Shipwrecks: All Key Outback and Rural Routes: All Key Railway Crossings: Local Heritage Place: All Major Urban Transport Routes: All

				Marine Parks (Managed Use): All Marine Parks (Restricted Use): All Mt Lofty Ranges Catchment (Area 1): All Mt Lofty Ranges Catchment (Area 2): All Native Vegetation: All Ramsar Wetlands: All River Murray Flood Plain: All Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All Water Protection Area: All Water Resources: All
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place: All State Heritage Place: All
Demolition within an Historic Areas Overlay area or State Heritage Area	None	None	None	Historic Area: All State Heritage Area: All
Dwelling Where any of the following apply:  • Dwelling Subzone • Small Scale Settlement Subzone	[Land use]: PO 1.1 [Built Form and Character]: PO 4.1, 4.2, 4.4 [Hazard Risk Minimisation]: PO 8.1	Clearance from Overhead Powerlines: PO 1.1  Design in Rural Areas [All Development - On-site Waste Treatment Systems]: PO 6.1  Design in Rural Areas [All Residential Development - External Appearance]: PO 10.1, 10.2  Design in Rural Areas [All Residential Development - Outlook and Amenity] PO 11.1  Design in Rural Areas [All Residential Development - Access and Servicing]: PO 12.1  Design in Rural Areas [Residential Development - 3 Building Levels or Less - External Appearance]: PO 14.1, 14.2, 14.3  Design in Rural Areas [Residential Development - 3 Building Levels or Less - Car Parking, Access and Manoeuvrability]: PO 18.3, 18.4, 18.5  Design in Rural Areas [Design of Transportable Dwellings]: PO 20.1  Infrastructure and Renewable Energy Facilities [Wastewater Supply]: PO 11.2  Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2  Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2  Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2  Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2  Interface Between Land Uses [Interface Between Rural Activities]: PO 9.6, 9.7	Dwelling Subzone: All Small-scale settlement Subzone: All	Airport Building Heights (Aircraft Landing Area): All  Airport Building Heights (Regulated): All  Building Near Airfields: All  Coastal Areas: All  Defence Aviation Area: All  Hazards (Acid Sulfate Soils): All  Hazards (Bushfire - General Risk): All  Hazards (Bushfire - High Risk): All  Hazards (Bushfire - Outback): All  Hazards (Bushfire - Outback): All  Hazards (Bushfire - Outback): All  Hazards (Bushfire - Urban Interface): All  Hazards (Flooding): All  Historic Area: All  Historic Shipwrecks: All  Key Outback and Rural Routes: All  Key Railway Crossings: All  Local Heritage Place: All  Major Urban Transport Routes: All  Marine Parks (Managed Use): All

Interface Between Land Uses Marine Parks (Restricted Use): All [Interface with Mines and Quarries (Rural and Remote Areas]: PO 10.1 Mt Lofty Ranges Site Contamination: PO 1.1 Catchment (Area 1): All Transport, Access and Parking Mt Lofty Ranges [Vehicle Access]: PO 3.1, 3.5, 3.6 Catchment (Area 2): All Murray Darling Basin: Native Vegetation: All Noise and Air Emissions: All Non-stop Corridor: All **Prescribed Water** Resources Area: All Prescribed Watercourses: All Prescribed Wells Area: Ramsar Wetlands: All Resource Extraction Protection Area: All River Murray Flood Plain: All **River Murray Tributaries** Area: All Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All Strategic Infrastructure (Gas Pipelines): PO 2.1 **Urban Transport** Routes: All Water Protection Area: Water Resources: All Airport Building Heights **Dwelling addition** [Built Form and Clearance from Overhead Visitor Experience (Aircraft Landing Area): Character]: PO 4.1, Powerlines: PO 1.1 4.2, 4.4 Subzone: All Design in Rural Areas [All [Hazard Risk Development - On-site Waste Dwelling Airport Building Heights Minimisation]: PO Treatment Systems]: PO 6.1 Subzone: All (Regulated): All 8.1 Design in Rural Areas [All Small-scale **Building Near Airfields:** Residential Development – External settlement PO 1.3 Subzone: All Appearance]: PO 10.1 **Character Preservation** Aquaculture District: PO 3.1, 3.2, and 3.3, 3.4, 4.1 Recreation Coastal Areas [Hazard Subzone: All Risk Minimisation] [Environment Protection]: All Defence Aviation Area: PO 1.1 Hazards (Acid Sulfate Soils): All Hazards (Bushfire -High Risk): All Hazards (Bushfire -Medium Risk): All Hazards (Bushfire -General Risk): All

Farming Except where any of the following apply:  • Dwelling Subzone • Small Scale Settlement	[Land Use]: PO 1.1, 1.3 [Environmental Protection]: PO 3.1	None	None	Hazards (Bushfire – Urban Interface): All Hazards (Bushfire – Outback): All Hazards (Bushfire – Regional): All Hazards (Flooding): PO 3.1, 3.2, 3.3, 3.4, 4.1, 5.1, 5.2 Historic Area: PO 2.1, 2.2 Historic Shipwrecks: All Local Heritage Place: All Marine Parks (Managed Use): All Marine Parks (Managed Use): All Mt Lofty Ranges Catchment (Area 1): All Mt Lofty Ranges Catchment (Area 2): All Native Vegetation: All Noise and Air Emissions: All Ramsar Wetlands: All Resource Extraction Protection Area: All River Murray Flood Plain: All Significant Landscape Protection: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All Water Resources: All Character Preservation District: All Coastal Areas Overlay: All Historic Area: All Historic Shipwrecks: All
Subzone  • Visitor Experience Subzone				Local Heritage Place: All Marine Parks (Managed Use): All Marine Parks (Restricted Use): All Mt Lofty Ranges Catchment (Area 1): All Mt Lofty Ranges Catchment (Area 2): All Native Vegetation: All Ramsar Wetlands: All River Murray Flood Plain: All Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All Water Protection Area: All Water Resources: All
Land division	[Land Division]: PO 2.1 [Environmental Protection]: PO 3.1	Land Division in Rural Areas: All	Visitor Experience Subzone: All Dwelling Subzone: All	Character Preservation District: All Coastal Areas: PO 1.1, 1.2, 1.3 Environment and Food Production Area: All

Small-scale Hazards (Bushfire -General Risk) [Land settlement Subzone: All Division]: All Aquaculture Hazards (Bushfire and High Risk) [Land Recreation Division]: All Subzone: All Hazards (Bushfire -Medium Risk) [Land Division]: All Hazards (Bushfire -Regional) [Land Division]: All Hazards (Bushfire -Urban Interface) [Land Division]: All Hazards (Flooding) [Land Division]: All Historic Area: PO 4.1 Key Outback and Rural Routes: All Local Heritage Place: PO 4.1 Major Urban Transport Routes: All Marine Parks (Managed Use): All Marine Parks (Restricted Use): All Mt Lofty Ranges Catchment (Area 1): PO 5.1, 5.2 Mt Lofty Ranges Catchment (Area 2): 5.1, 5.2 Native Vegetation: 2.1 Non-stop Corridor: All Ramsar Wetlands: 2.1 Regulated Trees: 3.1 Resource Extraction Protection Area: All River Murray Flood Plain: PO 2.1, 2.2 **River Murray Tributaries** Area: 2.1, 2.2 Sloping Land: All State Heritage Area: PO 4.1 State Heritage Place: PO 4.1 State Significant Native Vegetation: PO 2.1 Strategic Infrastructure (Gas Pipelines): PO 1.1 Traffic Generating Development: All **Urban Transport** Routes: All Water Resources: All Airport Building Heights Design in Rural Areas [All **Tourist accommodation** [Land Use]: PO 1.1, Visitor (Aircraft Landing Area): 1.2 Development – External Experience Where any of the following Subzone: All Appearance]: PO 1.4, 1.5 apply: [Environmental Protection]: PO 3.1 Design in Rural Areas [All Airport Building Heights • Visitor Experience Development - Landscaping]: PO [Built Form and (Regulated): All Subzone Character]: PO 4.1, In an area proclaimed **Building Near Airfields:** 4.2, 4.4 Design in Rural Areas [All under the National Development - Water Sensitive [Access and Car Parks and Wildlife Act Design]: PO 5.1 Coastal Areas: All Parking]: PO 5.1, 1972 and is 5.2, 5.3 Design in Rural Areas [All contemplated by the Defence Aviation Area: Development - On-site Waste relevant 'management Treatment Systems]: DTS 6.1 plan' prepared in Design in Rural Areas [All Hazards (Acid Sulfate accordance with that Development - Vehicle Parking Soils): All Act. Areas]: PO 7.4, 7.5

In an area proclaimed under the Wilderness Protection Act 1992 and is contemplated by the relevant 'plan of management' prepared in accordance with that Act.

Design in Rural Areas [All Development - Earthworks]: PO 8.1

Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1

Infrastructure and Renewable **Energy Facilities [Wastewater** Services]: PO 12.1

Interface between Land Uses [Interface with Rural Activities]: PO 9.1, 9.2, 9.3, 9.4, 9.5

Interface between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: PO 10.1

Site Contamination: All Tourism Development: All Transport, Access and Parking [Movement Systems]: PO 1.4 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.5 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6,6

Hazards (Bushfire -General Risk): All

Hazards (Bushfire -High Risk): All

Hazards (Bushfire -Medium Risk): All

Hazards (Bushfire -Outback): All

Hazards (Bushfire -Regional): All

Hazards (Bushfire -Urban Interface): All

Hazards (Flooding): All

Historic Area: All

Historic Shipwrecks: All

Key Outback and Rural

Routes: All

Key Railway Crossings:

Local Heritage Place: All

Major Urban Transport

Routes: All

Marine Parks (Managed

Use): All

Marine Parks (Restricted Use): All

Mt Lofty Ranges Catchment (Area 1): All

Mt Lofty Ranges Catchment (Area 2): All

Murray Darling Basin:

ΑII

Native Vegetation: All

Noise and Air Emissions: All

Non-stop Corridor: All

**Prescribed Water** Resources Area: All

Prescribed Watercourses: All

Prescribed Wells Area:

Ramsar Wetlands: All

Resource Extraction Protection Area: All

River Murray Flood Plain: All

River Murray Tributaries

Area: All

Significant Landscape Protection: All

Sloping Land: All

State Heritage Area: All State Heritage Place: All

State Significant Native

Vegetation: All

Strategic Infrastructure (Gas Pipelines): PO 2.1

**Urban Transport** Routes: All

				Water Protection Area: All Water Resources: All
Tree damaging activity	None	None	None	Regulated Tree: All
All other Code Assessed Development	AII	All	Any Relevant Subzone: All	Any Relevant Overlay: All

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Dwelling	Detached dwelling in the <b>Dwelling Subzone</b> where it will not result in more than one dwelling per allotment.  In the <b>Small-scale Settlement Subzone</b> .
Land division	Where Conservation Zone DTS / DPF 2.1 is met.  In the <b>Visitor Experience Subzone</b> to create an allotment with an area of 5ha or more for existing tourist accommodation.  In the <b>Small Scale Settlement Subzone</b> .
Tourist Accommodation	In the <b>Visitor Experience Subzone</b> . In an area proclaimed under the <i>National Parks and Wildlife Act 1972</i> and is contemplated by the relevant 'management plan' prepared in accordance with that Act. In an area proclaimed under the <i>Wilderness Protection Act 1992</i> and is contemplated by the relevant 'plan of management' prepared in accordance with that Act.

#### Assessment Provisions (AP)

#### Desired Outcome (DO)

#### DO 1

The conservation and enhancement of the natural environment and natural ecological processes for their historic, scientific, landscape, faunal habitat, biodiversity and cultural values and provision of opportunities for the public to experience these through low-impact recreational and tourism development.

# Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria Land Use

#### PO 1 1

Small-scale, low-impact land uses that provide for the conservation and protection of the area, while allowing the public to experience these important environmental assets.

#### DTS/DPF 1.1

Development comprises one or more of the following land uses:

Advertisement
Camp ground
Farming
Public amenity
Renewable energy facility

#### PO 1.2

Development primarily in the form of:

- (a) directional, identification and/or interpretative advertisements and/or advertising hoardings for conservation management and tourist information purposes;
- (b) scientific monitoring structures or facilities;
- (c) small-scale facility associated with the interpretation and appreciation of natural and cultural heritage such as public amenities, camping grounds, remote shelters or huts: or
- (d) structures for conservation management purposes.

#### **DTS 1.2**

None are applicable.

#### PO 1.3

Farming activities occur on already cleared land and outside of areas containing native vegetation, coastal dunes and wetlands of national importance.

#### **DTS 1.3**

None are applicable.

#### Land Division

#### PO 2.1

Land division supports the management or improvement of the natural environment and does not result in any additional allotments, nor allotments with frontage or access to the coast.

#### DTS/DPF 2.1

Land division that does not create any additional allotments, nor any additional allotments with frontage or direct access to the coast and is for the:

- (a) creation of a public road or a public reserve; or
- (b) minor adjustment of allotment boundaries to remove an anomaly in existing boundaries with respect to the location of existing buildings or structures

#### **Environmental Protection**

#### PO 3.1

Development avoids important nesting or breeding areas or areas that are important for the movement/migration patterns of fauna.

#### DTS 3.1

None are applicable.

#### **Built Form and Character**

#### PO 4.1

Development sited and designed unobtrusively to minimise the visual impact on the natural environment by:

- (a) using low reflective materials and finishes that blend with, and colours that complement, the surrounding landscape;
- (b) being located below hilltops and ridgelines; and
- (c) being screened by existing vegetation.

#### DTS 4.1

None are applicable.

#### PO 4.2

Development sited and designed to minimise impacts on the natural environment by:

- (a) containing construction and built form within a tightly defined site boundary; and
- (b) minimising the extent of earthworks.

DTS 4.2

None are applicable.

PO 4.3

Recreation or visitor facilities located in publicly accessible areas in proximity to recreation trails to minimise impact on the natural environment.

DTS 4.3

None are applicable.

PO 4.4

Development does not obscure existing public views to landscape, river or seascape features and is not visibly prominent from key public vantage points, including public roads or car parking areas.

**DTS 4.4** 

None are applicable.

#### Access and Car Parking

PO 5.1

Vehicle access points are limited to minimise impact on the natural environment.

DTS/DPF 5.1

No more than one vehicle access point is provided to a site, landmark or lookout.

PO 5.2

Roads and vehicle access ways are located to minimise vegetation clearance and are constructed of permeable materials.

DTS 5.2

None are applicable.

PO 5.3

Roads are of a width and route to encourage low speeds and to minimise impact on the natural environment.

DTS 5.3

None are applicable.

PO 5.4

Recreational trails and access ways located to direct the public away from sensitive areas to minimise impact on the natural environment.

DTS 5.4

None are applicable.

PO 5.5

Recreational trails are raised or surfaced with permeable materials to minimise impact on the natural environment.

DTS/DPF 5.5

Pedestrian access ways/Recreational trails are raised or constructed of permeable materials.

PO 5.6

Car parking areas designed to minimise impact on the natural environment.

DTS/DPF 5.6

Car parking areas:

(a) are constructed of permeable material; and

- (b) are located on already legally cleared land; and
- (c) are consolidated in one location.

#### Advertisement

#### PO 6.1

Advertisements limited to those needed for direction, identification and/or interpretation of environmental or cultural values and recreational and tourism facilities.

#### DTS/DPF 6.1

Advertisements are for one or more of the following:

- (a) direction;
- (b) identification and interpretation of environmental values; or
- (c) identification of recreational and tourism facilities.

#### PO 6.2

Advertisements limited in number and size to minimise impact on the visual and natural environment.

#### DTS/DPF 6.2

Total combined area of advertisement(s) is not greater than 2m<sup>2</sup> on any one site.

#### Landscaping

#### PO 7.1

Screening and planting is provided to buildings and structures and comprises locally indigenous species to enhance the natural environment.

#### DTS 7.1

None are applicable.

#### Hazard Risk Minimisation

#### PO 8.1

Habitable buildings designed and sited to manage the risks of natural hazards on personal and public safety and property.

#### DTS 8.1

None are applicable.

#### Concept Plans

#### PO 9.1

Development is compatible with the outcomes sought by any relevant Concept Plan contained within the *Concept Plans Technical and Numeric Variation Overlay* 

#### DTS 9.1

None are applicable

#### Procedural Matters (PM)

#### **Notification**

All classes of performance assessed development is excluded from notification except where they involve any of the following:

- (a) the site of the development is adjacent to land in a different zone
- (b) development identified as "all other code assessed development" in Conservation Zone Table 3.

## Notification

Placement of Notices – Exemptions for Performance Assessed Development

None specified.

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

None specified.

## Deferred Urban Zone

## Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Building work on railway land	<ul> <li>4 Building work is associated with a railway</li> <li>1 It is situated (or to be situated) on railway land</li> <li>2 It is required for the conduct or maintenance of railway activities.</li> </ul>
Carport  Except where any of the following apply:  Character Preservation District Overlay  Coastal Areas Overlay  Hazards (Flooding) Overlay  Historic Area Overlay  Historic Shipwrecks Overlay  Local Heritage Place Overlay  State Heritage Place Overlay  Native Vegetation Overlay  State Significant Native Vegetation Overlay  Ramsar Wetlands Overlay  River Murray Flood Plain Overlay  River Murray Flood Plain Overlay  Future Road Widening Overlay where an existing access is altered or a new access is created  Key Railway Crossings Overlay where an	<ul> <li>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>2 It is ancillary to a dwelling erected on the site</li> <li>3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary</li> <li>4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</li> <li>5 Total floor area - does not exceed 40m²</li> <li>6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end)</li> <li>7 Building height - does not exceed 5m</li> <li>8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ul> <li>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</li> <li>(b) 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>9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</li> <li>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</li> <li>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that</li> </ul> </li> </ul>

- existing access is altered or a new access is created
- Major Urban Transport
   Routes Overlay where an
   existing access is altered
   or a new access is
   created
- Non-stop Corridor
   Overlay where an existing access is altered or a new access is created
- Urban Transport Routes
   Overlay where an
   existing access is altered
   or a new access is
   created
- Water Resources Overlay

- boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure
- 10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment
- 11 Door opening for vehicle access does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
- 12 Internal dimensions does not exceed 3.2m in width and 6m in length between all fences, walls and doors
- 13 The carport:
  - (a) is located so that vehicle access:
    - i. is 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
    - ii. will use a driveway that:
      - A.is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and
      - B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or
    - iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and
  - (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and
  - (c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access

#### Internal building work

- A Historic Shipwreck identified in the Historic Shipwrecks Overlay
- A Local Heritage Place identified in the Local Heritage Place Overlay
- A State Heritage Place identified in the State Heritage Place Overlay

- . There will be no increase in the total floor area of the building
- 2 There will be no alteration to the external appearance of the building.

# Outbuilding (in the form of a garage)

- Character Preservation District Overlay
- Coastal Areas Overlay
- Hazards (Flooding)
   Overlay
- Historic Area Overlay
- Historic Shipwrecks Overlay
- Local Heritage Place Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Ramsar Wetlands Overlav
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Future Road Widening Overlay where an existing access is altered or a new access is created
- Key Railway Crossings
   Overlay where an
   existing access is altered
   or a new access is
   created
- Major Urban Transport
   Routes Overlay where an
   existing access is altered
   or a new access is
   created
- Non-stop Corridor
   Overlay where an
   existing access is altered
   or a new access is
   created
- Urban Transport Routes
   Overlay where an
   existing access is altered
   or a new access is
   created
- Water Resources Overlay

- The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 It is detached from and ancillary to a dwelling erected on the site.
- 3 Primary street setback at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary
- 4 Secondary street setback at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)
- 5 Total floor area does not exceed 40m<sup>2</sup>
- 6 Wall height does not exceed 3m measured from natural ground level (and not including a gable end)
- 7 Building height does not exceed 5m
- If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) a length not exceeding 10m unless:
  - (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
  - (b) 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
- 9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
  - (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
  - (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure
- 10 Total roofed area of all existing and proposed buildings on the allotment does not exceed 60%
- 11 Internal dimensions exceed 3.2m in width and 6m in length between all walls and doors
- 12 Door opening for vehicle access does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
- 13 The garage:
  - (a) is located so that vehicle access:
    - i. is 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

- ii. will use a driveway that:
  - A.is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and
  - B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or
- iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and
- (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and
- (c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access
- 14 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.

# Outbuilding (not being a garage)

- Character Preservation
   District Overlay
- Coastal Areas Overlay
- Hazards (Flooding)
   Overlay
- Historic Area Overlay
- Historic Shipwrecks Overlay
- Local Heritage Place Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 It is detached from and ancillary to a dwelling erected on the site
- 3 Primary street setback at least as far back as the building line of the building to which it is ancillary
- 4 Secondary street setback at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)
- 5 Side boundary setbacks at least 900mm from the boundary of the allotment
- 5 Total floor area does not exceed 40m<sup>2</sup>
- 7 Wall height does not exceed 3m measured from natural ground level (and not including a gable end)
- 8 Building height does not exceed 5m
- 9 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) a length not exceeding 10m unless:
  - (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
  - (b) 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

- 10 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
  - (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
  - (b) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure
- 11 Total roofed area of all existing and proposed buildings on the allotment does not exceed 60%
- 12 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.

#### Private bushfire shelters

Except where any of the following apply:

- Character Preservation
   District Overlay
- Coastal Areas Overlay
- Hazards (Flooding)
   Overlay
- Historic Area Overlay
- Historic Shipwrecks Overlay
- Local Heritage Place Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Ramsar Wetlands
   Overlav
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 Primary street setback at least as far back as the building to which it is ancillary
- 3 Secondary street setback at least 900mm from the boundary of the allotment
- 4 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).

#### Shade sail

- Character Preservation District Overlay
- Coastal Areas Overlay
- Historic Area Overlay
- Historic Shipwrecks Overlay
- 2 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 3 Shade sail consists of permeable material
- 4 The total area of the sail does not exceed 40m<sup>2</sup>
- 5 No part of the shade sail will be:
  - (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment

- Local Heritage Place Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Water Resources Overlay

- (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment
- 6 Primary street setback at least as far back as the building line of the building to which it is ancillary
- 7 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m
- In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.

# Solar photovoltaic panels (roof mounted)

Except where any of the following apply:

- Historic Area Overlay
- A Local Heritage Place identified in the Local Heritage Place Overlay
- A State Heritage Place identified in the State Heritage Place Overlay
- 4 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof
- 5 Panels and associated components do not overhang any part of the roof
- 6 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.

# Spa pool Swimming pool

- Character Preservation
   District Overlay
- Coastal Areas Overlay
- Hazards (Flooding)
   Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Place Overlay
- Historic Shipwrecks
   Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Ramsar Wetlands
   Overlay
- River Murray Flood Plain Overlay

- The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 It is ancillary to a dwelling erected on the site
- 3 Allotment boundary setback not less than 1m
- 4 Primary street setback at least as far back as the building line of the building to which it is ancillary
- 5 Location of filtration system from a dwelling on an adjoining allotment:
  - (a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise
  - (b) not less than 12m in any other case.

- Significant Landscape Protection Overlay
- Sloping Land Overlay
- Water Resources Overlay.

#### Verandah

Except where any of the following apply:

- Character Preservation
   District Overlay
- Coastal Areas Overlay
- Hazards (Flooding)
   Overlay
- Historic Area Overlay
- Historic Shipwrecks Overlay
- Local Heritage Place Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Ramsar Wetlands
   Overlay
- River Murray Flood Plain Overlay
- Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 It is ancillary to a dwelling erected on the site
- 3 Primary street setback as far back as the building line of the building to which it is ancillary
- 4 Total floor area does not exceed 40m<sup>2</sup>
- 5 Post height does not exceed 3m measured from natural ground level
- 6 Building height does not exceed 5m
- 7 Length does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment
- 8 Total roofed area of all existing and proposed buildings on the allotment does not exceed 60%.

#### Water tank (above ground)

- Character Preservation
   District Overlay
- Coastal Areas Overlay
- Hazards (Flooding)
   Overlay
- Historic Area Overlay
- Historic Shipwrecks
   Overlay
- Local Heritage Place Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay

- 8 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 9 The tank is part of a roof drainage system
- 10 Total floor area not exceeding 15m<sup>2</sup>
- 11 The tank is located wholly above ground
- 12 Tank height does not exceed 4m above natural ground level
- 13 Primary street setback at least as far back as the building line of the building to which it is ancillary
- 14 In the case of a tank made of metal the tank is pre-colour treated or painted in a non-reflective colour.

- State Significant Native Vegetation Overlay
- Ramsar Wetlands
   Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Water Resources Overlay

#### Water tank (underground)

Except where any of the following apply:

- Character Preservation
   District Overlay
- Coastal Areas Overlay
- Historic Shipwrecks Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Ramsar Wetlands Overlay
- Sloping Land Overlay
- Water Resources Overlay

- The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 4 The tank (including any associated pump) is located wholly below the level of the ground.

## Protective tree netting structure

- Coastal Areas Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Place Overlay
- State Significant Native Vegetation Overlay
- Ramsar Wetlands
   Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Water Protection Area Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated)
- Netting visible from the outside of the protective tree netting structure is of a low light-reflective nature, and, in the case of a structure that has side netting, the side netting is of a dark colour
- In the case of a development on a site that is within a Hazards (Bushfire Outback) Overlay, Hazards (Bushfire Regional)
  Overlay, Hazards (Bushfire General Risk) Overlay, Hazards (Bushfire Medium Risk) Overlay or Hazards (Bushfire High Risk) Overlay, the protective tree netting structure provides for access to the site in accordance with the following:
  - (a) no part of the protective tree netting structure (including cables and points of attachment of cables (known as "auger" or "anchor" points) will be within 5m of any boundary of the site; or

# Water Resources Overlay

- (b) does not prevent access or movement of vehicles of 4m height and 3.5m width (or less) on any access road or track (including fire tracks) on the site
- 5 No part of the netting canopy of the protective tree netting structure:
  - (a) will cover native vegetation; or
  - (b) will be within 5m of a road (including any road reserve)
- 6 The points of attachment of any cables will not be located:
  - (a) outside the boundaries of the site; or
  - (b) within a watercourse (within the meaning of the Natural Resources Management Act 2004)
- 7 In relation to a dwelling located on an allotment adjoining the site on which the protective tree netting structure is located, the protective tree netting structure complies with the following:
  - (a) if the netting canopy nearest the dwelling on the adjoining allotment is 4m or less above ground level (depending on where it is situated), no part of the netting canopy is within 10m of the dwelling
  - (b) in any other case, no part of the netting canopy is within 15m of the dwelling.

Table 2 – Deemed-to-Satisfy Development Classification

	Deemed-to-Satisfy Development Classification Criteria				
The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to- Satisfy Development Classification Criteria'	Where a c Developm	s referred to are Deemed-to-Satisfy Criteria development comprises more than one Class of nent the relevant criteria will be taken to be the sum of the or each Class of Development.			
			(applies only in the area affected by the Subzon e)	(applies only in the area affected by the Overlay)	
Agricultural building Except where any of the following apply:	None	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1, 1.2 Airport Building Heights (Regulated): DTS 1.1, 1.2	

	Deemed-t	-Satisfy Development Classification Criteria				
The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to- Satisfy Development Classification Criteria'	Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.					
			(applies only in the area affected by the Subzon e)	(applies only in the area affected by the Overlay)		
<ul> <li>Character         Preservation         District Overlay</li> <li>Coastal Areas         Overlay</li> <li>Hazards         (Flooding)         Overlay</li> <li>Historic Area         Overlay</li> <li>Historic         Shipwrecks         Overlay</li> <li>Local Heritage         Place Overlay</li> <li>Major Urban         Transport         Routes Overlay</li> <li>Ramsar         Wetlands         Overlay</li> <li>River Murray         Flood Plain         Overlay</li> <li>Sloping Land         Overlay</li> <li>State Heritage         Place Overlay</li> <li>Water         Resources         Overlay</li> </ul>		Interface between Land Uses [Activities Generating Noise or Vibration]: DTS 4.1 Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1		Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Future Road Widening: DTS 1.1 Hazards (Acid Sulfate Soils): DTS 1.1 Key Outback and Rural Routes: All Major Urban Transport Routes: All Mt Lofty Ranges Catchment (Area 2): DTS 3.4 Native Vegetation: DTS 1.1, 1.2 State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: All		
Land division  • Character	[Land Division	None	None	Native Vegetation: DTS 2.1		
Preservation District Overlay	]: DTS 3.1					

	Deemed-to-Satisfy Development Classification Criteria					
The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to- Satisfy Development Classification Criteria'	Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.					
			(applies only in the area affected by the Subzon e)	(applies only in the area affected by the Overlay)		
<ul> <li>Coastal Areas         Overlay</li> <li>Environment         and Food         Production         Area Overlay</li> <li>Local Heritage         Place Overlay</li> <li>Ramsar         Wetlands         Overlay</li> <li>River Murray         Flood Plain         Overlay</li> <li>State Heritage         Place Overlay</li> <li>State         Significant         Native         Vegetation         Overlay</li> </ul>						

Table 3 – Applicable Policies for Performance Assessed Development

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Demolition of a State or Local Heritage Place	None	None	N/A	Local Heritage Place: All State Heritage Place: All
Demolition within an Historic Area: All or State Heritage Area: All	None	None	N/A	Historic Area: All State Heritage Area: All
Tree damaging activity	None	None	N/A	Regulated Tree: All
All other Code Assessed Development	AII	All	N/A	All

Table 4 – Restricted Development Classification

The following Classes of Development are classified as Restricted	
Dwelling that results in more than one dwelling on an allotment	N/A
Land division	Land division that does not create additional allotments other than for the purpose of providing public infrastructure

## **Assessment Provisions**

## Desired Outcome (DO)

## DO 1

To safeguard land for future urban growth.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria Land Use and Intensity

#### PO 1.1

Development that is incompatible, prejudicial or detrimental to the orderly and efficient servicing and conversion of the land for future urban growth does not occur.

## DTS/DPF 1.1

None are applicable.

## **Built Form and Character**

#### PO 2.1

Development maintains an open character.

#### DTS/DPF 2.1

None are applicable

#### PO 2.2

Buildings limited to those that:

- (a) are ancillary to and necessary to support existing land use activities on the same allotment;
- (b) are for the purposes of public infrastructure.

#### DTS/DPF 2.2

None are applicable

#### Land Division

#### PO 3.1

Land division limited to that which:

- (a) corrects anomalies in the placement of allotment boundaries with respect to the location of existing buildings or structures; or
- (b) enables the provision of public infrastructure.

## DTS/DPF 3.1

Land division is for:

- (a) the alteration of allotment boundaries, where no additional allotments are created; or
- (b) the purpose of providing public infrastructure.

## Concept Plans

## PO 4.1

Development is compatible with the outcomes sought by any relevant Concept Plan contained within the *Concept Plans Technical and Numeric Variation Overlay*.

#### DTS 4.1

None are applicable.

#### **Procedural Matters**

## **Notification**

All classes of performance assessed development are excluded from notification except where they involve any of the following:

(a) the site of the development is adjacent land to land in a different zone

(b) development identified as "all other code assessed development" in Deferred Urban Zone Table 3
Placement of Notices – Exemptions for Performance Assessed Development
None specified.
Placement of Notices – Exemptions for Restricted Development
None specified.

## **Employment Zone**

Table 1 – Accepted Development Classification

Table 1 – Accepted Development Classification			
Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria		
Building work on railway land	<ol> <li>Building work is associated with a railway</li> <li>It is situated (or to be situated) on railway land</li> <li>It is required for the conduct or maintenance of railway activities.</li> </ol>		
<ul> <li>Internal building work</li> <li>Except where any of the following apply:</li> <li>A Local Heritage Place identified in the Local Heritage Place Overlay</li> <li>State Heritage Area Overlay</li> <li>A State Heritage Place identified in the State Heritage Place Overlay</li> </ul>	<ol> <li>There will be no increase in the total floor area of the building</li> <li>There will be no alteration to the external appearance of the building.</li> </ol>		
<ul> <li>Shade sail</li> <li>Except where any of the following apply:</li> <li>Character Preservation District Overlay</li> <li>Coastal Areas Overlay</li> <li>Character Area Overlay</li> <li>Historic Area Overlay</li> <li>Local Heritage Place Overlay</li> <li>State Heritage Area Overlay</li> <li>State Heritage Place Overlay</li> <li>Native Vegetation Overlay</li> <li>State Significant Native Vegetation Overlay</li> <li>River Murray Flood Plain Overlay</li> <li>Sloping Land Overlay</li> <li>Water Resources Overlay</li> </ul>	<ol> <li>The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>Shade sail consists of permeable material</li> <li>The total area of the sail - does not exceed 40m²</li> <li>No part of the shade sail will be:         <ul> <li>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</li> <li>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</li> </ul> </li> <li>Primary street setback – at least as far back as the building line of the building to which it is ancillary</li> <li>If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m</li> <li>In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</li> </ol>		

## Solar photovoltaic panels (roof mounted)

Except where any of the following apply:

- Historic Area Overlay
- A Local Heritage Place identified in the Local Heritage Place Overlay
- State Heritage Area Overlay
- A State Heritage Place identified in the State Heritage Place Overlay

- 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof
- 2 Panels and associated components do not overhang any part of the roof
- 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.

# Water tank (above ground)

Except where any of the following apply

- Character Preservation District Overlay
- Coastal Areas Overlay
- Hazards (Flooding)
   Overlay
- Character Area Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 The tank is part of a roof drainage system
- 3 Total floor area not exceeding 15m<sup>2</sup>
- 4 The tank is located wholly above ground
- 5 Tank height does not exceed 4m above natural ground level
- 6 Primary street setback at least as far back as the building line of the building to which it is ancillary
- 7 In the case of a tank made of metal the tank is pre-colour treated or painted in a non-reflective colour.

# Water tank (underground)

Except where any of the following apply:

- Character Preservation District Overlay
- Coastal Areas Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Sloping Land Overlay
- Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Table 2 – Deemed-to-Satisfy Development Cia	assilication				
Class of Development  The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy	Deemed-to-Satisfy Development Classification Criteria  Provisions referred to are Deemed-to-Satisfy Criteria  Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.				
Development Classification Criteria	Zone	General Development Policies	Subzone	Overlay	
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)	
<ul> <li>Advertisement</li> <li>Except where any of the following apply:</li> <li>Advertising Near Signalised Intersections Overlay</li> <li>Character Area Overlay</li> <li>Character Preservation District Overlay</li> <li>Coastal Areas Overlay</li> <li>Hazards (Flooding) Overlay</li> <li>Historic Area Overlay</li> <li>Local Heritage Place Overlay</li> <li>Marine Parks (Managed Use) Overlay</li> <li>Murray Darling Basin Overlay</li> <li>Non-stop Corridor Overlay</li> <li>River Murray Flood Plain Overlay</li> <li>River Murray Tributaries Area Overlay</li> <li>Sloping Land Overlay</li> <li>State Heritage Area Overlay</li> <li>State Heritage Place Overlay</li> <li>Water Protection Area Overlay</li> <li>Water Resources Overlay</li> </ul>	[Advertisements]: DTS 7.1	Advertisements [Appearance]: DTS 1.1, 1.3, 1.4  Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2  Advertisements [Advertising Content]: DTS 3.1  Advertisements [Amenity Content]: DTS 4.1  Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5  Clearance from Overhead Powerlines: DTS 1.1	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1  Airport Building Heights (Regulated): DTS 1.1, 1.2  Building Near Airfields: DTS 1.1, 1.2  Defence Aviation Area: DTS 1.1, 1.3  Future Road Widening: DTS 1.1  Key Outback and Rural Routes: DTS 8.1, 10.1  Key Railway Crossings: DTS 1.1  Major Transport Routes: DTS 8.1, 10.1  Native Vegetation: DTS 1.1, 1.2  State Significant Native Vegetation: DTS 1.1  Urban Transport Routes: DTS 8.1, 10.1	
<ul> <li>Consulting room</li> <li>Except where any of the following apply:</li> <li>Character Area Overlay</li> <li>Character Preservation District Overlay</li> <li>Coastal Areas Overlay</li> <li>Concept Plans Technical and Numeric Variation Overlay</li> <li>Future Road Widening Overlay</li> <li>Hazards (Bushfire - General Risk) Overlay</li> <li>Hazards (Bushfire - High Risk) Overlay</li> </ul>	[Land Use and Intensity]: DTS 1.2  [Built Form and Character]: DTS 3.3, 3.4, 3.5  [Interface Height]: DTS 4.1, 4.2  [Landscaping]: DTS 5.1, 5.2	Design in Urban Areas [Car Parking Appearance]: DTS 6.4, 6.5  Interface Between Land Uses [Hours of Operation]: DTS 2.1  Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2  Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1  Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1  Airport Building Heights (Regulated): DTS 1.1, 1.2  Building Near Airfields: DTS 1.1, 1.2  Defence Aviation Area: DTS 1.1, 1.3  Future Road Widening: DTS 1.1  Key Outback and Rural Routes: DTS 8.1, 10.1  Key Railway Crossings: DTS 1.1	

#### Class of Development Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria The following Classes of Development are classified as Deemed-to-Satisfy Development Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development. subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria' Zone **General Development Policies** Subzone Overlay (applies only in the (applies only in the area affected by the Overlay) area affected by the Subzone) • Hazards (Bushfire - Medium Risk) Transport, Access and Parking [Movement Systems]: DTS Major Transport Routes: DTS 8.1, 10.1 1.4 Overlay Native Vegetation: DTS 1.1, 1.2 Hazards (Bushfire - Regional) Overlay Transport, Access and Parking [Vehicle Access]: DTS 3.1, State Significant Native Vegetation: DTS 1.1 Hazards (Bushfire - Urban Interface) 3.5, 3.6 Overlay Urban Transport Routes: DTS 8.1, 10.1 Transport, Access and Parking [Vehicle Parking Rates]: Hazards (Flooding) Overlay DTS 5.1 Strategic Infrastructure Gas Pipelines: DTS 2.1 Historic Area Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay Murray Darling Basin Overlay Non-stop Corridor Overlay Prescribed Water Resources Area Overlay Prescribed Watercourses Overlay Prescribed Wells Area Overlay River Murray Flood Plain Overlay River Murray Tributaries Area Overlay Sloping Land Overlay State Heritage Area Overlay State Heritage Place Overlay Traffic Generating Development Overlay Water Protection Area Overlay Water Resources Overlay Office [Land Use and Design in Urban Areas [Car Parking Appearance]: DTS Airport Building Heights (Aircraft Landing Area): DTS None 6.4, 6.5 Intensity]: DTS 1.2 1.1 Except where any of the following apply: Interface Between Land Uses [Hours of Operation]: DTS Airport Building Heights (Regulated): DTS 1.1, 1.2 [Built Form and Character Area Overlay Character]: DTS 3.3, Character Preservation District Overlay Building Near Airfields: DTS 1.1, 1.2 3.4, 3.5 Interface Between Land Uses [Overshadowing]: DTS 3.1, Coastal Areas Overlay Defence Aviation Area: DTS 1.1, 1.3 [Interface Height]: Future Road Widening Overlay Future Road Widening: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water DTS 4.1, 4.2 Hazards (Bushfire - General Risk) Supply]: DTS 11.1 Overlay Key Outback and Rural Routes: DTS 8.1, 10.1 [Landscaping]: DTS • Hazards (Bushfire - High Risk) Overlay Infrastructure and Renewable Energy Facilities 5.1, 5.2 Key Railway Crossings: DTS 1.1 [Wastewater Services]: DTS 12.1, 12.2

#### Class of Development Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria The following Classes of Development are classified as Deemed-to-Satisfy Development | Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development. subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria' Zone **General Development Policies** Subzone Overlay (applies only in the area affected by the Overlay) (applies only in the area affected by the Subzone) Hazards (Bushfire - Medium Risk) Transport, Access and Parking [Movement Systems]: DTS Major Transport Routes: DTS 8.1, 10.1 Overlay 1.4 Native Vegetation: DTS 1.1, 1.2 Hazards (Bushfire - Regional) Overlay Transport, Access and Parking [Vehicle Access]: DTS 3.1, State Significant Native Vegetation: DTS 1.1 • Hazards (Bushfire - Urban Interface) 3.5, 3.6 Overlay Urban Transport Routes: DTS 8.1, 10.1 Transport, Access and Parking [Vehicle Parking Rates]: Hazards (Flooding) Overlay DTS 5.1 Strategic Infrastructure Gas Pipelines: DTS 2.1 Historic Area Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay Murray Darling Basin Overlay Non-stop Corridor Overlay Prescribed Water Resources Area Overlay Prescribed Watercourses Overlay Prescribed Wells Area Overlay River Murray Flood Plain Overlay River Murray Tributaries Area Overlay Sloping Land Overlay State Heritage Area Overlay State Heritage Place Overlay Traffic Generating Development Overlay

Water Protection Area Overlay

Water Resources Overlay

Table 3 – Applicable Policies for Performance Assessed Development

Class of						
Development	The following policies are applicable to the assessment of the identified Class of Development.					
	Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance					
	Assessed Developm	ent.				
	Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.					
	Zone	General Development	Subzone	Overlay		
		Policies	(applies only in the area affected by the	(applies only in the area affected by the Overlay)		
Advertisement	[Advertisements]:	Advertisements [Appearance]: PO 1.1, 1.3, 1.4	Subzone) None	Advertising Near Signalised Intersections: All		
	PO 7.1	Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2		Airport Building Heights (Aircraft Landing Area): PO 1.1		
		Advertisements [Advertising Content]: PO 3.1		Airport Building Heights (Regulated): PO 1.1, 1.2		
		Advertisements [Amenity Content]: PO 4.1		Building Near Airfields: PO 1.1, 1.2		
		Advertising [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5		Character Area: All		
		Clearance from Overhead Powerlines: PO 1.1		Character Preservation District : All		
		Towermies. To T. T		Coastal Areas : All		
				Defence Aviation Area: PO 1.1, 1.3		
				Future Road Widening: PO 1.1		
				Hazards (Flooding) : All		
				Historic Area: All		
				Key Outback and Rural Routes: PO 8.1, 10.1		
				Key Railway Crossings: PO 1.1		
				Local Heritage Place : All		
				Major Transport Routes: PO 8.1, 10.1		
				Marine Parks (Managed Use) : All		
				Murray Darling Basin : All		
				Native Vegetation: PO 1.1, 1.2		
				Non-stop Corridor : All		
				River Murray Flood Plain : All River Murray Tributaries Area :		
				All		
				Sloping Land : All		
				State Heritage Area : All		
				State Heritage Place : All		
				State Significant Native Vegetation: PO 1.1		
				Urban Transport Routes: PO 8.1, 10.1		
				Water Protection Area: All		
				Water Resources : All		

Class of Development	Applicable Policies					
	The following policies	es are applicable to the assessment of	the identified (	Class of Development.		
	Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.					
	Zone	General Development	Subzone	Overlay		
		Policies	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)		
Bulky goods outlet	[Land Use and Intensity]: PO	Clearance from Overhead Powerlines: PO 1.1	None	Airport Building Heights (Aircraft Landing Area): PO 1.1		
	1.1, 1.2 [Built Form and	Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1		Airport Building Heights (Regulated): PO 1.1, 1.2		
	Character]: DTS 3.1, 3.2, 3.3, 3.4, 3.5	Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5		Building Near Airfields: PO 1.1, 1.2		
	[Interface Height]: DTS 4.1, 4.2	Design in Urban Areas [All development – Water Sensitive		Character Preservation District: All Coastal Areas: All		
	[Landscaping]:	Urban Design]: PO 5.1  Design in Urban Areas [Car Parking		Defence Aviation Area: PO 1.1,		
	DTS 5.2, 5.3 [Concept Plans]:	Appearance]: PO 6.2		1.3		
	PO 8.1	Design in Urban Areas [All Non- Residential Development – Water Sensitive Design]: PO 42.1		Future Road Widening: All Hazards (Bushfire - High Risk): All		
		Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1		Hazards (Bushfire - Medium Risk): All		
		Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2		Hazards (Bushfire - General Risk): All		
		Interface Between Land Uses [General Land Use Compatibility]:		Hazards (Bushfire - Urban Interface): All Hazards (Bushfire - Regional):		
		PO 1.2		All		
		Interface Between Land Uses [Hours of Operation]: PO 2.1		Hazards (Flooding): All		
		Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.2		Historic Area: All  Key Outback and Rural Routes:  All		
		Interface Between Land Uses [Light Spill]: PO 6.1, 6.2		Key Railway Crossings: PO 1.1		
		Transport, Access and Parking		Local Heritage Place: All		
		[Movement Systems]: PO 1.1, 1.2,		Major Transport Routes: All		
		1.3, 1.4		Marine Parks (Managed Use): All		
		Transport, Access and Parking [Sightlines]: PO 2.1, 2.2		Murray Darling Basin: All		
		Transport, Access and Parking		Native Vegetation: PO 1.1, 1.2		
		[Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9		Non-stop Corridor: All Prescribed Water Resources		
		Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1		Area: All		
		Transport, Access and Parking		Prescribed Watercourses: All		
		[Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6		Prescribed Wells Area: All		
		3.2, 3.3, 3.0		River Murray Flood Plain: All River Murray Tributaries Area:		
				All		
				Sloping Land: All		
				State Heritage Area: All		
				State Heritage Place: All		

Class of	Applicable Policies  The following policies are applicable to the assessment of the identified Class of Development.						
Development							
	Policies referred to are Performance Outcome policies, and any associated Designated Performance						
	Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.						
	Where a development comprises more than one Class of Development the relevant policies will be take be the sum of the applicable policies for each Class of Development.						
	Zone	General Development	Subzone	Overlay			
		Policies	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)			
				State Significant Native Vegetation: PO 1.1			
				Strategic Infrastructure Gas Pipelines: All			
				Traffic Generating Development:			
				Urban Transport Routes: All			
				Water Protection Area: All			
				Water Resources: All			
Consulting room	[Land Use and Intensity]: PO	Clearance from Overhead Powerlines: PO 1.1	None	Airport Building Heights (Aircraft Landing Area): PO 1.1			
	1.1, 1.2 [Built Form and	Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1		Airport Building Heights (Regulated): PO 1.1, 1.2			
	Character]: DTS 3.1, 3.2, 3.3, 3.4, 3.5	Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5		Building Near Airfields: PO 1.1, 1.2			
	[Interface	Design in Urban Areas [All		Character Preservation District:			
	Height]: DTS 4.1, 4.2	development – Water Sensitive Urban Design]: PO 5.1		Coastal Areas: All			
	[Landscaping]: DTS 5.2, 5.3	Design in Urban Areas [Car Parking Appearance]: PO 6.2		Defence Aviation Area: PO 1.1, 1.2, 1.3			
	[Concept Plans]: PO 8.1	Design in Urban Areas [All Non-		Future Road Widening: All			
		Residential Development – Water Sensitive Design]: PO 42.1		Hazards (Bushfire - High Risk): All			
		Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1		Hazards (Bushfire - Medium Risk): All			
		Infrastructure and Renewable Energy Facilities [Wastewater		Hazards (Bushfire - General Risk): All			
		Services]: PO 12.1, 12.2  Interface Between Land Uses [General Land Use Compatibility]:		Hazards (Bushfire - Urban Interface): All Hazards (Bushfire - Regional):			
		PO 1.2		All			
		Interface Between Land Uses [Hours of Operation]: PO 2.1		Hazards (Flooding): All			
		Interface Between Land Uses		Historic Area: All			
		[Activities Generating Noise or Vibration]: PO 4.2		Key Outback and Rural Routes:			
		Interface Between Land Uses [Light Spill]: PO 6.1, 6.2		Key Railway Crossings: PO 1.1			
		Transport, Access and Parking		Local Heritage Place: All			
		[Movement Systems]: PO 1.1, 1.2, 1.3, 1.4		Major Transport Routes: All  Marine Parks (Managed Use): All			
		Transport, Access and Parking [Sightlines]: PO 2.1, 2.2		Murray Darling Basin: All			
		Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9		Native Vegetation: PO 1.1, 1.2  Non-stop Corridor: All			

Class of Development	Applicable Policies						
Development	Policies referred to	es are applicable to the assessment of are Performance Outcome policies, and	d any associate	ed Designated Performance			
	Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.						
	Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.						
	Zone	General Development	Subzone	Overlay			
		Policies	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)			
		Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1		Prescribed Water Resources Area: All			
		Transport, Access and Parking		Prescribed Watercourses: All			
		[Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6		Prescribed Wells Area: All			
				River Murray Flood Plain: All			
				River Murray Tributaries Area: All			
				Sloping Land: All			
				State Heritage Area: All			
				State Heritage Place: All			
				State Significant Native Vegetation: PO 1.1			
				Strategic Infrastructure Gas Pipelines: All			
				Traffic Generating Development: All			
				Urban Transport Routes: All			
				Water Protection Area: All			
				Water Resources: All			
Demolition of a State or	None	None	None	Local Heritage Place: All			
Local Heritage Place				State Heritage Place: All			
Demolition within an	None	None	None	Historic Area: All			
Historic Area Overlay or State Heritage Area Overlay				State Heritage Area: All			
General industry	[Land Use and Intensity]: PO 1.1	Clearance from Overhead Powerlines: PO 1.1	None	Airport Building Heights (Aircraft Landing Area): PO 1.1			
	[Built Form and Character]: DTS	Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1		Airport Building Heights (Regulated): PO 1.1, 1.2			
	3.1, 3.2, 3.3, 3.4, 3.5 [Interface	Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5		Building Near Airfields: PO 1.1, 1.2			
	Height]: DTS 4.1,	Design in Urban Areas [All development – Water Sensitive		Character Preservation District: All			
	[Landscaping]:	Urban Design]: PO 5.1		Coastal Areas: All			
	DTS 5.1, 5.2, 5.3 [Concept Plans]:	Design in Urban Areas [Car Parking Appearance]: PO 6.2		Defence Aviation Area: PO 1.1, 1.2, 1.3			
	PO 8.1	Design in Urban Areas [All Non-		Future Road Widening: All			
		Residential Development – Water Sensitive Design]: PO 42.1		Hazards (Bushfire - High Risk): All			
		Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1		Hazards (Bushfire - Medium Risk): All			
		Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2		Hazards (Bushfire - General Risk): All			

Class of	Applicable Policies						
Development	The following polici	Class of Development.					
	Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance						
	Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be to be the sum of the applicable policies for each Class of Development.  Zone  General Development  Subzone  Overlay						
		Policies	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)			
		Interface Between Land Uses [General Land Use Compatibility]: PO 1.2		Hazards (Bushfire - Urban Interface): All			
		Interface Between Land Uses [Hours of Operation]: PO 2.1		Hazards (Bushfire - Regional): All			
		Interface Between Land Uses		Hazards (Flooding): All			
		[Activities Generating Noise or		Historic Area: All			
		Vibration]: PO 4.1, 4.2, 4.5  Interface Between Land Uses [Air		Key Outback and Rural Routes: All			
		Quality]: PO 5.1, 5.2		Key Railway Crossings: PO 1.1			
		Interface Between Land Uses [Light Spill]: PO 6.1, 6.2		Local Heritage Place: All			
		Transport, Access and Parking		Major Transport Routes: All			
		[Movement Systems]: PO 1.1, 1.2,		Marine Parks (Managed Use): All			
		1.3, 1.4		Murray Darling Basin: All			
		Transport, Access and Parking [Sightlines]: PO 2.1, 2.2		Native Vegetation: PO 1.1, 1.2			
		Transport, Access and Parking		Non-stop Corridor: All			
		[Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9		Prescribed Water Resources Area: All			
		Transport, Access and Parking		Prescribed Watercourses: All			
		[Vehicle Parking Rates]: PO 5.1		Prescribed Wells Area: All			
		Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1,		River Murray Flood Plain: All			
		6.2, 6.5, 6.6		River Murray Tributaries Area: All			
				Sloping Land: All			
				State Heritage Area: All			
				State Heritage Place: All			
				State Significant Native Vegetation: PO 1.1			
				Strategic Infrastructure Gas Pipelines: All			
				Traffic Generating Development: All			
				Urban Transport Routes: All			
				Water Protection Area: All			
				Water Resources: All			
Light industry	[Land Use and Intensity]: PO	Clearance from Overhead Powerlines: PO 1.1	None.	Airport Building Heights (Aircraft Landing Area): PO 1.1			
	1.1, 1.2 [Built Form and	Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1		Airport Building Heights (Regulated): PO 1.1, 1.2			
	Character]: DTS 3.1, 3.2, 3.3, 3.4, 3.5	Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5		Building Near Airfields: PO 1.1, 1.2  Character Preservation District:			
				All			

Class of	Applicable Policies						
Development	The following policies are applicable to the assessment of the identified Class of Development.						
	Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance						
	Assessed Developm		iutoinatically ap	oply in relation to a Performance			
	Where a development comprises more than one Class of Development the relevant policies will be take be the sum of the applicable policies for each Class of Development.						
	Zone	General Development	Subzone	Overlay			
		Policies	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)			
	[Interface	Design in Urban Areas [All		Coastal Areas: All			
	Height]: DTS 4.1, 4.2	development – Water Sensitive Urban Design]: PO 5.1		Defence Aviation Area: PO 1.1, 1.2, 1.3			
	[Landscaping]: DTS 5.1, 5.2, 5.3	Design in Urban Areas [Car Parking Appearance]: PO 6.2		Future Road Widening: All			
	[Concept Plans]: PO 8.1	Design in Urban Areas [All Non- Residential Development – Water		Hazards (Bushfire - High Risk): All			
		Sensitive Design]: PO 42.1  Infrastructure and Renewable Energy Facilities [Water Supply]:		Hazards (Bushfire - Medium Risk): All			
		PO 11.1  Infrastructure and Renewable		Hazards (Bushfire - General Risk): All			
		Energy Facilities [Wastewater Services]: PO 12.1, 12.2		Hazards (Bushfire - Urban Interface): All			
		Interface Between Land Uses [General Land Use Compatibility]:		Hazards (Bushfire - Regional): All			
		PO 1.2		Hazards (Flooding): All			
		Interface Between Land Uses [Hours of Operation]: PO 2.1		Historic Area: All			
		Interface Between Land Uses [Activities Generating Noise or		Key Outback and Rural Routes: All			
		Vibration]: PO 4.1, 4.2, 4.5		Key Railway Crossings: PO 1.1			
		Interface Between Land Uses [Air Quality]: PO 5.1, 5.2		Local Heritage Place: All			
		Interface Between Land Uses [Light		Major Transport Routes: All  Marine Parks (Managed Use): All			
		Spill]: PO 6.1, 6.2		Murray Darling Basin: All			
		Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2,		Native Vegetation: PO 1.1, 1.2			
		1.3, 1.4		Non-stop Corridor: All			
		Transport, Access and Parking [Sightlines]: PO 2.1, 2.2		Prescribed Water Resources Area: All			
		Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9		Prescribed Watercourses: All			
		Transport, Access and Parking		Prescribed Wells Area: All			
		[Vehicle Parking Rates]: PO 5.1		River Murray Flood Plain: All			
		Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1,		River Murray Tributaries Area:			
		6.2, 6.5, 6.6		Sloping Land: All			
				State Heritage Area: All			
				State Heritage Place: All State Significant Native Vegetation: PO 1.1			
				Strategic Infrastructure Gas Pipelines: All			
				Traffic Generating Development:			
				Urban Transport Routes: All			
				Water Protection Area: All			

Class of Development	Applicable Policies					
Development	The following policies are applicable to the assessment of the identified Class of Development.					
	Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.					
	Where a development comprises more than one Class of Development the relevant policies will be be the sum of the applicable policies for each Class of Development.					
	Zone	General Development	Subzone	Overlay		
		Policies	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)		
				Water Resources: All		
Motor repair station	[Land Use and Intensity]: PO 1.1	Clearance from Overhead Powerlines: PO 1.1	None.	Airport Building Heights (Aircraft Landing Area): PO 1.1		
	[Built Form and Character]: DTS 3.1, 3.2, 3.3, 3.4,	Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1		Airport Building Heights (Regulated): PO 1.1, 1.2		
	3.5 [Interface	Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5		Building Near Airfields: PO 1.1, 1.2		
	Height]: DTS 4.1, 4.2	Design in Urban Areas [All development – Water Sensitive		Character Preservation District: All		
	[Landscaping]:	Urban Design]: PO 5.1		Coastal Areas: All		
	DTS 5.1, 5.2, 5.3 [Concept Plans]: PO 8.1	Design in Urban Areas [Car Parking Appearance]: PO 6.2		Defence Aviation Area: PO 1.1, 1.2, 1.3		
	PO 8.1	Design in Urban Areas [All Non-		Future Road Widening: All		
		Residential Development – Water Sensitive Design]: PO 42.1		Hazards (Bushfire - High Risk): All		
		Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1		Hazards (Bushfire - Medium Risk): All		
		Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2		Hazards (Bushfire - General Risk): All		
		Interface Between Land Uses		Hazards (Bushfire - Urban Interface): All		
		[General Land Use Compatibility]: PO 1.2		Hazards (Bushfire - Regional): All		
		Interface Between Land Uses [Hours of Operation]: PO 2.1		Hazards (Flooding): All		
		Interface Between Land Uses		Historic Area: All		
		[Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5		Key Outback and Rural Routes:		
		Interface Between Land Uses [Air Quality]: PO 5.1		Key Railway Crossings: PO 1.1		
		Interface Between Land Uses [Light		Local Heritage Place: All		
		Spill]: PO 6.1, 6.2		Major Transport Routes: All		
		Transport, Access and Parking		Marine Parks (Managed Use): All		
		[Movement Systems]: PO 1.1, 1.2, 1.3, 1.4		Murray Darling Basin: All		
		Transport, Access and Parking		Native Vegetation: PO 1.1, 1.2		
		[Sightlines]: PO 2.1, 2.2		Non-stop Corridor: All Prescribed Water Resources		
		Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4,		Area: All		
		3.5, 3.7, 3.8, 3.9 Transport, Access and Parking		Prescribed Watercourses: All		
		[Vehicle Parking Rates]: PO 5.1		Prescribed Wells Area: All		
		Transport, Access and Parking		River Murray Flood Plain: All		
		[Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6		River Murray Tributaries Area: All		
				Sloping Land: All		

Class of	Applicable Policies					
Development	The following policie	es are applicable to the assessment of	the identified (	Class of Development.		
	Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.					
	Zone	General Development	Subzone	Overlay		
		Policies	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)		
				State Heritage Area: All		
				State Heritage Place: All		
				State Significant Native Vegetation: PO 1.1		
				Strategic Infrastructure Gas Pipelines: All		
				Traffic Generating Development:		
				Urban Transport Routes: All		
				Water Protection Area: All		
				Water Resources: All		
Office	[Land Use and Intensity]: PO	Clearance from Overhead Powerlines: PO 1.1	None	Airport Building Heights (Aircraft Landing Area): PO 1.1		
	1.1, 1.2  [Built Form and	Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1		Airport Building Heights (Regulated): PO 1.1, 1.2		
	Character]: DTS 3.1, 3.2, 3.3, 3.4, 3.5	Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5		Building Near Airfields: PO 1.1, 1.2		
	[Interface Height]: DTS 4.1, 4.2	Design in Urban Areas [All development – Water Sensitive		Character Preservation District:		
	[Landscaping]:	Urban Design]: PO 5.1		Coastal Areas: All		
	DTS 5.2, 5.3 [Concept Plans]:	Design in Urban Areas [Car Parking Appearance]: PO 6.2		Defence Aviation Area: PO 1.1, 1.2, 1.3		
	PO 8.1	Design in Urban Areas [All Non- Residential Development – Water Sensitive Design]: PO 42.1		Future Road Widening: All  Hazards (Bushfire - High Risk):  All		
		Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1		Hazards (Bushfire - Medium Risk): All		
		Infrastructure and Renewable Energy Facilities [Wastewater		Hazards (Bushfire - General Risk): All		
		Services]: PO 12.1, 12.2 Interface Between Land Uses		Hazards (Bushfire - Urban Interface): All		
		[General Land Use Compatibility]: PO 1.2		Hazards (Bushfire - Regional):		
		Interface Between Land Uses [Hours of Operation]: PO 2.1		Hazards (Flooding): All		
		Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.2		Historic Area: All  Key Outback and Rural Routes:  All		
		Interface Between Land Uses [Light Spill]: PO 6.1, 6.2		Key Railway Crossings: PO 1.1  Local Heritage Place: All		
		Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4		Major Transport Routes: All  Marine Parks (Managed Use): All		
		Transport, Access and Parking [Sightlines]: PO 2.1, 2.2		Murray Darling Basin: All  Native Vegetation: PO 1.1, 1.2		

Class of	Applicable Policies						
Development	The following policies are applicable to the assessment of the identified Class of Development.						
	Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.						
	Zone General Development Subzone Overlay						
		Policies	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)			
		Transport, Access and Parking		Non-stop Corridor: All			
		[Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9		Prescribed Water Resources Area: All			
		Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1		Prescribed Watercourses: All			
		Transport, Access and Parking		Prescribed Wells Area: All			
		[Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6		River Murray Flood Plain: All			
				River Murray Tributaries Area: All			
				Sloping Land: All			
				State Heritage Area: All			
				State Heritage Place: All			
				State Significant Native Vegetation: PO 1.1			
				Strategic Infrastructure Gas Pipelines: All			
				Traffic Generating Development: All			
				Urban Transport Routes: All			
				Water Protection Area: All			
				Water Resources: All			
Personal or domestic services establishment	[Land Use and Intensity]: PO 1.1, 1.2	Clearance from Overhead Powerlines: PO 1.1	None	Airport Building Heights (Aircraft Landing Area): PO 1.1			
	[Built Form and Character]: DTS	Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1		Airport Building Heights (Regulated): PO 1.1, 1.2			
	3.1, 3.2, 3.3, 3.4, 3.5	Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5		Building Near Airfields: PO 1.1, 1.2 Character Preservation Districts			
	[Interface Height]: DTS 4.1, 4.2	Design in Urban Areas [All development – Water Sensitive		Character Preservation District: All			
	[Landscaping]: DTS 5.2, 5.3	Urban Design]: PO 5.1  Design in Urban Areas [Car Parking		Coastal Areas: All  Defence Aviation Area: PO 1.1, 1.2, 1.3			
	[Concept Plans]:	Appearance]: PO 6.2		Future Road Widening: All			
	PO 8.1	Design in Urban Areas [All Non- Residential Development – Water Sensitive Design]: PO 42.1		Hazards (Bushfire - High Risk):			
		Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1		Hazards (Bushfire - Medium Risk): All			
		Infrastructure and Renewable Energy Facilities [Wastewater		Hazards (Bushfire - General Risk): All			
		Services]: PO 12.1, 12.2 Interface Between Land Uses		Hazards (Bushfire - Urban Interface): All			
		[General Land Use Compatibility]: PO 1.2		Hazards (Bushfire - Regional): All			
		Interface Between Land Uses		Hazards (Flooding): All			

Assessed Development.  Where a development comprises more than one Class of Development.  Zone  General Development Policies  Interface Between Land Uses [Activities Generating Noise or Vibration]: Po 4.1, 4.2, 4.5  Interface Between Land Uses [Light Spill]: Po 4.1, 6.2, 4.5  Interface Between Land Uses [Light Spill]: Po 4.1, 4.2, 4.5	Applicable Policies  The following policies are applicable to the assessment of the identified Class of Development.					
Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be take be the sum of the applicable policies for each Class of Development the relevant policies will be take be the sum of the applicable policies for each Class of Development.  Zone  General Development Policies  General Development (applies only in the area affected by Interface Between Land Uses (Activities Generating Noise or Vibration): P0.4.1, 4.2, 4.5  Interface Between Land Uses (Activities Generating Noise or Vibration): P0.6.1, 6.2  Transport, Access and Parking (Movement Systems): P0.1.1, 1.2, 1.3, 1.4  Transport, Access and Parking (Sightlines): P0.2.1, 2.2  Transport, Access and Parking (Vehicle Access): P0.3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9  Transport, Access and Parking (Vehicle Parking Rates): P0.5.1  Transport Routes and Parking (Vehicle Parking Rates): P0.5.1  Transport Routes and Parking (Vehicle Parking Rates): P0.5.1  Transpo						
Where a development comprises more than one class of Development the relevant policies will be take the sum of the applicable policies for each class of Development.    Concession	Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance					
Interface Between Land Uses [Activities Generating Molse or Vibration]: PO 4.1, 4.2, 4.5 Interface Between Land Uses (Light Spill): PO 6.1, 6.2 Transport, Access and Parking (Indovement Systems): PO 1.1, 1.2, 1.3, 1.4 Transport, Access and Parking (Sightlines): PO 2.1, 2.2 Transport, Access and Parking (Vehicle Access): PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9 Transport, Access and Parking (Vehicle Parking Areas): PO 5.1 Transport, Access and Parking (Vehicle Parking Areas): PO 6.1, 6.2, 6.5, 6.6	n to					
Interface Between Land Uses [Activities Generating Noise or Vibration]: Po 4.1, 4.2, 4.5 Interface Between Land Uses [Light Spill]: Po 6.1, 6.2 Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4 Transport, Access and Parking [Sightlines]: PO 2.1, 2.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Rates]: PO 6.1, 6.2, 6.5, 6.6						
Interface Between Land Uses [Light Spill]: PO 6.1, 6.2   Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4   Transport, Access and Parking [Sightlines]: PO 2.1, 2.2   Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9   Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1   Transport, Access and Parking [Vehicle Parking Rates]: PO 6.1, 6.2, 6.5, 6.6   Transport, Access and Parking [Vehicle Parking Rates]: PO 6.1, 6.2, 6.5, 6.6   Transport, Access and Parking [Vehicle Parking Rates]: PO 6.1, 6.2, 6.5, 6.6   Transport, Access and Parking [Vehicle Parking Rates]: PO 6.1, 6.2, 6.5, 6.6   Transport, Access and Parking [Vehicle Parking Rates]: PO 6.1, 6.2, 6.5, 6.6   Transport, Access and Parking [Vehicle Parking Rates]: PO 6.1, 6.2, 6.5, 6.6   Transport, Access and Parking [Vehicle Parking Rates]: PO 6.1, 6.2, 6.5, 6.6   Transport, Access and Parking [Vehicle Parking Rates]: PO 6.1, 6.2, 6.5, 6.6   Transport, Access and Parking [Vehicle Parking Rates]: PO 6.1, 6.2, 6.5, 6.6   Transport, Access and Parking [Vehicle Parking Rates]: PO 6.1, 6.2, 6.5, 6.6   Transport, Access and Parking [Vehicle Parking Rates]: PO 6.1, 6.2, 6.5, 6.6   Transport, Access and Parking [Vehicle Parking Rates]: PO 6.1, 6.2, 6.5, 6.6   Transport, Access and Parking [Vehicle Parking Rates]: PO 6.1, 6.2, 6.5, 6.6   Transport, Access and Parking [Vehicle Parking Rates]: PO 6.1, 6.2, 6.5, 6.6   Transport, Access and Parking [Vehicle Parking Rates]: PO 6.1, 6.2, 6.5, 6.6   Transport, Access and Parking [Vehicle Parking Rates]: PO 6.1, 6.2, 6.5, 6.6   Transport, Access and Parking [Vehicle Parking Rates]: PO 6.1, 6.2, 6.5, 6.6   Transport, Access and Parking [Vehicle Parking Rates]: PO 6.1, 6.2, 6.5, 6.6   Transport, Access and Parking [Vehicle Parking Rates]: PO 6.1, 6.2, 6.5, 6.6   Transport, Access and Parking [Vehicle Parking Rates]: PO 6.1, 6.2, 6.5, 6.6   Transport, Access and Parking [Vehicle Parking Rates]: PO 6.1, 6.2, 6.5, 6.5   Transport Routes: All Major Parking [Vehicle	cted					
Vibration]: PO 4.1, 4.2, 4.5  Interface Between Land Uses [Light Spill]: PO 6.1, 6.2, 2.  Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4  Transport, Access and Parking [Sightlines]: PO 2.1, 2.2  Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9  Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1  Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6  Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6						
Spill]: PO 6.1, 6.2  Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4  Transport, Access and Parking [Sightlines]: PO 2.1, 2.2  Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9  Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1  Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6  Key Railway Crossings: PO 1.  Local Heritage Place: All Major Transport Routes: All Marine Parks (Managed Use): Murray Darling Basin: All Native Vegetation: PO 1.1, 1. Non-stop Corridor: All Prescribed Water Resources Area: All Prescribed Watercourses: All River Murray Tributaries Area All Sloping Land: All State Heritage Place: All State Heritage Place: All State Heritage Place: All State Heritage Place: All Traffic Generating Developme All Traffic Generating Developme All Urban Transport Routes: All	s:					
[Movement Systems]: PO 1.1, 1.2, 1.3, 1.4  Transport, Access and Parking [Sightlines]: PO 2.1, 2.2  Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9  Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1  Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6  Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6  Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6	1					
1.3, 1.4  Transport, Access and Parking [Sightlines]: PO 2.1, 2.2  Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9  Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1  Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6  Transport Access and Parking [Vehicle Parking Areas]: PO 6.1, 5.2, 6.5, 6.6						
[Sightlines]: PO 2.1, 2.2  Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9  Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1  Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6  Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 5.2, 6.5, 6.6  Murray Darling Basin: All  Native Vegetation: PO 1.1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1						
Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9  Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1  Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6  Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6  Native Vegetation: PO 1.1, 1. Non-stop Corridor: All Prescribed Water Resources Area: All Prescribed Wells Area: All River Murray Flood Plain: All River Murray Tributaries Area All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: PO 1.1  Strategic Infrastructure Gas Pipelines: All Traffic Generating Developme All Urban Transport Routes: All	All					
[Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9  Transport, Access and Parking [Vehicle Parking Areas]: PO 5.1  Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6  River Murray Flood Plain: All River Murray Flood Plain: All River Murray Tributaries Area All State Heritage Area: All State Heritage Place: All State Heritage Place: All State Significant Native Vegetation: PO 1.1  Strategic Infrastructure Gas Pipelines: All Traffic Generating Developme All Urban Transport Routes: All						
3.5, 3.7, 3.8, 3.9  Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1  Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6  Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6  River Murray Flood Plain: All River Murray Tributaries Area All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: PO 1.1  Strategic Infrastructure Gas Pipelines: All Traffic Generating Developme All Urban Transport Routes: All	2					
[Vehicle Parking Rates]: PO 5.1  Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6  Area: All  Prescribed Watercourses: All  River Murray Flood Plain: All  River Murray Tributaries Area All  Sloping Land: All  State Heritage Area: All  State Significant Native  Vegetation: PO 1.1  Strategic Infrastructure Gas  Pipelines: All  Traffic Generating Developme All  Urban Transport Routes: All						
[Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6  Prescribed Wells Area: All River Murray Flood Plain: All River Murray Tributaries Area All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: PO 1.1 Strategic Infrastructure Gas Pipelines: All Traffic Generating Developme All Urban Transport Routes: All						
6.2, 6.5, 6.6  River Murray Flood Plain: All River Murray Tributaries Area All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: PO 1.1 Strategic Infrastructure Gas Pipelines: All Traffic Generating Developme All Urban Transport Routes: All						
River Murray Tributaries Area All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: PO 1.1 Strategic Infrastructure Gas Pipelines: All Traffic Generating Developme All Urban Transport Routes: All						
All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: PO 1.1 Strategic Infrastructure Gas Pipelines: All Traffic Generating Developme All Urban Transport Routes: All						
State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: PO 1.1 Strategic Infrastructure Gas Pipelines: All Traffic Generating Developme All Urban Transport Routes: All	1:					
State Heritage Place: All State Significant Native Vegetation: PO 1.1 Strategic Infrastructure Gas Pipelines: All Traffic Generating Developme All Urban Transport Routes: All						
State Significant Native Vegetation: PO 1.1  Strategic Infrastructure Gas Pipelines: All  Traffic Generating Developme All  Urban Transport Routes: All						
Vegetation: PO 1.1  Strategic Infrastructure Gas Pipelines: All  Traffic Generating Developme All  Urban Transport Routes: All						
Pipelines: All  Traffic Generating Developme All  Urban Transport Routes: All						
All Urban Transport Routes: All						
	∍nt:					
Water Protection Area: All						
Water Resources: All						
Retail fuel outlet  [Land Use and Intensity]: PO Powerlines: PO 1.1  [Land Use and Intensity]: PO Powerlines: PO 1.1  [Land Use and Intensity]: PO Powerlines: PO 1.1	raft					
1.1, 1.2  Design in Rural Areas [On-site  [Built Form and Character]: DTS  Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1  Character DTS  Airport Building Heights (Regulated): PO 1.1, 1.2						
Character]: DTS 3.1, 3.2, 3.3, 3.4, 3.5  Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5  Building Near Airfields: PO 1.7	1,					
[Interface Design in Urban Areas [All All All All	ct:					
Urban Design]: PO 5.1 Coastal Areas: All						
[Landscaping]: DTS 5.2, 5.3  Design in Urban Areas [Car Parking Appearance]: PO 6.2  Defence Aviation Area: PO 1.7 1.2, 1.3	1,					
[Concept Plans]: PO 8.1  Future Road Widening: All						

Class of Applicable Policies								
Development	The following policies are applicable to the assessment of the identified Class of Development.							
	Policies referred to are Performance Outcome policies, and any associated Designated Performance							
	Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.							
	Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.							
	Zone	General Development	Subzone	Overlay				
		Policies	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)				
		Design in Urban Areas [All Non		Hazarda (Buchfira High Dick)				
		Design in Urban Areas [All Non- Residential Development – Water Sensitive Design]: PO 42.1		Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium				
		Infrastructure and Renewable Energy Facilities [Water Supply]:		Risk): All  Hazards (Bushfire - General				
		PO 11.1  Infrastructure and Renewable		Risk): All				
		Energy Facilities [Wastewater Services]: PO 12.1, 12.2		Hazards (Bushfire - Urban Interface): All				
		Interface Between Land Uses [General Land Use Compatibility]:		Hazards (Bushfire - Regional): All				
		PO 1.2		Hazards (Flooding): All				
		Interface Between Land Uses [Hours of Operation]: PO 2.1		Historic Area: All				
		Interface Between Land Uses [Activities Generating Noise or		Key Outback and Rural Routes: All				
		Vibration]: PO 4.1, 4.2, 4.5		Key Railway Crossings: PO 1.1				
		Interface Between Land Uses [Air Quality]: PO 5.1, 5.2		Local Heritage Place: All				
		Interface Between Land Uses [Light		Major Transport Routes: All				
		Spill]: PO 6.1, 6.2		Marine Parks (Managed Use): All				
		Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2,		Murray Darling Basin: All  Native Vegetation: PO 1.1, 1.2				
		1.3, 1.4		Non-stop Corridor: All				
		Transport, Access and Parking [Sightlines]: PO 2.1, 2.2		Prescribed Water Resources Area: All				
		Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9		Prescribed Watercourses: All				
		Transport, Access and Parking		Prescribed Wells Area: All				
		[Vehicle Parking Rates]: PO 5.1		River Murray Flood Plain: All				
		Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1,		River Murray Tributaries Area: All				
		6.2, 6.5, 6.6		Sloping Land: All				
				State Heritage Area: All				
				State Heritage Place: All				
				State Significant Native Vegetation: PO 1.1				
				Strategic Infrastructure Gas Pipelines: All				
				Traffic Generating Development: All				
				Urban Transport Routes: All				
				Water Protection Area: All				
				Water Resources: All				

Class of Development	Applicable Policies						
Ботогориноги	The following policies are applicable to the assessment of the identified Class of Development.						
	Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.						
	Zone	General Development	Subzone	Overlay			
		Policies	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)			
Service trade premises	[Land Use and Intensity]: PO	Clearance from Overhead Powerlines: PO 1.1	None	Airport Building Heights (Aircraft Landing Area): PO 1.1			
	1.1, 1.2 [Built Form and	Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1		Airport Building Heights (Regulated): PO 1.1, 1.2			
	Character]: DTS 3.1, 3.2, 3.3, 3.4, 3.5	Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5		Building Near Airfields: PO 1.1, 1.2			
	[Interface Height]: DTS 4.1, 4.2	Design in Urban Areas [All development – Water Sensitive		Character Preservation District: All			
	[Landscaping]:	Urban Design]: PO 5.1		Coastal Areas: All			
	DTS 5.2, 5.3 [Concept Plans]:	Design in Urban Areas [Car Parking Appearance]: PO 6.2		Defence Aviation Area: PO 1.1, 1.2, 1.3			
	PO 8.1	Design in Urban Areas [All Non- Residential Development – Water		Future Road Widening: All Hazards (Bushfire - High Risk):			
		Sensitive Design]: PO 42.1  Infrastructure and Renewable		All			
		Energy Facilities [Water Supply]: PO 11.1		Hazards (Bushfire - Medium Risk): All			
		Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2		Hazards (Bushfire - General Risk): All Hazards (Bushfire - Urban			
		Interface Between Land Uses [General Land Use Compatibility]:		Interface): All Hazards (Bushfire - Regional):			
		PO 1.2		All			
		Interface Between Land Uses [Hours of Operation]: PO 2.1		Hazards (Flooding): All			
		Interface Between Land Uses		Historic Area: All  Key Outback and Rural Routes:			
		[Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5		All			
		Interface Between Land Uses [Air Quality]: PO 5.1, 5.2		Key Railway Crossings: PO 1.1  Local Heritage Place: All			
		Interface Between Land Uses [Light Spill]: PO 6.1, 6.2		Major Transport Routes: All			
		Transport, Access and Parking		Marine Parks (Managed Use): All			
		[Movement Systems]: PO 1.1, 1.2, 1.3, 1.4		Murray Darling Basin: All			
		Transport, Access and Parking		Native Vegetation: PO 1.1, 1.2			
		[Sightlines]: PO 2.1, 2.2  Transport, Access and Parking		Non-stop Corridor: All Prescribed Water Resources			
		[Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9		Area: All			
		Transport, Access and Parking		Prescribed Watercourses: All			
		[Vehicle Parking Rates]: PO 5.1		Prescribed Wells Area: All River Murray Flood Plain: All			
		Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6		River Murray Tributaries Area:			
				Sloping Land: All			
				State Heritage Area: All			
				State Heritage Place: All			

Class of	Applicable Policies						
Development	The following policies are applicable to the assessment of the identified Class of Development.						
	Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.						
	Zone	General Development	Subzone	Overlay			
		Policies	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)			
				State Significant Native Vegetation: PO 1.1			
				Strategic Infrastructure Gas Pipelines: All			
				Traffic Generating Development:			
				Urban Transport Routes: All			
				Water Protection Area: All			
				Water Resources: All			
Shop	[Land Use and Intensity]: PO	Clearance from Overhead Powerlines: PO 1.1	None	Airport Building Heights (Aircraft Landing Area): PO 1.1			
Except where any of the following apply:	1.1, 1.2  [Built Form and Character]: DTS 3.1, 3.2, 3.3, 3.4, 3.5  [Interface Height]: DTS 4.1,	Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1		Airport Building Heights (Regulated): PO 1.1, 1.2			
<ul> <li>The gross leasable floor area is more than 1000m<sup>2</sup> other than a</li> </ul>		Design in Urban Areas [All development – External		Building Near Airfields: PO 1.1, 1.2			
bulky goods outlet or it is ancillary to an industry		appearance]: PO 1.4, 1.5  Design in Urban Areas [All		Character Preservation District:			
muusti y	4.2	development – Water Sensitive Urban Design]: PO 5.1		Coastal Areas: All			
	[Landscaping]: DTS 5.2, 5.3 [Concept Plans]: PO 8.1	Design in Urban Areas [Car Parking Appearance]: PO 6.2		Defence Aviation Area: PO 1.1, 1.2, 1.3			
		Design in Urban Areas [All Non-		Future Road Widening: All			
		Residential Development – Water Sensitive Design]: PO 42.1		Hazards (Bushfire - High Risk): All			
		Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1		Hazards (Bushfire - Medium Risk): All			
		Infrastructure and Renewable Energy Facilities [Wastewater		Hazards (Bushfire - General Risk): All			
		Services]: PO 12.1, 12.2  Interface Between Land Uses		Hazards (Bushfire - Urban Interface): All			
		[General Land Use Compatibility]: PO 1.2		Hazards (Bushfire - Regional): All			
		Interface Between Land Uses [Hours of Operation]: PO 2.1		Hazards (Flooding): All			
		Interface Between Land Uses		Historic Area: All			
		[Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5		Key Outback and Rural Routes:			
		Interface Between Land Uses [Air		Key Railway Crossings: PO 1.1			
		Quality]: PO 5.1, 5.2		Local Heritage Place: All			
		Interface Between Land Uses [Light Spill]: PO 6.1, 6.2		Major Transport Routes: All			
		Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2,		Marine Parks (Managed Use): All Murray Darling Basin: All			
		1.3, 1.4  Transport, Access and Parking [Sightlines]: PO 2.1, 2.2		Native Vegetation: PO 1.1, 1.2  Non-stop Corridor: All			
		[Signtimes]. FO 2.1, 2.2					

Class of Development	Applicable Policies						
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to						
	be the sum of the applicable policies for each Class of Development.						
	Zone	General Development Policies	Subzone  (applies only in the area affected by the Subzone)	Overlay  (applies only in the area affected by the Overlay)			
		Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9  Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1  Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6		Prescribed Water Resources Area: All  Prescribed Watercourses: All  Prescribed Wells Area: All  River Murray Flood Plain: All  River Murray Tributaries Area: All  Sloping Land: All  State Heritage Area: All  State Heritage Place: All  State Significant Native  Vegetation: PO 1.1  Strategic Infrastructure Gas  Pipelines: All  Traffic Generating Development: All			
Store	[Land Use and Intensity]: PO 1.1, 1.2  [Built Form and Character]: DTS 3.1, 3.2, 3.3, 3.4, 3.5  [Interface Height]: DTS 4.1, 4.2  [Landscaping]: DTS 5.2, 5.3  [Concept Plans]: PO 8.1	Clearance from Overhead Powerlines: PO 1.1  Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1  Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5  Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1  Design in Urban Areas [Car Parking Appearance]: PO 6.2  Design in Urban Areas [All Non- Residential Development – Water Sensitive Design]: PO 42.1  Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1	None	Urban Transport Routes: All Water Protection Area: All Water Resources: All  Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): PO 1.1, 1.2  Building Near Airfields: PO 1.1, 1.2  Character Preservation District: All  Coastal Areas: All  Defence Aviation Area: PO 1.1, 1.2, 1.3  Future Road Widening: All  Hazards (Bushfire - High Risk): All  Hazards (Bushfire - Medium Risk): All			
		Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Interface Between Land Uses [General Land Use Compatibility]: PO 1.2 Interface Between Land Uses [Hours of Operation]: PO 2.1		Hazards (Bushfire - General Risk): All Hazards (Bushfire - Urban Interface): All Hazards (Bushfire - Regional): All Hazards (Flooding): All Historic Area: All			

Class of	Applicable Policies						
Development	The following policies are applicable to the assessment of the identified Class of Development.						
	Policies referred to are Performance Outcome policies, and any associated Designated Performance						
	Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.						
	Zone General Development Subzone Overlay						
		Policies	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)			
		Interface Between Land Uses		Koy Outback and Dural Poutos:			
		[Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5		Key Outback and Rural Routes: All			
		Interface Between Land Uses [Light		Key Railway Crossings: PO 1.1			
		Spill]: PO 6.1, 6.2		Local Heritage Place: All			
		Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2,		Major Transport Routes: All			
		1.3, 1.4		Marine Parks (Managed Use): All			
		Transport, Access and Parking		Murray Darling Basin: All			
		[Sightlines]: PO 2.1, 2.2  Transport, Access and Parking		Native Vegetation: PO 1.1, 1.2			
		[Vehicle Access]: PO 3.1, 3.3, 3.4,		Non-stop Corridor: All Prescribed Water Resources			
		3.5, 3.7, 3.8, 3.9 Transport, Access and Parking		Area: All			
		[Vehicle Parking Rates]: PO 5.1		Prescribed Watercourses: All			
		Transport, Access and Parking		Prescribed Wells Area: All			
		[Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6		River Murray Flood Plain: All			
				River Murray Tributaries Area: All			
				Sloping Land: All			
				State Heritage Area: All			
				State Heritage Place: All			
				State Significant Native Vegetation: PO 1.1			
				Strategic Infrastructure Gas Pipelines: All			
				Traffic Generating Development: All			
				Urban Transport Routes: All			
				Water Protection Area: All			
				Water Resources: All			
	Fi and the	Information 15		Advantists of N. C			
Telecommunications facility	[Land Use and Intensity]: PO 1.1	Infrastructure and Renewable Energy Facilities  [Talescons and content for the content of the co	None	Advertising Near Signalised Intersections : All			
		[Telecommunication Facilities]: PO 6.1, 6.2		Airport Building Heights (Aircraft Landing Area): PO 1.1			
				Airport Building Heights (Regulated): PO 1.1, 1.2			
				Building Near Airfields: PO 1.1, 1.2			
				Character Area: All			
				Character Preservation District : All			
				Coastal Areas : All			
				Defence Aviation Area: PO 1.1,			
				1.3			

Class of Development	Applicable Pol	icies				
2010/ <b>0</b> /110111	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.					
		ent comprises more than one Class of applicable policies for each Class of Dev		he relevant policies will be taken to		
	Zone	General Development Policies	Subzone  (applies only in the area affected by the Subzone)	Overlay  (applies only in the area affected by the Overlay)		
				Future Road Widening: PO 1.1 Hazards (Flooding): All Historic Area: All Key Outback and Rural Routes: PO 8.1, 10.1 Key Railway Crossings: PO 1.1 Local Heritage Place: All Major Transport Routes: PO 8.1, 10.1 Marine Parks (Managed Use): All Murray Darling Basin: All Native Vegetation: PO 1.1, 1.2 Non-stop Corridor: All River Murray Flood Plain: All River Murray Tributaries Area: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: PO 1.1 Urban Transport Routes: PO 8.1, 10.1 Water Protection Area: All Water Resources: All		
Free damaging activity	None	None	None	Regulated Tree: All		
Warehouse	[Land Use and Intensity]: PO 1.1, 1.2  [Built Form and Character]: DTS 3.1, 3.2, 3.3, 3.4, 3.5  [Interface Height]: DTS 4.1, 4.2  [Landscaping]: DTS 5.2, 5.3  [Concept Plans]: PO 8.1	Clearance from Overhead Powerlines: PO 1.1  Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1  Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5  Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1  Design in Urban Areas [Car Parking Appearance]: PO 6.2  Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1	None	Airport Building Heights (Aircraft Landing Area): PO 1.1  Airport Building Heights (Regulated): PO 1.1, 1.2  Building Near Airfields: PO 1.1, 1.2  Character Preservation District: All  Coastal Areas: All  Defence Aviation Area: PO 1.1, 1.2, 1.3  Future Road Widening: All  Hazards (Bushfire - High Risk): All		

Class of Development	Applicable Policies  The following policies are applicable to the assessment of the identified Class of Development.				
	Policies referred to	are Performance Outcome policies, and Desired Outcomes are not listed, but a	d any associate	ed Designated Performance	
		ent comprises more than one Class of E pplicable policies for each Class of Dev		ne relevant policies will be taken to	
	Zone	General Development	Subzone	Overlay	
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)	
		Infrastructure and Renewable		Hazards (Bushfire - Medium	
		Energy Facilities [Water Supply]: PO 11.1		Risk): All Hazards (Bushfire - General	
		Infrastructure and Renewable Energy Facilities [Wastewater		Risk): All Hazards (Bushfire - Urban	
		Services]: PO 12.1, 12.2 Interface Between Land Uses		Interface): All	
		[General Land Use Compatibility]: PO 1.2		Hazards (Bushfire - Regional): All	
		Interface Between Land Uses		Hazards (Flooding): All	
		[Hours of Operation]: PO 2.1		Historic Area: All	
		Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5		Key Outback and Rural Routes:	
		Interface Between Land Uses [Light Spill]: PO 6.1, 6.2		Key Railway Crossings: PO 1.1  Local Heritage Place: All	
		Transport, Access and Parking		Major Transport Routes: All	
		[Movement Systems]: PO 1.1, 1.2, 1.3, 1.4  Transport, Access and Parking		Marine Parks (Managed Use): All	
				Murray Darling Basin: All	
		[Sightlines]: PO 2.1, 2.2		Native Vegetation: PO 1.1, 1.2	
		Transport, Access and Parking		Non-stop Corridor: All	
		[Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9		Prescribed Water Resources Area: All	
		Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1		Prescribed Watercourses: All	
		Transport, Access and Parking		Prescribed Wells Area: All	
		[Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6		River Murray Flood Plain: All	
				River Murray Tributaries Area: All	
				Sloping Land: All	
				State Heritage Area: All	
				State Heritage Place: All	
				State Significant Native Vegetation: PO 1.1	
				Strategic Infrastructure Gas Pipelines: All	
				Traffic Generating Development:	
				Urban Transport Routes: All	
				Water Protection Area: All	
				Water Resources: All	
All other Code Assessed Development	All	AII	None	Any Relevant Overlay: All	

Table 4 – Restricted Development Classification

Class of Development  The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Industry	Special Industry
Shop	<ul> <li>Where:</li> <li>(a) the gross leasable floor area is no more than 1000m²: or</li> <li>(b) it is a bulky goods outlet; or</li> <li>(c) it is ancillary to an industry on the same allotment.</li> </ul>

## Assessment Provisions (AP)

## **Desired Outcomes (DO)**

#### DO 1

A comprehensive range of industrial, logistical, warehousing, storage, research and training land uses together with compatible business activities generating wealth and employment for the State.

#### DO 2

Employment generating uses are arranged to:

- (a) support the efficient movement of goods and materials on land in the vicinity of major transport infrastructure such as ports and intermodal freight facilities;
- (b) maintain access to waterfront areas for uses that benefit from direct water access including harbour facilities, port related industry and warehousing, ship building and related support industries;
- (c) create new and enhance existing business clusters;
- (d) support opportunities for the convenient co-location of rural related industries and allied businesses that may detract from scenic rural landscapes; and
- (e) be compatible with its location and setting to manage adverse impacts on the amenity of land in adjacent zones.

#### DO 3

Development achieves a pleasant visual amenity when viewed from adjacent arterial roads, adjoining zones and entrance ways to cities, towns and settlements.

# Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria Land Use and Intensity

#### PO 1.1

Development primarily for a range of higher impacting land uses including general industry, warehouse, transport distribution and the like supplemented by other compatible development so as not to unduly impede the use of land in other ownership in the zone for employment generating land uses, particularly those parts of the zone unaffected by an interface with another zone that would be sensitive impact generating uses.

#### DTS/DPF 1.1

Development comprises one or more of the following land uses:

- Automotive collision repair
- Electricity substation
- Fuel depot
- General industry
- Light Industry
- Motor repair station
- Public service depot
- Retail fuel outlet
- Service trade premises
- Shop
- Store
- Telecommunications facility
- Training facility
- Warehouse

#### PO 1.2

Development adjacent land in another zone used for or primarily accommodating residential development incorporates a range of low impact non-residential uses to mitigate adverse amenity and safety impacts on the adjoining zone.

#### DTS/DPF 1.2

Development involving any of the following uses on a site adjacent land in another zone used for or expected to be primarily used for residential purposes:

- Bulky goods outlet
- Consulting room
- · Indoor recreation facility
- Light industry
- Office
- Research facility
- Service trade premises
- Store
- Training facility.

#### PO 1.3

Shops, other than a bulky goods outlet and shops not ancillary to an industry, primarily cater to the surrounding workforce to enhance the amenity of the zone for those workers.

#### DTS/DPF 1.3

Shop:

- (a) with a gross leasable floor area up to 500m2;
- (b) in the form of a bulky goods outlet; or
- (c) ancillary to and located on the same allotment as an industry.

#### PO 1.4

Residential development is subordinate and necessary to support the efficient management, security and/or operational aspects of a non-residential land use.

## DTS/DPF 1.4

None are applicable.

## Site Dimensions and Land Division

#### P∩ 2 1

Land division creating allotments of a size and shape suitable for a range of industrial, transport, warehouse and other similar or complementary land uses that support employment generation.

#### DTS/DPF 2.1

Allotments have:

- (a) an area of 2500m2 or more; and
- (b) a frontage width of 30m or more.

## Built Form and Character

## PO 3.1

Development that achieves distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.

#### DTS/DPF 3.1

None are applicable.

#### PO 3.2

Building facades facing a boundary of a zone primarily intended to accommodate sensitive receivers, public road, or public open space incorporate design elements to add visual interest by considering the following:

- (a) a variety of building finishes and avoid elevations that consist solely of metal cladding;
- (b) using materials with a low reflectivity; and
- (c) techniques to add visual interest and reduce large expanses of blank walls including modulation and incorporation of offices and showrooms along elevations visible to a public road.

#### DTS/DPF 3.2

None are applicable.

## PO 3.3

Buildings set back from the primary street boundary to contribute to a consistent streetscape.

#### DTS/DPF 3.3

Buildings are no closer to the primary street frontage than:

- (a) the average of existing buildings on adjoining sites with the same primary street frontage and, if there is only one such building, the setback of that building; or
- (b) where no building exists on an adjoining site.
  - i. 8m or more for buildings up to 6m high;
  - ii. not less than 10m for buildings greater than 6m high.

#### PO 3.4

Buildings setback from secondary street boundaries to accommodate the provision of landscaping between buildings and the road to enhance the appearance of land and buildings when viewed from the street.

#### DTS/DPF 3.4

Buildings setback 4m or more from a secondary street boundary.

#### PO 3.5

Buildings are sited to accommodate vehicle access to the rear of a site for deliveries, maintenance and emergency purposes.

#### DTS/DPF 3.5

Buildings setback 3m or more from at least one side boundary, unless an alternative means for vehicular access to the rear of the site is available.

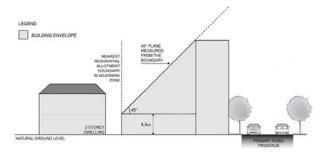
## Interface Height

#### PO 4.1

Buildings mitigate visual impacts of building massing on residential development within a neighbourhood zone.

## DTS/DPF 4.1

Buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3 metres above natural ground level at the allotment boundary of a residential allotment within a neighbourhood zone as shown in the following diagram (except where this boundary is a southern boundary in which case DTS/DPF 4.2 will apply, or where this boundary is the <u>primary street</u> boundary):

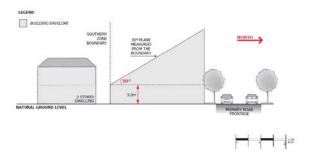


#### PO 4.2

Buildings mitigate overshadowing of residential development within a neighbourhood zone.

#### DTS/DPF 4.2

Buildings on sites with a southern boundary adjoining a residential allotment within a neighbourhood zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram:



## Landscaping

#### PO 5.1

Landscaping provided along public roads and thoroughfares and zone boundaries to enhance the visual appearance of development and soften the impact of larger buildings when viewed from public spaces and adjacent land outside the zone.

## DTS/DPF 5.1

Other than to accommodate a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land, a landscaped area is provided within the development site (excluding any land required for road widening purposes):

- (a) where a building is setback less than 3m from the street boundary within the area remaining between a relevant building and the street boundary; or
- (b) in accordance with the following:

Minimum- width¤	Description¤	
5m×	Along-any-boundary-with-a- Highway,-Freeway-or-Expressway.¤	
5m×	Along·any·boundary·on·the· perimeter·of·the·zone·not·fronting· a·public·road·or·thoroughfare,· except·where·the·adjacent·zone·is· one·of·the·following:·¶	
	(a)→Employment·(Bulk·Handling)· Zone;¶	
	(b)→Suburban·Employment·Zone;¶	
	(c)→Resource·Extraction·Zone.×	
3m×	Along·any·boundary·on·the· perimeter·of·the·zone·that·fronts·a· public·road·or·thoroughfare.×	
3m×	Along·an·arterial·or·main·road· frontage·within·the·zone·(and·not· on·the·perimeter·of·the·zone)×	

#### PO 5.2

Development incorporates areas for landscaping to enhance the overall amenity of the site and locality.

#### DTS/DPF 5.2

Landscape areas comprise:

- (a) not less than 10 percent of the site; and
- (b) a dimension of at least 1.5m.

## PO 5.3

Landscape areas incorporate a range of plant species of varying heights at maturity, including tree species with a canopy above clear stems, to complement the scale of relevant buildings.

## DTS/DPF 5.3

None are applicable.

## **Fencing**

## PO 6.1

Fencing exceeding 2.1m in height integrated and designed to complement the appearance of land and buildings and does not form a dominant visual feature from adjacent streets to enhance the character of employment areas.

## DTS/DPF /DPF 6.1

Fencing exceeding 2.1m in height:

- (a) located behind a façade of an associated building located on the same site; or
- (b) located behind a landscaped area along relevant street frontages; or
- (c) consists of visually permeable materials with landscaping behind.

## **Advertisements**

#### PO 7.1

Freestanding advertisements do not create a visually dominant element within the locality.

## DTS/DPF /DPF 7.1

Freestanding advertisements:

- (a) do not exceed 6m in height; and
- (b) do not have a sign face exceeding 8m2 per side.

## Procedural Matters (PM)

## **Notification**

All classes of performance assessed development are excluded from notification except where they involve any of the following:

- (a) the site of the development is adjacent land to land in a different zone
- (b) development identified as "all other code assessed development" in Employment Zone Table 3
- (c) dwelling
- (d) pre-school
- (e) bulky goods outlet
- (f) shop exceeding 500m² other than where associated with an industry on the same allotment
- (g) tourist accommodation.

# Placement of Notices – Exemptions for Performance Assessed Development

None specified.

Placement of Notices – Exemptions for Restricted Development

None specified.

## General Neighbourhood Zone

## Table 1 – Accepted Development Classification

Class	of	Deve	lopr	nent

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

## **Accepted Development Classification Criteria**

## Carport

Except where any of the following apply:

- Building Near Airfields Overlay
- Character Preservation District Overlay
- Coastal Areas Overlay
- Hazards (Acid Sulfate Soils)
   Overlay
- Hazards (Flooding) Overlay
- Character Area Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Future Road Widening Overlay where an existing access is altered or a new access is created
- Key Railway Crossings Overlay where an existing access is altered or a new access is created

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 It is ancillary to a dwelling erected on the site
- 3 Primary street setback at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary
- 4 Secondary street setback at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)
- 5 Total floor area does not exceed 40m<sup>2</sup>
- 6 Post height does not exceed 3m measured from natural ground level (and not including a gable end)
- 7 Building height does not exceed 5m
- 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) a length not exceeding 10m unless:
  - (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
  - (b) 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
- 9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
  - (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and

- Key Outback and Rural Routes
   Overlay where an existing access
   is altered or a new access is
   created
- Major Urban Transport Routes
   Overlay where an existing access
   is altered or a new access is
   created
- Non-stop Corridor Overlay where an existing access is altered or a new access is created
- Urban Transport Routes Overlay where an existing access is altered or a new access is created
- Water Resources Overlay

- (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure
- 10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment
- 11 Door opening for vehicle access does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
- 12 The carport:
  - (a) is located so that vehicle access:
    - i. is 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
    - ii. will use a driveway that:
      - A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and
      - B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or
    - iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and
  - (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and
  - (c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access

#### Demolition

Except where any of the following apply:

- Historic Area Overlay
- A Local Heritage Place identified in the Local Heritage Place Overlay
- State Heritage Area Overlay
   A State Heritage Place identified in the State Heritage Place Overlay

None.

## Internal building work

Except where any of the following apply:

- A Local Heritage Place identified in the Local Heritage Place Overlay
- State Heritage Area Overlay
- A State Heritage Place identified in the State Heritage Place Overlay
- 1 There will be no increase in the total floor area of the building
- 2 There will be no alteration to the external appearance of the building.

# Outbuilding (in the form of a garage)

Except where any of the following apply:

- Character Preservation District Overlay
- Coastal Areas Overlay
- Hazards (Acid Sulfate Soils)
   Overlay
- Hazards (Flooding) Overlay
- Character Area Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Future Road Widening Overlay where an existing access is altered or a new access is created
- Key Railway Crossings Overlay where an existing access is altered or a new access is created
- Key Outback and Rural Routes
   Overlay where an existing access

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 It is detached from and ancillary to a dwelling erected on the site.
- 3 Primary street setback at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary
- 4 Secondary street setback at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)
- 5 Total floor area does not exceed 40m<sup>2</sup>
- 6 Wall height does not exceed 3m measured from natural ground level (and not including a gable end)
- 7 Building height does not exceed 5m
- 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) a length not exceeding 10m unless:
  - (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
  - (b) 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
- 9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
  - (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
  - (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure

- is altered or a new access is created
- Major Urban Transport Routes
   Overlay where an existing access is altered or a new access is created
- Non-stop Corridor Overlay where an existing access is altered or a new access is created
- Urban Transport Routes Overlay where an existing access is altered or a new access is created
- Water Resources Overlay

- 10 Total roofed area of all existing and proposed buildings on the allotment does not exceed 60%
- 11 Door opening for vehicle access does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
- 12 The garage:
  - (a) is located so that vehicle access:
    - i. is 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
    - ii. will use a driveway that:
      - A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and
      - B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or
    - iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and
  - (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and
  - (c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access
- 13 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.

# Outbuilding (not being a garage) Except where any of the following apply:

- Character Preservation District Overlay
- Coastal Areas Overlay
- Hazards (Acid Sulfate Soils)
   Overlay
- Hazards (Flooding) Overlay
- Character Area Overlay
- Historic Area Overlay

- 13 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 14 It is detached from and ancillary to a dwelling erected on the site
- 15 Primary street setback at least as far back as the building line of the building to which it is ancillary
- 16 Secondary street setback at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)
- 17 Side boundary setbacks at least 900mm from the boundary of the allotment

- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Water Resources Overlay

- 18 Total floor area does not exceed 40m<sup>2</sup>
- 19 Wall height does not exceed 3m measured from natural ground level (and not including a gable end)
- 20 Building height does not exceed 5m
- 21 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) a length not exceeding 10m unless:
  - (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
  - (b) 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
- 22 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
  - (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
  - (b) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure
- 23 Total roofed area of all existing and proposed buildings on the allotment does not exceed 60%
- 24 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.

### Private bushfire shelters

Except where any of the following apply:

- Character Preservation District Overlay
- Coastal Areas Overlay
- Hazards (Acid Sulfate Soils)
   Overlay
- · Hazards (Flooding) Overlay
- Character Area Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

- 5 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 6 Primary street setback at least as far back as the building to which it is ancillary
- 7 Secondary street setback at least 900mm from the boundary of the allotment
- At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).

Native Vegetation Overlay State Significant Native Vegetation Overlay Ramsar Wetlands Overlay River Murray Flood Plain Overlay Sloping Land Overlay Water Resources Overlay Shade sail 9 The development will not be built, or encroach, on an area that is, or will be, required for a Except where any of the following sewerage system or waste control system apply: 10 Shade sail consists of permeable material Character Preservation District Overlay 11 The total area of the sail - does not exceed 40m<sup>2</sup> Coastal Areas Overlay 12 No part of the shade sail will be: Hazards (Acid Sulfate Soils) (a) 3m above ground or floor level (depending on where it is situated) at any place within Overlay 900mm of a boundary of the allotment Character Area Overlay Historic Area Overlay (b) 5m above ground or floor level (depending on where it is situated) within any other part Local Heritage Place Overlay of the allotment State Heritage Area Overlay 13 Primary street setback – at least as far back as the building line of the building to which it State Heritage Place Overlay is ancillary State Significant Native Vegetation Overlay 14 If any part of the sail will be situated on a boundary of the allotment, the length of sail Ramsar Wetlands Overlay along a boundary does not exceed 8m River Murray Flood Plain Overlay 15 In a case where any part of the sail or a supporting structure will be situated on a side Sloping Land Overlay boundary of the allotment — the length of the sail and any such supporting structure Water Resources Overlay together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary. Solar photovoltaic panels (roof 7 Panels are installed parallel to the roof of a building and with the underside surface of the mounted) panel not being more than 100mm above the surface of the roof Except where any of the following 8 Panels and associated components do not overhang any part of the roof apply: Historic Area Overlay Does not apply to system with a generating capacity of more than 5MW that is to be A Local Heritage Place identified in connected to the State's power system. the Local Heritage Place Overlay State Heritage Area Overlay

<ul> <li>A State Heritage Place identified in the State Heritage Place Overlay</li> </ul>	
<ul> <li>Spa pool</li> <li>Swimming pool</li> <li>Except where any of the following apply:</li> <li>Character Preservation District Overlay</li> <li>Coastal Areas Overlay</li> <li>Hazards (Acid Sulfate Soils) Overlay</li> <li>Hazards (Flooding) Overlay</li> <li>Character Area Overlay</li> <li>Historic Area Overlay</li> <li>Local Heritage Place Overlay</li> <li>State Heritage Area Overlay</li> <li>State Heritage Place Overlay</li> <li>State Significant Native Vegetation Overlay</li> <li>Ramsar Wetlands Overlay</li> <li>River Murray Flood Plain Overlay</li> <li>Sloping Land Overlay</li> <li>Water Resources Overlay.</li> </ul>	<ul> <li>The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>It is ancillary to a dwelling erected on the site</li> <li>Allotment boundary setback – not less than 1m</li> <li>Primary street setback – at least as far back as the building line of the building to which it is ancillary</li> <li>Location of filtration system from a dwelling on an adjoining allotment: <ul> <li>(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise</li> <li>(b) not less than 12m in any other case.</li> </ul> </li> </ul>
<ul> <li>Verandah</li> <li>Except where any of the following apply:</li> <li>Character Preservation District Overlay</li> <li>Coastal Areas Overlay</li> <li>Hazards (Acid Sulfate Soils) Overlay</li> <li>Hazards (Flooding) Overlay</li> <li>Character Area Overlay</li> <li>Historic Area Overlay</li> <li>Local Heritage Place Overlay</li> <li>State Heritage Place Overlay</li> <li>State Heritage Place Overlay</li> </ul>	<ul> <li>The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>It is ancillary to a dwelling erected on the site</li> <li>Primary street setback – as far back as the building line of the building to which it is ancillary</li> <li>Total floor area - does not exceed 40m²</li> <li>Post height - does not exceed 3m measured from natural ground level</li> <li>Building height - does not exceed 5m</li> <li>Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment</li> </ul>

<ul> <li>Native Vegetation Overlay</li> <li>State Significant Native Vegetation Overlay</li> <li>Ramsar Wetlands Overlay</li> <li>River Murray Flood Plain Overlay</li> <li>Water Resources Overlay</li> </ul>	16 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.
<ul> <li>Water tank (above ground)</li> <li>Except where any of the following apply:</li> <li>Character Preservation District Overlay</li> <li>Coastal Areas Overlay</li> <li>Hazards (Flooding) Overlay</li> <li>Character Area Overlay</li> <li>Historic Area Overlay</li> <li>Local Heritage Place Overlay</li> <li>State Heritage Area Overlay</li> <li>State Heritage Place Overlay</li> <li>Native Vegetation Overlay</li> <li>State Significant Native Vegetation Overlay</li> <li>Ramsar Wetlands Overlay</li> <li>River Murray Flood Plain Overlay</li> <li>Sloping Land Overlay</li> <li>Water Resources Overlay</li> </ul>	<ul> <li>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>2 The tank is part of a roof drainage system</li> <li>3 Total floor area - not exceeding 15m²</li> <li>4 The tank is located wholly above ground</li> <li>5 Tank height - does not exceed 4m above natural ground level</li> <li>6 Primary street setback - at least as far back as the building line of the building to which it is ancillary</li> <li>7 In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour.</li> </ul>
<ul> <li>Water tank (underground)</li> <li>Except where any of the following apply:</li> <li>Character Preservation District Overlay</li> <li>Coastal Areas Overlay</li> <li>Hazards (Acid Sulfate Soils) Overlay</li> <li>Native Vegetation Overlay</li> <li>State Significant Native Vegetation Overlay</li> <li>Ramsar Wetlands Overlay</li> <li>Sloping Land Overlay</li> </ul>	<ul> <li>The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>The tank (including any associated pump) is located wholly below the level of the ground.</li> </ul>

Water Resources Overlay

### Table 2 – Deemed-to-Satisfy Development Classification **Deemed-to-Satisfy Development Classification Criteria Class of Development** The following Classes of Development are Provisions referred to are Deemed-to-Satisfy Criteria classified as Deemed-to-Satisfy Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development. Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria **General Development Policies** Zone Subzone Overlay (applies only in the (applies only in the area affected by the Overlay) area affected by the Subzone) **Ancillary Accommodation** Design in Urban Areas [All Residential Development – Airport Building Heights (Aircraft Landing Area) Overlay: All Ancillary Development]: DTS 17.1, 17.2 Aircraft Noise Exposure Overlay Airport Building Heights (Regulated) Overlay: All **Building Near Airfields Overlay** Future Road Widening Overlay: All Character Area Overlay Hazards (Acid Sulfate Soils) Overlay: All Character Preservation District Overlay Major Urban Transport Routes Overlay [Corner Coastal Areas Overlay Cut-Offs]: All Hazards (Bushfire-High Risk) Overlay Native Vegetation Overlay [Environmental Protection]: DTS 1.1 Hazards (Bushfire – Medium Risk) Overlay State Significant Native Vegetation Areas Overlay Hazards (Bushfire- General Risk) Overlay [Environmental Protection]: All Hazards (Bushfire -Urban Interface) Urban Transport Routes Overlay [Corner Cut-Overlay Offs]: All Hazards (Flooding) Overlay Historic Areas Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay Noise and Air Emission Overlay Ramsar Wetlands Overlay River Murray Tributaries Overlay River Murray Flood Plain Overlay State Heritage Area Overlay State Heritage Place Overlay Sloping Land Overlay Outbuilding (not being a garage) Design in Urban Areas [All Residential Development – Airport Building Heights (Aircraft Landing Area) Ancillary Development]: DTS 17.1, 17.2 Overlay: All

Airport Building Heights (Regulated) Overlay: All Major Urban Transport Routes Overlay [Corner

Cut-Offs]: All

Verandah

Except where the following apply:

**Building Near Airfields Overlay** 

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

## Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

'Deemed-to-Satisfy Development	where a development comprises more than one class of bevelopment the relevant cirteria will be taken to be the same of the cirteria for each class of bevelopment.				
Classification Critoria	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
Character Area Overlay  Character Preservation District Overlay  Coastal Areas Overlay				Native Vegetation Overlay [Environmental Protection]: DTS 1.1  State Significant Native Vegetation Areas Overlay [Environmental Protection]: All	
Hazards (Bushfire-High Risk) Overlay Hazards (Bushfire – Medium Risk) Overlay Hazards (Bushfire- General Risk) Overlay Hazards (Bushfire -Urban Interface) Overlay Hazards (Flooding) Overlay Historic Areas Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay River Murray Tributaries Overlay River Murray Flood Plain Overlay State Heritage Area Overlay State Heritage Place Overlay Sloping Land Overlay				Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Urban Transport Routes Overlay [Corner Cut-Offs]: All	
Carport  Outbuilding (in the form of a garage)  Except where the following apply: Character Area Overlay Character Preservation District Overlay Coastal Areas Overlay Historic Areas Overlay Hazards (Bushfire-High Risk) Overlay		Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2  Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1  Design in Urban Areas [Residential Development – 3 Building Levels or Less –  Car parking, Access and Manoeuvrability]: All  Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.4, 3.5		Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Key Outback and Rural Route Overlay: All Key Railway Crossings Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay [Environmental Protection]: DTS 1.1	

The following Classes of Development are classified as Deemed-to-Satisfy

# Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Development subject to meeting the 'Deemed-to-Satisfy Development	Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.				
Classification Criteria	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
Hazards (Bushfire – Medium Risk) Overlay				State Significant Native Vegetation Areas Overlay [Environmental Protection]: All	
Hazards (Bushfire- General Risk) Overlay				Urban Transport Routes Overlay: All	
Hazards (Bushfire -Urban Interface) Overlay				orban transport Routes Overlay. All	
Hazards (Flooding) Overlay					
Local Heritage Place Overlay					
Marine Parks (Managed Use) Overlay Non-Stop Corridors Overlay					
River Murray Tributaries Overlay					
River Murray Flood Plain Overlay					
State Heritage Area Overlay					
State Heritage Place Overlay					
Sloping Land Overlay					
Detached Dwelling (not being in a Battle-axe arrangement)	Site Dimensions and Land Division: DTS 2.1	Clearance from Overhead Powerlines: DTS 1.1  Infrastructure and Renewable Energy Facilities [Water		Affordable Housing Overlay: All Airport Building Heights (Aircraft Landing Areas)	
Semi-Detached Dwelling	Site Coverage: DTS 3.1 Building Height: 4.1	Supply]: DTS 11.2		Overlay: All	
Row Dwelling	Primary Street Setback: DTS 5.1, 5.2	Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2		Airport Building Heights (Regulated) Overlay: All	
Except where	Secondary Street Setback: 6.1 Boundary Walls: DTS 7.1, 7.2	Transport, Access and Parking [Vehicle Access]: DTS 3.1,		Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All	
Aircraft Noise Exposure Overlay		3.5, 3.6		Key Outback and Rural Route Overlay: All	
Building Near Airfields Overlay Character Area Overlay		Transport, Access and Parking [Vehicle Parking Rates]: DTS		Key Railway Crossings Overlay: All	
Character Preservation District Overlay		5.1		Major Urban Transport Routes Overlay: All	
Coastal Areas Overlay		Design in Urban Areas [All Development – Car Parking Appearance]: DTS 6.1		Native Vegetation Overlay [Environmental Protection]: DTS 1.1	
Hazards (Bushfire-High Risk) Overlay Hazards (Medium-Risk) Overlay		Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1, 14.2		State Significant Native Vegetation Areas Overlay [Environmental Protection]: DTS 1.1	
-				Urban Transport Routes Overlay: All	

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

# Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Development subject to meeting the 'Deemed-to-Satisfy Development	Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.				
Classification Criteria	Zone	General Development Policies	Subzone	Overlay	
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)	
Hazards (General-Risk) Overlay		Design in Urban Areas [All Residential Development –			
Hazards (Urban Interface) Overlay		Outlook and Amenity]: DTS 15.1			
Hazards (Flooding) Overlay		Design in Urban Areas [All Residential Development – Access and Servicing]: DTS 16.1			
Historic Areas Overlay		Design in Urban Areas [All Residential Development –			
Local Heritage Place Overlay		Flooding]: DTS 18.1			
Marine Parks (Managed Use) Overlay Non-Stop Corridors Overlay		Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1, 19.2, 19.3			
Noise and Air Emission Overlay		Design in Urban Areas [All Residential Development – 3			
Ramsar Wetlands Overlay		Building Levels or Less –Overlooking / Visual Privacy]: DTS			
River Murray Tributaries Overlay		20.1			
River Murray Flood Plain Overlay		Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: DTS 21.1,			
State Heritage Area Overlay		21.2			
State Heritage Place Overlay		Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: DTS 22.1, 22.2			
Sloping Land Overlay		Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: DTS 23.1, 23.2, 23.3			
		Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: DTS 24.1, 24.2, 24.3, 24.4, 24.5, 24.6			
		Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1			
		Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2			
		Interface Between Land Uses [Interface Between Rural Activities]: DTS 9.3, 9.4, 9.5			
		Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas]: DTS 10.1			
		Site Contamination: DTS 1.1			
Dwelling addition	Site Dimensions and Land Division: DTS 2.1	Clearance from Overhead Powerlines: DTS 1.1		Airport Building Heights (Aircraft Landing Areas) Overlay: All	

The following Classes of Development are classified as Deemed-to-Satisfy

# Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Development subject to meeting the 'Deemed-to-Satisfy Development	Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development			
Classification Criteria	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Except where Aircraft Noise Exposure Overlay Building Near Airfields Overlay Character Area Overlay Character Preservation District Overlay Coastal Areas Overlay Hazards (Bushfire-High Risk) Overlay Hazards (Medium-Risk) Overlay Hazards (General-Risk) Overlay Hazards (Urban Interface) Overlay Hazards (Flooding) Overlay Historic Areas Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay Non-Stop Corridors Overlay Ramsar Wetlands Overlay River Murray Tributaries Overlay River Murray Flood Plain Overlay State Heritage Place Overlay State Heritage Place Overlay	Site Coverage: DTS 3.1 Building Height: 4.1 Primary Street Setback: DTS 5.1, 5.2 Secondary Street Setback: 6.1 Boundary Walls: DTS 7.1, 7.2	Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2  Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2  Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1  Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1  Design in Urban Areas [All Residential Development – 3  Building Levels or Less – External Appearance]: DTS 19.1, 19.2, 19.3  Design in Urban Areas [All Residential Development – 3  Building Levels or Less –Overlooking / Visual Privacy]: DTS 20.1  Design in Urban Areas [All Residential Development – 3  Building Levels or Less –Private Open Space]: DTS 21.1, 21.2  Design in Urban Areas [All Residential Development – 3  Building Levels or Less –Landscaping]: DTS 22.1, 22.2  Design in Urban Areas [All Residential Development – 3  Building Levels or Less – Waste Storage]: DTS 25.1  Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2  Interface Between Land Uses [Activities Generating Noise or Vibration]: DTS 4.4  Site Contamination: DTS 1.1		Airport Building Heights (Regulated) Overlay: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Key Outback and Rural Route Overlay: All Key Railway Crossings Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay [Environmental Protection]: DTS 1.1 State Significant Native Vegetation Areas Overlay [Environmental Protection]: DTS 1.1 Urban Transport Routes Overlay: All
Dwelling, dwellings or residential flat building undertaken by:  a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or  b) registered Community Housing providers participating in housing		Housing Renewal: All DTS		Affordable Housing Overlay [Land Division]: All Airport Building Heights (Aircraft Landing Areas) Overlay: All Airport Building Heights (Regulated) Overlay: All Future Road Widening Overlay: All

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

## Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Development subject to meeting the 'Deemed-to-Satisfy Development	Where a development cor	sum of the criteria for each Class of Development.		
Classification Criteria'	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
renewal programs endorsed by the				Hazards (Acid Sulfate Soils) Overlay: All
South Australian Housing Authority				Key Outback and Rural Route: All
Except where				Key Railway Crossings Overlay: All
Aircraft Noise Exposure Overlay				Major Urban Transport Routes Overlay: All
Building Near Airfields Overlay Coastal Areas Overlay				Native Vegetation Overlay [Environmental Protection]: DTS 1.1
Character Area Overlay				State Significant Native Vegetation Areas Overlay [Environmental Protection]: DTS 1.1
Character Preservation District Overlay				Urban Transport Routes Overlay: All
Hazards (Bushfire-High Risk) Overlay				
Hazards (Medium-Risk) Overlay				
Hazards (General-Risk) Overlay				
Hazards (Urban Interface) Overlay				
Hazards (Flooding) Overlay				
Historic Areas Overlay				
Local Heritage Place Overlay				
Non-Stop Corridors Overlay				
Noise and Air Emission Overlay				
Ramsar Wetlands Overlay				
River Murray Tributaries Overlay				
River Murray Flood Plain Overlay				
State Heritage Area Overlay				
State Heritage Place Overlay				
Sloping Land Overlay				
Excavation and filling		Design in Urban Areas [ All Development – Fences and		Native Vegetation Overlay [Environmental
Except where		Walls]: DTS 7.1		Protection]: DTS 1.1
Character Area Overlay				State Significant Native Vegetation Areas Overlay [Environmental Protection]: DTS 1.1
Character Preservation District Overlay				

Class of Development	Deemed-to-Satisfy Development Classification Criteria					
The following Classes of Development are	Provisions referred to are Deemed-to-Satisfy Criteria					
classified as Deemed-to-Satisfy Development subject to meeting the	Where a developm	ent comprises more than one Class of Development the relev	vant criteria will be taken to be the s	sum of the criteria for each Class of Development.		
'Deemed-to-Satisfy Development Classification Criteria'	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)		
Coastal Areas Overlay						
Hazards (Flooding) Overlay						
Historic Areas Overlay						
Local Heritage Place Overlay						
Marine Parks (Managed Use) Overlay Ramsar Wetlands Overlay						
River Murray Tributaries Overlay						
River Murray Flood Plain Overlay						
State Heritage Area Overlay						
State Heritage Place Overlay						
Sloping Land Overlay						

Table 3 - Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies  The following policies are applicable to the assessment of the identified Class of Development.					
	Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.					
	, ,	ment comprises more than one Class of Development the relevan	nt policies will be taken to	be the sum of the applicable policies for each Class		
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)		
Ancillary accommodation		Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2		Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Hazards (Flooding) Overlay: All Key Outback and Rural Routes Overlay: All Key Railway Crossings Overlay: All Major Urban Transport Routes Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Murray Darling Basin Overlay: All Non-stop Corridor Overlay: All Non-stop Corridor Overlay: All Prescribed Water Resources Area Overlay: All River Murray Flood Plain Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Heritage Place Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All		

Class of Development	Applicable Policies  The following policies are applicable to the assessment of the identified Class of Development.						
		Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.					
	Where a develop Development.	ment comprises more than one Class of Development the relevant	policies will be taken to	be the sum of the applicable policies for each Class of			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)			
arport putbuilding (in the form of a garage)		Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2  Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1  Design in Urban Areas [Residential Development – 3 Building Levels or Less –  Car parking, Access and Manoeuvrability]: All  Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.4, 3.5		Airport Building Heights (Regulated): All Building Near Airfields: All Coastal Areas: All Future Road Widening: All Hazards (Flooding): All Historic Area: All Local Heritage Place: All Major Urban Transport Routes: All Noise and Air Emissions: All Regulated Trees: All Sloping Land: All State Heritage Area: All State Heritage Place: All Local Heritage Place Overlay: All Character Area Overlay: All Historic Areas Overlay: All Urban Transport Routes: All Key Outback and Rural Route Overlay All Key Railway Crossings Overlay: All Native Vegetation Overlay [Environmental Protection]: All State Significant Native Vegetation Areas Overlay: Future Road Widening Overlay: All			

Class of Development		Applicable Policies The following policies are applicable to the assessment of the identified Class of Development.					
	Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.						
	Where a development of Development.	comprises more than one Class of Development the relevant	policies will be taken to	be the sum of the applicable policies for each Class o			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)			
				Hazards (Acid Sulfate Soils) Overlay: All Non-Stop Corridors Overlay: All Character Preservation District Overlay: All Hazards (Flooding) Overlay: All Coastal Areas Overlay: All River Murray Tributaries Overlay: All River Murray Flood Plain Overlay: All			
onsulting room  ffice reschool	[Land Use and Intensity] PO 1.3, 1.4, 1.5, 1.6. [Site Coverage]: DTS 3.1 [Building Height]: 4.1 [Primary Street Setback]: DTS 5.1, 5.2 [Secondary Street Setback]: 6.1 [Boundary Walls]: DTS 7.1, 7.2	Clearance from Overhead Powerlines: PO 1.1  Design in Urban Areas [External Appearance]: PO 1.4  Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5  Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3  Interface Between Land Uses [Hours of Operation]: PO 2.1  Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2  Transport, Access and Parking [Movement Systems]: PO 1.4  Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2  Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6		Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Building Near Airfields: All Character Area Overlay: All Character Preservation District: All Coastal Areas: All Future Road Widening: All Hazards (Acid Sulfate Soils): All Hazards (Bushfire – High Risk): All Hazards (Bushfire – General Risk): All Hazards (Bushfire – Urban Interface): All Hazards (Bushfire – Regional): All Hazards (Flooding): All Historic Area: All  Key Outback and Rural Routes Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All			

Class of Development	Applicable Policie					
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.					
	Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.					
	Zone	General Development Policies	Subzone	Overlay		
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)		
		Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1  Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6  Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1		Marine Parks (Managed Use): All Murray Darling Basin: All Native Vegetation: All Noise and Air Emissions: All Non-stop Corridor Overlay: All Ramsar Wetlands Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All		
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place: All State Heritage Place: All		
Demolition within an Historic Areas Overlay area or State Heritage Area	None	None	None	Local Heritage Place: All State Heritage Place: All		
Dwelling addition	[Site Dimensions and Land Division]: DTS 2.1 [Site Coverage]: DTS 3.1 [Building Height]: 4.1 [Primary Street Setback]: DTS 5.1, 5.2 [Secondary Street Setback]: 6.1 [Boundary Walls]: DTS 7.1, 7.2	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1 Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1		Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Building Near Airfields: All Character Area Overlay: All Character Preservation District: All Coastal Areas: All  Defence Aviation Area Overlay: All Future Road Widening: All Hazards (Acid Sulfate Soils): All Hazards (Bushfire – High Risk): All Hazards (Bushfire – Medium Risk): All		

Class of Development	Applicable Policie The following policies a	<b>s</b> re applicable to the assessment of the identified Class of Dev	elopment.			
	Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.					
	Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.					
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)		
		Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3  Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 20.1  Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 21.1, 21.2  Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 22.1, 22.2  Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1  Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2  Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4  Site Contamination: PO 1.1		Hazards (Bushfire – General Risk): All Hazards (Bushfire – Urban Interface): All Hazards (Bushfire – Regional): All Hazards (Flooding): All Historic Area: All  Key Outback and Rural Routes Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes: All Marine Parks (Managed Use): All Murray Darling Basin: All Noise and Air Emissions: All Non-stop Corridor Overlay: All Ramsar Wetlands Overlay: All Regulated Trees Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All		
Detached Dwelling Semi-Detached Dwelling Row Dwelling	[Site Dimensions and Land Division]: DTS 2.1 [Site Coverage]: DTS 3.1 [Building Height]: 4.1 [Primary Street Setback]: DTS 5.1, 5.2 [Secondary Street Setback]: 6.1	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6		Affordable Housing Overlay: All Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All		

Class of Development	Applicable Policing The following policies	ies are applicable to the assessment of the identified Class of Dev	elopment.			
	Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.					
	Where a development Development.	t comprises more than one Class of Development the relevant	policies will be taken to	be the sum of the applicable policies for each Class of		
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)		
	[Boundary Walls]: DTS 7.1, 7.2	Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1  Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1  Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2  Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1  Design in Urban Areas [All Residential Development – Access and Servicing]: PO 16.1  Design in Urban Areas [All Residential Development – Flooding]: PO 18.1  Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3  Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 20.1  Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 21.1, 21.2  Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 22.1, 22.2  Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 23.1, 23.2, 23.3  Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 23.1, 23.2, 23.3  Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 24.1, 24.2, 24.3, 24.4, 24.5, 24.6		Hazards (Acid Sulfate Soils) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Outback and Rural Routes Overlay: All Key Railway Crossings Overlay: All Major Urban Transport Routes Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Murray Darling Basin Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Prescribed Water Resources Area Overlay: All Ramsar Wetlands Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All Water Resources Overlay: All		

Class of Development	Applicable Policies  The following policies are applicable to the assessment of the identified Class of Development.					
	Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.					
	Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.					
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)		
		Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1  Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2  Interface Between Land Uses [Interface Between Rural Activities]: PO 9.3, 9.4, 9.5  Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas]: PO 10.1				
Detached dwelling (in a Battle-axe arrangement)  Group Dwelling  Residential Flat Building	[Site Dimensions and Land Division]: PO 2.1 [Site Coverage]: PO 3.1 [Building Height]: PO 4.1 [Primary Street Setback]: PO 5.1, 5.2 [Secondary Street Setback]: PO 6.1 [Boundary Walls]: PO 7.1, 7.2	Clearance from Overhead Powerlines: PO 1.1  Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2  Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2  Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6  Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1  Design in Urban Areas [All Development]: All  Design in Urban Areas [Residential Development]: All  Design in Urban Areas [Residential Development]: All  Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All  Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2  Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4		Affordable Housing Overlay: All Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area): Al Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Outback and Rural Routes Overlay: All Key Railway Crossings Overlay: All Major Urban Transport Routes Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All		

Class of Development	Applicable P The following po	olicies licies are applicable to the assessment of the identified Cla	ss of Development.				
		Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.					
	Where a develop Development.	Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.					
	Zone	General Development Policies	Subzone (applies only in the	Overlay (applies only in the area affected by the Overlay)			
			area affected by the Subzone)	(applies only in the area affected by the Overlay)			
		Site Contamination: PO 1.1		Prescribed Watercourses Overlay: All Ramsar Wetlands Overlay: All Regulated Trees Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All			
Dwelling, dwellings or residential flouilding undertaken by:  a) the South Australian Housing Frust either individually or jointly vother persons or bodies; or  b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority	y vith	Housing Renewal: All POs		Affordable Housing Overlay: All Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area): A Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Hazards (Flooding) Overlay: All Key Outback and Rural Routes Overlay: All Key Railway Crossings Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All			

Class of Development		Applicable Policies  The following policies are applicable to the assessment of the identified Class of Development.					
	Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.						
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)			
				Prescribed Watercourses Overlay: All Ramsar Wetlands Overlay: All Regulated Trees Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All			
Excavation and filling		Design in Urban Areas [ All Development – Fences Walls]: PO 8.2	and	Coastal Areas: All Future Road Widening: All Hazards (Flooding): All Historic Area: All Local Heritage Place: All Major Urban Transport Routes: All Noise and Air Emissions: All Regulated Trees: All Sloping Land: All State Heritage Area: All State Heritage Place: All Local Heritage Place Overlay: All Character Area Overlay: All Historic Areas Overlay: All Urban Transport Routes: All			

Class of Development	Applicable Po	olicies cies are applicable to the assessment of the identified Class of De	evelopment.				
		Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.					
	Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.						
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)			
				Key Railway Crossings Overlay: All Major Urban Transport Routes: All Native Vegetation Overlay [Environmental Protection]: All State Significant Native Vegetation Areas Overlay: A Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Non-Stop Corridors Overlay: All Character Preservation District Overlay: All Hazards (Flooding) Overlay: All Coastal Areas Overlay: All River Murray Tributaries Overlay: All River Murray Flood Plain Overlay: All			
ence		Design in Urban Areas [ All Development – Fences and Walls]: PO 8.1		Coastal Areas: All Future Road Widening: All Hazards (Flooding): All Historic Area: All Local Heritage Place: All Major Urban Transport Routes: All Noise and Air Emissions: All Regulated Trees: All Sloping Land: All			
				State Heritage Area: All			

Class of Development	Applicable Policie The following policies a	<b>s</b> re applicable to the assessment of the identified Cl	ass of Development.				
		Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.					
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)			
				State Heritage Place: All			
				Local Heritage Place Overlay: All			
				Character Area Overlay: All			
				Historic Areas Overlay: All			
				Urban Transport Routes: All			
				Key Outback and Rural Route Overlay All			
				Key Railway Crossings Overlay: All			
				Major Urban Transport Routes: All			
				Native Vegetation Overlay [Environmental Protection]: All			
				State Significant Native Vegetation Areas Overlay: All			
				Future Road Widening Overlay: All			
				Hazards (Acid Sulfate Soils) Overlay: All			
				Non-Stop Corridors Overlay: All			
				Character Preservation District Overlay: All			
				Hazards (Flooding) Overlay: All			
				Coastal Areas Overlay : All			
				River Murray Tributaries Overlay: All			
				River Murray Flood Plain Overlay: All			
Land division	[Site Dimensions and Land Division]: PO 2.1 [Concept Plans]: PO 9.1	Land Division in Urban Areas: All		Affordable Housing Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All			

Class of Development	Applicable Policie The following policies a	es re applicable to the assessment of the identified Class of De	evelopment.			
	Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.					
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)		
				Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Outback and Rural Routes Overlay: All Key Railway Crossings Overlay: All Major Urban Transport Routes Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Murray Darling Basin Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Regulated Trees Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Heritage Place Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All		
Retirement facility Supported Accommodation	[Land Use and Intensity]: PO 1.3 [Site Dimensions and Land Division]: PO 2.1 [Site Coverage]: PO 3.1 [Building Height]: PO 4.1	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, 3.9		Affordable Housing Overlay: All Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area): All Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All		

Class of Development	Applicable Policie The following policies a	<b>s</b> re applicable to the assessment of the identified Class of Dev	elopment.			
	Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.					
	Where a development of Development.	comprises more than one Class of Development the relevant	policies will be taken to	be the sum of the applicable policies for each Class of		
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)		
	[Primary Street Setback]: PO 5.1, 5.2 [Secondary Street Setback]: PO 6.1 [Boundary Walls]: PO 7.1, 7.2	Transport, Access and Parking [ Access for People with Disabilities]: All  Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1  Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All  Design in Urban Areas [All Development]: All  Design in Urban Areas [All Residential Development]: All  Design in Urban Areas [Residential Development]: All  Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All  Design in Urban Areas [Supported Accommodation, Housing for Aged Persons, and People with Disabilities]: All Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2  Interface Between Land Uses [ Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4  Interface Between Land Uses [ Air Quality]: PO 5.2  Interface Between Land Uses [ Light Spill]: All  Site Contamination: PO 1.1		Hazards (Acid Sulfate Soils) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Outback and Rural Routes Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Murray Darling Basin Overlay: All Noise and Air Emissions Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Prescribed Watercourses Overlay: All Regulated Trees Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All State Significant Native Vegetation Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All		
Shop	[Land Use and Intensity] PO 1.3, 1.4, 1.5, 1.6. [Site Coverage]: DTS 3.1 [Building Height]: 4.1	Clearance from Overhead Powerlines: PO 1.1  Design in Urban Areas [External Appearance]: PO 1.4  Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5		Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Building Near Airfields: All		

Class of Development	Applicable Polici The following policies	<b>es</b> are applicable to the assessment of the identified Class of Dev	velopment.			
	Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.					
	Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.					
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)		
	[Primary Street Setback]: DTS 5.1, 5.2 [Secondary Street Setback]: 6.1 [Boundary Walls]: DTS 7.1, 7.2	Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3  Interface Between Land Uses [Hours of Operation]: PO 2.1  Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2  Transport, Access and Parking [Movement Systems]: PO 1.4  Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2  Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6  Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1  Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6  Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1  Interface Between Lands Uses [Air Quality]: PO 5.2		Character Area Overlay: All Character Preservation District: All Coastal Areas: All  Future Road Widening: All  Hazards (Acid Sulfate Soils): All Hazards (Bushfire – High Risk): All Hazards (Bushfire – Medium Risk): All Hazards (Bushfire – General Risk): All Hazards (Bushfire – Urban Interface): All Hazards (Bushfire – Regional): All Hazards (Flooding): All Historic Area: All  Key Outback and Rural Routes Overlay: All Key Railway Crossings Overlay: All Major Urban Transport Routes: All Marine Parks (Managed Use): All Murray Darling Basin: All Native Vegetation: All Non-stop Corridor Overlay: All Ramsar Wetlands Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All		
Student accommodation	[Land Use and Intensity]: PO 1.3	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2		Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area): All Overlay: All Airport Building Heights (Regulated) Overlay: All		

Class of Development	Applicable Policie The following policies a	<b>s</b> re applicable to the assessment of the identified Class of Dev	elopment.			
	Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.					
	Where a development of Development.	comprises more than one Class of Development the relevant p	policies will be taken to	be the sum of the applicable policies for each Class of		
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)		
	[Site Dimensions and Land Division]: PO 2.1 [Site Coverage]: PO 3.1 [Building Height]: PO 4.1 [Primary Street Setback]: PO 5.1, 5.2 [Secondary Street Setback]: PO 6.1 [Boundary Walls]: PO 7.1, 7.2	Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2  Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, 3.9  Transport, Access and Parking [Access for People with Disabilities]: All  Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1  Transport, Access and Parking [Vehicle Parking Areas]: All  Transport, Access and parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All  Design in Urban Areas [All Development]: All  Design in Urban Areas [Residential Development]: All  Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All  Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All  Design in Urban Areas [Student Accommodation]: All  Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2  Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4  Interface Between Land Uses [Light Spill]: All  Site Contamination: PO 1.1		Building Near Airfields Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Hazards (Flooding) Overlay: All Key Outback and Rural Routes Overlay: All Key Railway Crossings Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Marine Parks (Managed Use) Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Ramsar Wetlands Overlay: All Regulated Trees Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All State Heritage Place Overlay: All State Heritage Place Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All State Significant Native Vegetation Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All		

Class of Development	The following policies at Policies referred to are automatically apply in r	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)		
Tree Damaging Activity				Regulated Tree Overlay: All		
All other Code Assessed Development	All	All	None			

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Shop	With a gross leasable area less than 1000m2.

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Low-rise, low and medium-density housing that supports a range of needs and lifestyles located within easy reach of a diversity of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Residential development and supporting uses that provide housing and supporting services and facilities that make it a convenient place to live.

## DTS/DPF 1.1

Development comprises one or more of the following land uses:

Ancillary accommodation

Community facility

**Dwelling** 

**Educational establishment** 

Office

Outbuilding

Pre-school

Recreation area

Residential flat building

Retirement facility

Shop

Supported accommodation

#### PO 1.2

Residential development accommodates a range of housing choices.

## DTS/DPF 1.2

Residential development comprises:

- (a) detached dwellings;
- (b) semi-detached dwellings;
- (c) row dwellings;
- (d) group dwellings;
- (e) residential flat buildings;
- (f) retirement facility; and / or
- (g) supported accommodation.

#### PO 1.3

Non-residential development provides a range of services to the local community primarily in the form of:

- (a) commercial uses including small scale offices, consulting rooms and personal or domestic services establishment;
- (b) community services such as educational establishments, community centres, places of worship, pre-schools, childcare and other health and welfare services;
- (c) services and facilities ancillary to the function or operation of supported accommodation or retirement housing;
- (d) open space and recreation facilities.

#### DTS 1.3

None are applicable

#### PO 1.4

Non-residential development compatible with the residential character and amenity of a neighbourhood.

#### **DTS 1.4**

None are applicable

#### PO 1.5

Shops, consulting rooms and offices of a scale to maintain the amenity of nearby residents.

#### DTS / DPF 1.5

Other than a change in the use of an existing building that has been lawfully used as a shop, office or consulting room (or any combination thereof), or where located with a frontage to an arterial or collector road or adjacent a Main Street or Activity Centre Zone, shops, offices and consulting rooms do not exceed 100m2 in gross leasable floor area (individually or combined).

#### PO 1.6

Larger scale shops, offices and consulting rooms established on higher order roads and adjacent existing commercial and retail precincts.

#### DTS/DPF 1.6

Shop, consulting room and office:

- (a) floor area does not exceed 200m2; and
- (b) are located on sites with a frontage to an arterial or collector road or adjacent a Main Street or Activity Centre Zone.

### Site Dimensions and Land Division

#### PO 2.1

Allotments/sites created for residential purposes are of suitable size and dimension and compatible with the pattern of development in a low-rise low-density neighbourhood.

## DTS/DPF 2.1

Development accords with the following:

- a. site areas (or allotments in the case of land division) not less than:
- i. 300m2 for detached dwellings not on a Battle-axe site/allotment or in a terrace arrangement;
- ii. 300m2 (exclusive of the Battle-axe 'handle') for detached dwellings on a Battle-axe site/allotment;
- iii. 300m2 for semi-detached dwellings;
- iv. 200m2 for row dwellings or detached dwellings in a terrace arrangement;
- v. 300m2 per dwelling for group dwellings and dwellings within a residential flat building; and
- b. site frontages not less than:
- i. 9m for detached dwellings not on a Battle-axe site/allotment or in a terrace arrangement;

- ii. 5m for detached dwellings on a Battle-axe site/allotment;
- iii. 9m for semi-detached dwellings;
- iv. 7m (averaged) for row dwellings or detached dwellings in a terrace arrangement;
- v. 15m (total) for group dwelling and residential flat building developments.

## Site Coverage

#### PO 3.1

Building footprints consistent with character of a low-density neighbourhood and allow sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.

#### DTS / DPF 3.1

The development does not result in a total roofed area (excluding eaves of a dwelling) on the site exceeding 60%.

## **Building Height**

#### PO 4.1

Buildings contribute to a low-rise suburban character.

#### DTS/DPF 4.1

Building height (excluding garages, carports and outbuildings) no greater than:

- (a) 2 building levels and 9m; and
- (b) wall height that is no greater than 7m except in the case of a gable end.

## Primary Street Setback

#### PO 5.1

Buildings are setback from primary street boundaries to contribute to a suburban streetscape character.

### DTS/DPF 5.1

Buildings setback from the primary street boundary:

- (a) 8m or more from an arterial road; and
- (b) 5m from any other road.

#### PO 5.2

Building elements are setback from public streets to contribute to a suburban streetscape character while adding interest and animation to street frontages.

#### DTS/DPF 5.2

The following elements can extend up to 1.5m closer to the primary street than the minimum primary street setback specified in DTS 3.1:

- (a) a porch or portico with at least 2 open sides;
- (b) a balcony;
- (c) a verandah with at least 3 open sides;
- (d) window awnings or shading features; and
- (e) architectural fins or blades.

## Secondary Street Setback

#### PO 6.1

Buildings are set back from secondary street boundaries to maintain separation between building walls and public streets and contribute to a suburban streetscape character.

#### DTS/DPF 6.1

Buildings are set back at least 900mm from the boundary of the allotment with the secondary street frontage.

## **Boundary Walls**

#### PO 7.1

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

## DTS/DPF 7.1

Dwelling walls on side boundaries either:

- a. adjoin or abut a boundary wall of a building on adjoining land for the same, or lesser length and height; or
- b. do not exceed:
- i. 3 metres in height;
- ii. 10 metres in length; and

will not result in boundary walls on more than 45% of the total length of the side boundary.

#### PO 7.2

Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.

#### DTS / DPF 7.2

Dwellings in a semi-detached, row or terrace arrangement are setback at least 900mm from side boundaries shared with allotments outside the development site.

## Façade Design

#### PO 8.1

Dwelling facades facing public streets and common driveways that make a positive contribution to the streetscape.

#### DTS / DPF 8.1

Each dwelling includes at least 3 of the following design features along each façade facing a public road or common driveway:

- a. a porch or portico that projects at least 1m from the building façade and is open on least 2 sides
- b. a balcony that projects at least 1.0m from the building façade
- c. a verandah that projects at least 1m from the building façade
- d. eaves surrounding the dwelling of a minimum 450mm width
- e. a minimum 50% of the upper level projects forward a minimum 300mm from the lower level building line
- f. a minimum of 25% of the façade is setback an additional 300mm
- g. a porch or portico that projects at least 1m from the building façade and is open on least 2 sides
- h. a balcony that projects at least 1.0m from the building façade
- i. a verandah that projects at least 1m from the building façade
- j. eaves surrounding the dwelling of a minimum 450mm width
- k. a minimum 50% of the upper level projects forward a minimum 300mm from the lower level building line.

## **Concept Plans**

#### PO 9.1

Development is compatible with the outcomes sought by any relevant Concept Plan contained within the Concept Plans Technical and Numeric Variation Overlay.

## DTS/DPF 9.1

None are applicable.

## Procedural Matters (PM)

## **Notification**

All classes of performance assessed development are excluded from notification except where they involve any of the following:

- (a) the site of the development is adjacent land to land in a different zone
- (b) development identified as "all other code assessed development" in Suburban Neighbourhood Zone Table 3
- (c) Development involving the creation of four or more additional dwellings
- (d) Dwellings that do not satisfy DTS/DPF 2.1, 4.1, 5.1, 5.2, 6.1, 7.1, 7.2 and 8.1
- (e) Buildings exceeding the height specified in DTS 4.1

## **Placement of Notices – Exemptions for Performance Assessed Development**

None specified.

## Placement of Notices – Exemptions for Restricted Development

None specified.

# Infrastructure Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria' Building work on railway land	Accepted Development Classification Criteria  1 Building work is associated with a railway 2 It is situated (or to be situated) on railway land
	3 It is required for the conduct or maintenance of railway activities.
<ul> <li>Carport</li> <li>Except where any of the following apply:</li> <li>Character Preservation District Overlay</li> <li>Coastal Areas Overlay</li> <li>Hazards (Flooding) Overlay</li> <li>Historic Area Overlay</li> <li>Historic Shipwrecks Overlay</li> <li>Local Heritage Place Overlay</li> <li>State Heritage Place Overlay</li> <li>Native Vegetation Overlay</li> <li>State Significant Native Vegetation Overlay</li> <li>Ramsar Wetlands Overlay</li> <li>River Murray Flood Plain Overlay</li> <li>Sloping Land Overlay</li> <li>Key Railway Crossings Overlay where an</li> </ul>	<ul> <li>The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>It is ancillary to an office erected on the site</li> <li>Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary</li> <li>Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</li> <li>Total floor area - does not exceed 40m²</li> <li>Post height - does not exceed 3m measured from natural ground level (and not including a gable end)</li> <li>Building height - does not exceed 5m</li> <li>If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ul> <li>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</li> <li>(b) 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>If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ul> <li>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the</li> </ul> </li> </ul>
Overlay where an existing access is altered or a new access is created  Key Outback and Rural Routes Overlay where an	along the boundary exceeding 45% of the length of the boundary; and  (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure

- existing access is altered or a new access is created
- Major Urban Transport
   Routes Overlay where an
   existing access is altered
   or a new access is
   created
- Urban Transport Routes
   Overlay where an
   existing access is altered
   or a new access is
   created
- Water Resources Overlay

- 10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment
- 11 Door opening for vehicle access does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
- 12 Internal dimensions does not exceed 3.2m in width and 6m in length between all fences, walls and doors
- 13 The carport:
  - (a) is located so that vehicle access:
    - i. is 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
    - ii. will use a driveway that:
      - A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and
      - B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or
    - iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and
  - (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and

The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access

#### Internal building work

Except where any of the following apply:

- A Local Heritage Place identified in the Local Heritage Place Overlay
- A State Heritage Place identified in the State Heritage Place Overlay
- 1 There will be no increase in the total floor area of the building
- 2 There will be no alteration to the external appearance of the building.

# Solar photovoltaic panels (roof mounted)

- Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof
- 2 Panels and associated components do not overhang any part of the roof

A Local Heritage Place Does not apply to system with a generating capacity of more identified in the Local than 5MW that is to be connected to the State's power Heritage Place Overlay system. • A State Heritage Place identified in the State Heritage Place Overlay Water tank (above ground) The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste Except where any of the control system following apply: The tank is part of a roof drainage system **Character Preservation District Overlay** Total floor area - not exceeding 15m<sup>2</sup> 4 Coastal Areas Overlay The tank is located wholly above ground 5 Hazards (Flooding) Tank height – does not exceed 4m above natural ground level 6 Overlay 7 Primary street setback – at least as far back as the building line Local Heritage Place of the building to which it is ancillary Overlay State Heritage Place In the case of a tank made of metal – the tank is pre-colour Overlay treated or painted in a non-reflective colour. **Native Vegetation** Overlay • State Significant Native **Vegetation Overlay** River Murray Flood Plain Overlay **Sloping Land Overlay** Water tank (underground) 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste Except where any of the control system following apply: 2 The tank (including any associated pump) is located wholly **Character Preservation** below the level of the ground. **District Overlay** Coastal Areas Overlay

**Native Vegetation** 

 State Significant Native Vegetation Overlay
 Sloping Land Overlay

Overlay

Table 2 – Deemed-to-Satisfy Development Classification

	Deemed-to-Satisfy Development Classification Criteria  Provisions referred to are Deemed-to-Satisfy Criteria  Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
None Specified				

Table 3 – Applicable Policies for Performance Assessed Development

Table 3 – Applicable Policies to	T remormance A	assessed Development				
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.					
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)		
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place: All State Heritage Place: All		
Office	[Land Use and Intensity]: PO 1.1, 1.2, 1.3	Clearance from Overhead Powerlines: PO 1.1  Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1  Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5  Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1  Design in Urban Areas [Car Parking Appearance]: PO 6.2	None	Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: PO 1.1, 1.2 Character Preservation District: All Coastal Areas: All Defence Aviation Area: PO 1.1, 1.3 Hazards (Bushfire - General Risk): All		

The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.					
		(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)		
	Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1  Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1  Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2  Interface Between Land Uses [General Land Use Compatibility]: PO 1.2  Interface Between Land Uses [Hours of Operation]: PO 2.1  Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.2		Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - Regional): All Hazards (Flooding): All Historic Shipwrecks: All Key Outback and Rural Routes: All Key Railway Crossings: PO 1.1 Local Heritage Place: All Mt Lofty Ranges Catchment (Area 1): All Mt Lofty Ranges Catchment (Area 2): All Murray Darling Basin: All		

The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.					
		(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)		
PC Tra Sy Tra PC Tra Ac Tra Ac Tra Pa	terface Between Land Uses [Light Spill]: D 6.1, 6.2 ransport, Access and Parking [Movement vstems]: PO 1.1, 1.2, 1.3, 1.4 ransport, Access and Parking [Sightlines]: D 2.1, 2.2 ransport, Access and Parking [Vehicle ccess]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9 ransport, Access and Parking [Vehicle arking Rates]: PO 5.1 ransport, Access and Parking [Vehicle arking Areas]: PO 6.1, 6.2, 6.5, 6.6		Native Vegetation: PO 1.1, 1.2  Prescribed Water Resources Area: All  Prescribed Wells Area: All  River Murray Flood Plain: All  Sloping Land: All  State Heritage Place: All  State Significant Native Vegetation: PO 1.1  Strategic Infrastructure Gas Pipelines: All  Traffic Generating Development: All  Urban Transport Routes: All		

	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)	
				Water Protection Area: All Water Resources: All	
Tree damaging activity	None	None	None	Regulated Tree: All	
All other Code Assessed Development	All	All	None	Any Relevant Overlay: All	

Table 4 – Restricted Development Classification

Class of Development	Exclusions
The following Classes of	
Development are classified as	
Restricted subject to any 'Exclusions'	
None Specified	
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#### **Assessment Provisions**

#### Desired Outcome (DO)

#### DO 1

The protection, provision, maintenance and expansion of infrastructure services and facilities that support orderly development and vehicular movements.

#### DO 2

Infrastructure services and facilities that manage environmental impacts.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

### Land Use and Intensity

#### PO 1.1

Utility and infrastructure facilities and other services that support the orderly development of land and assist in manage impacts on the environment and community.

#### DTS/DPF 1.1

Development comprises one or more of the following land uses:

- Electricity substation
- Landfill, including gas extraction plant and equipment
- Water treatment and supply
- Stormwater retention / detention basin
- Sewerage treatment facility
- Public service depot
- Waste transfer depot.

#### PO 1.2

Development does not hinder the ongoing operation of existing utility and other infrastructure services or jeopardise the expansion of those services to support economic activity and manage impacts on the environment and community.

#### DTS/DPF 1.2

None are applicable.

#### PO 1.3

Development ancillary to utility and other infrastructure services including offices, workshops and the like are undertaken to enhance on-going operations and maintenance aspects of those services.

#### DTS/DPF 1.3

None are applicable.

#### PO 1.4

Security fencing is located behind landscaping to enhance the appearance of development from adjacent areas, roads and thoroughfares.

#### DTS/DPF 1.4

None are applicable.

### Fencing

#### PO 2.1

Fencing exceeding 2.1m in height integrated and designed to complement the appearance of land and buildings and does not form a dominant visual feature from adjacent areas, roads and thoroughfares.

#### DTS/DPF /DPF 2.1

Fencing exceeding 2.1m in height:

- (b) located behind a façade of an associated building located on the same site; or
- (c) located behind a landscaped area along relevant street frontages; or

(d) consists of visually permeable materials with landscaping behind.

Procedural Matters (PM)

### **Notification**

All classes of performance assessed development are excluded from notification except where they involve any of the following:

- (a) the site of the development is adjacent land to land in a different zone
- (b) development identified as "all other code assessed development" in Infrastructure Zone Table 3.

# Placement of Notices – Exemptions for Performance Assessed Development

None specified.

Placement of Notices – Exemptions for Restricted Development

None specified.

# **Recreation Zone**

Table 1 – Accepted Development Classification

<u> </u>			
Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria		
Building work on railway land  Carport	<ol> <li>Building work is associated with a railway</li> <li>It is situated (or to be situated) on railway land</li> <li>It is required for the conduct or maintenance of railway activities.</li> <li>The development will not be built, or encroach, on an area that is, or will be, required for a</li> </ol>		
<ul> <li>Except where any of the following apply:</li> <li>Character Preservation District Overlay</li> <li>Coastal Areas Overlay</li> <li>Hazards (Flooding) Overlay</li> <li>Historic Area Overlay</li> <li>Local Heritage Place Overlay</li> <li>State Heritage Area Overlay</li> <li>State Heritage Place Overlay</li> <li>Native Vegetation Overlay</li> <li>State Significant Native Vegetation Overlay</li> <li>River Murray Flood Plain Overlay</li> <li>Sloping Land Overlay</li> <li>Future Road Widening Overlay where an existing access is altered or a new access is created</li> <li>Key Railway Crossings Overlay where an existing access is altered or a new access is created</li> <li>Key Outback and Rural Routes Overlay where an existing access</li> </ul>	sewerage system or waste control system  It is ancillary to a dwelling erected on the site  Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary  Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)  Total floor area - does not exceed 40m²  Post height - does not exceed 3m measured from natural ground level (and not including a gable end)  Building height - does not exceed 5m  If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:  (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and  (b) 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  If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):		

- is altered or a new access is created
- Major Urban Transport Routes
   Overlay where an existing access is altered or a new access is created
- Non-stop Corridor Overlay where an existing access is altered or a new access is created
- Urban Transport Routes Overlay where an existing access is altered or a new access is created
- Water Resources Overlay

- (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
- (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure
- 10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment
- 11 Door opening for vehicle access does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
- 12 Internal dimensions does not exceed 3.2m in width and 6m in length between all fences, walls and doors
- 13 The carport:
  - (a) is located so that vehicle access:
    - i.is 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
    - ii. will use a driveway that:
      - A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and
      - B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or
    - iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and
  - (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and
  - (c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access

#### Demolition

Except where any of the following apply:

Historic Area Overlay

None.

<ul> <li>A Local Heritage Place identified in the Local Heritage Place Overlay</li> <li>State Heritage Area Overlay</li> <li>A State Heritage Place identified in the State Heritage Place Overlay</li> </ul>	
<ul> <li>Internal building work</li> <li>Except where any of the following apply:</li> <li>A Local Heritage Place identified in the Local Heritage Place Overlay</li> <li>State Heritage Area Overlay</li> <li>A State Heritage Place identified in the State Heritage Place Overlay</li> <li>Outbuilding (in the form of a</li> </ul>	<ul> <li>There will be no increase in the total floor area of the building</li> <li>There will be no alteration to the external appearance of the building.</li> </ul>
<ul> <li>garage)</li> <li>Except where any of the following apply:</li> <li>Character Preservation District Overlay</li> <li>Coastal Areas Overlay</li> <li>Hazards (Flooding) Overlay</li> <li>Historic Area Overlay</li> <li>Local Heritage Place Overlay</li> <li>State Heritage Area Overlay</li> <li>State Heritage Place Overlay</li> <li>Native Vegetation Overlay</li> <li>State Significant Native Vegetation Overlay</li> <li>River Murray Flood Plain Overlay</li> <li>Sloping Land Overlay</li> <li>Future Road Widening Overlay</li> </ul>	<ul> <li>The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>It is detached from and ancillary to a dwelling erected on the site.</li> <li>Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary</li> <li>Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</li> <li>Total floor area - does not exceed 40m²</li> <li>Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</li> <li>Building height - does not exceed 5m</li> <li>If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ul> <li>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</li> </ul> </li> </ul>
<ul> <li>where an existing access is altered or a new access is created</li> <li>Key Railway Crossings Overlay where an existing access is altered or a new access is created</li> <li>Key Outback and Rural Routes Overlay where an existing access</li> </ul>	<ul><li>(b) 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>9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</li><li>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</li></ul>

- is altered or a new access is created
- Major Urban Transport Routes
   Overlay where an existing access
   is altered or a new access is
   created
- Non-stop Corridor Overlay where an existing access is altered or a new access is created
- Urban Transport Routes Overlay where an existing access is altered or a new access is created
- Water Resources Overlay

- (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure
- 10 Total roofed area of all existing and proposed buildings on the allotment does not exceed 60%
- 11 Internal dimensions exceed 3.2m in width and 6m in length between all walls and doors
- 12 Door opening for vehicle access does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
- 13 The garage:
  - (a) is located so that vehicle access:
    - i.is 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
    - ii. will use a driveway that:
      - A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and
      - B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or
    - iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and
  - (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and
  - (c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access
- 14 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.

# Outbuilding (not being a garage) Except where any of the following apply:

- Character Preservation District Overlay
- Coastal Areas Overlay
- Hazards (Flooding) Overlay

- 25 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 26 It is detached from and ancillary to a dwelling erected on the site
- 27 Primary street setback at least as far back as the building line of the building to which it is ancillary

- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Water Resources Overlay

- 28 Secondary street setback at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)
- 29 Side boundary setbacks at least 900mm from the boundary of the allotment
- 30 Total floor area does not exceed 40m<sup>2</sup>
- 31 Wall height does not exceed 3m measured from natural ground level (and not including a gable end)
- 32 Building height does not exceed 5m
- 33 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) a length not exceeding 10m unless:
  - (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
  - (b) 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
- 34 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
  - (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
  - (b) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure
- 35 Total roofed area of all existing and proposed buildings on the allotment does not exceed 60%
- 36 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.

#### Shade sail

- Character Preservation District Overlav
- Coastal Areas Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay

- 16 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 17 Shade sail consists of permeable material
- 18 The total area of the sail does not exceed 40m<sup>2</sup>
- 19 No part of the shade sail will be:
  - (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment
  - (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment

State Significant Native Vegetation 20 Primary street setback – at least as far back as the building line of the building to which it Overlay is ancillary River Murray Flood Plain Overlay 21 If any part of the sail will be situated on a boundary of the allotment, the length of sail Sloping Land Overlay along a boundary does not exceed 8m Water Resources Overlay 22 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary. Solar photovoltaic panels (roof 10 Panels are installed parallel to the roof of a building and with the underside surface of the mounted) panel not being more than 100mm above the surface of the roof Except where any of the following 11 Panels and associated components do not overhang any part of the roof apply: 12 Does not apply to system with a generating capacity of more than 5MW that is to be Historic Area Overlay connected to the State's power system. A Local Heritage Place identified in the Local Heritage Place Overlay State Heritage Area Overlay A State Heritage Place identified in the State Heritage Place Overlay Verandah 17 The development will not be built, or encroach, on an area that is, or will be, required for a Except where any of the following sewerage system or waste control system apply: 18 It is ancillary to a dwelling erected on the site Character Preservation District 19 Primary street setback – as far back as the building line of the building to which it is Overlay ancillary Coastal Areas Overlay Hazards (Flooding) Overlay 20 Total floor area - does not exceed 40m<sup>2</sup> Historic Area Overlay 21 Post height - does not exceed 3m measured from natural ground level Local Heritage Place Overlay 22 Building height - does not exceed 5m State Heritage Area Overlay State Heritage Place Overlay 23 Length - does not exceed 10m if any part of the structure abuts or is situated on a Native Vegetation Overlay boundary of the allotment State Significant Native Vegetation 24 Total roofed area of all existing and proposed buildings on the allotment - does not exceed Overlay 60%. River Murray Flood Plain Overlay Water Resources Overlay Water tank (above ground) 15 The development will not be built, or encroach, on an area that is, or will be, required for a Except where any of the following sewerage system or waste control system apply: 16 The tank is part of a roof drainage system

<ul> <li>Character Preservation District Overlay</li> <li>Coastal Areas Overlay</li> <li>Hazards (Flooding) Overlay</li> <li>Historic Area Overlay</li> <li>Local Heritage Place Overlay</li> <li>State Heritage Area Overlay</li> <li>State Heritage Place Overlay</li> <li>Native Vegetation Overlay</li> <li>State Significant Native Vegetation Overlay</li> <li>River Murray Flood Plain Overlay</li> <li>Sloping Land Overlay</li> <li>Water Resources Overlay</li> </ul>	<ul> <li>17 Total floor area - not exceeding 15m²</li> <li>18 The tank is located wholly above ground</li> <li>19 Tank height – does not exceed 4m above natural ground level</li> <li>20 Primary street setback – at least as far back as the building line of the building to which it is ancillary</li> <li>21 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.</li> </ul>
<ul> <li>Water tank (underground)</li> <li>Except where any of the following apply:</li> <li>Character Preservation District Overlay</li> <li>Coastal Areas Overlay</li> <li>Native Vegetation Overlay</li> <li>State Significant Native Vegetation Overlay</li> <li>Sloping Land Overlay</li> <li>Water Resources Overlay</li> </ul>	<ul> <li>The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>The tank (including any associated pump) is located wholly below the level of the ground.</li> </ul>

#### **Deemed-to-Satisfy Development Classification Criteria Class of Development** The following Classes of Provisions referred to are Deemed-to-Satisfy Criteria Development are classified Where a development comprises more than one Class of Development the relevant criteria will be taken to as Deemed-to-Satisfy be the sum of the criteria for each Class of Development. Development subject to meeting the 'Deemed-to-Satisfy Development Zone General Development Subzone **Overlay** Classification Criteria' **Policies** (applies only (applies only in the area affected in the area by the Overlay) affected by the Subzone) Clearance from Overhead **Advertisement** None None Advertising Near Signalised Powerlines: DTS 1.1 Intersections: DTS 1.1 Except where any of the Airport Building Heights (Aircraft following apply: Advertisements [Appearance]: DTS Landing Area): DTS 1.1 1.1, 1.3, 1.4 Advertising Near Airport Building Heights Signalised Intersections Advertisements [Proliferation of (Regulated): DTS 1.1, 1.2 Advertisements]: DTS 2.1, 2.2 Overlay Building Near Airfields: DTS 1.1 Defence Aviation Area: DTS 1.1, **Character Preservation** Advertisements [Advertising **District Overlay** Content]: DTS 3.1 Hazards (Acid Sulfate Soils): DTS Coastal Areas Overlay Advertisements [Amenity Content]: Hazards (Flooding) DTS 4.1 Historic Shipwrecks: DTS 1.1 Overlay Key Outback and Rural Route Historic Area Overlay Advertising [Safety]: DTS 5.1, 5.2, Overlay: DTS 8.1 Local Heritage Place 5.3, 5.4, 5.5 Major Transport Routes: DTS 8.1, Overlay DTS 10.1 Non-stop Corridor Native Vegetation: DTS 1.1, 1.2 Overlay State Significant Native Vegetation: DTS 1.1 River Murray Flood Plain Urban Transport Routes: DTS 8.1, Overlay 10.1 Sloping Land Overlay State Heritage Area Overlay State Heritage Place Overlay Water Resources Overlay Outbuilding (not being a [Built Form Design in Urban Areas [All Airport Building Heights (Aircraft None garage) and Residential Development - Ancillary Landing Area): DTS 1.1 Development]: DTS 17.1, 17.2 Character]: Verandah Airport Building Heights DTS 2.1, 2.2 Design in Urban Areas [Residential (Regulated): DTS 1.1, 1.2 Except where any of the Development - 3 Building Levels or following apply: Building Near Airfields: DTS 1.1, Less – External Appearance]: DTS 1.2 19.1 • Character Preservation **District Overlay** Defence Aviation Area: DTS 1.1, Coastal Areas Overlay Hazards (Bushfire -Historic Shipwrecks: DTS 1.1 General Risk) Overlay Key Outback and Rural Routes: Hazards (Bushfire - High DTS All Risk) Overlay Hazards (Bushfire -Key Railway Crossings: DTS 1.1 Medium Risk) Overlay Major Transport Routes: DTS All Hazards (Bushfire -Regional) Overlay Native Vegetation: DTS 1.1, 1.2 Hazards (Flooding) State Significant Native Overlay Vegetation: DTS 1.1 Historic Area Overlay **Urban Transport Routes: DTS All** Local Heritage Place Overlay Marine Parks (Managed Use) Overlay Mt Lofty Ranges Catchment (Area 1) Overlay Mt Lofty Ranges Catchment (Area 2) Overlay River Murray Flood Plain Overlay Sloping Land Overlay

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to- Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria  Provisions referred to are Deemed-to-Satisfy Criteria  Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
<ul> <li>State Heritage Place         Overlay</li> <li>Water Protection Area         Overlay</li> <li>Water Resources         Overlay</li> </ul>					

Table 3 - Performance Assessed Development Assessment Table

Class of Development	The following provisions are applicable to the assessment of the identified Class of Development.  Provisions referred to are Performance Outcome policies, and any associated Designated Performance					
	Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.					
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)		
Advertisement	None	Clearance from Overhead Powerlines: PO 1.1	None	Advertising Near Signalised Intersections: All		
		Advertisements [Appearance]: PO 1.1, 1.3, 1.4		Airport Building Heights (Aircraft Landing Area): PO 1.1		
		Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2		Airport Building Heights (Regulated): PO 1.1, 1.2		
		Advertisements [Advertising Content]: PO 3.1		Building Near Airfields: PO 1.1, 1.2		
		Advertisements [Amenity Content]: PO 4.1		Character Preservation District:		
		Advertising [Safety]: PO 5.1, 5.2,		Coastal Areas: All		
		5.3, 5.4, 5.5		Defence Aviation Area: PO 1.1, 1.3		
				Hazards (Flooding): All		
				Historic Area: All		
				Key Outback and Rural Routes: PO 8.1, 10.1		
				Key Railway Crossings: PO 1.1		
				Local Heritage Place: All		
				Major Transport Routes: PO 8.1, 10.1		
				Marine Parks (Managed Use): All		
				Mt Lofty Ranges Catchment (Area 1): All Mt Lofty Ranges Catchment (Area 2): All		
				River Murray Flood Plain: All		
				Sloping Land: All		
				State Heritage Area: All		
				State Heritage Place: All		
				Native Vegetation: PO 1.1, 1.2		
				State Significant Native Vegetation: PO 1.1		
				Urban Transport Routes: PO 8.1, 10.1		
				Water Resources: All		
Outbuilding (not being a garage) Verandah	[Built Form and Character]: PO 2.1, 2.2	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2	None	Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: PO 1.1, 1.2 Character Preservation District: All Coastal Areas: All Hazards (Acid Sulfate Soils): All		

Class of Development	The following polynomial Provisions refer Features. Relev Assessed Develowhere a develo	rovisions are applicable to the assessm red to are Performance Outcome policion ant Desired Outcomes are not listed, b	es, and any assout automatically of Development	ciated Designated Performance apply in relation to a Performance the relevant policies will be taken
				Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - General Risk): All Hazards (Bushfire - Urban Interface): All Hazards (Bushfire - Regional): All Hazards (Flooding): All Historic Area: All Key Outback and Rural Routes: PO 8.1, 10.1 Key Railway Crossings: All Local Heritage Place: All Major Transport Routes: PO 8.1, 10.1 Marine Parks (Managed Use): All Mt Lofty Ranges Catchment (Area 2): All Murray Darling Basin: All Native Vegetation: PO 1.1, 1.2 River Murray Flood Plain: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All Urban Transport Routes: PO 8.1, 10.1 Water Protection Area: All Water Resources: All
All other Code Assessed Development	All	All	None	Any Relevant Overlay: All

Table 4 – Restricted Development Classification

The following Classes of Development are classified as Restricted

None Specified

#### Assessment Provisions (AP)

#### Desired Outcome (DO)

#### DO 1

Provision of a range of accessible recreational facilities.

# Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria Land Use and Intensity

#### PO 1.1

Development is associated with or ancillary to the provision of structured, unstructured, active and / or passive recreational facilities.

#### DTS/DPF 1.1

Development comprises one or more of the following land uses:

- Change rooms
- Golf course
- Indoor recreation facility
- Open space
- Outdoor sports courts
- Recreation area
- Sporting clubrooms
- Sporting ovals and fields

#### PO 1.2

Shops including restaurants are of a scale that is subordinate to the principal recreational use of land.

#### DTS/DPF 1.2

Shop gross leasable floor area does not exceed 80m2.

#### PO 1.3

Offices are of a scale that is subordinate to the principal recreational use of land.

#### DTS/DPF 1.3

Office gross leasable floor area does not exceed 80m2.

#### **Built Form and Character**

### PO 2.1

Buildings designed and sited to manage visual impacts.

#### DTS/DPF 2.1

Buildings are set back:

- (a) 50m or greater from a primary street frontage; and
- (b) 50m from the boundary of an allotment containing, or zoned to primarily accommodate, a sensitive receiver in other ownership.

#### PO 2.2

Outbuildings of a scale that manages visual impacts.

#### DTS/DPF 2.2

Outbuildings have a:

- (a) floor area that does not exceed 80m2;
- (b) wall height that does not exceed 3m; and
- (c) building height that does not exceed 5m.

#### Land Division

#### PO 3.1

Land division supports the provision of recreational facilities

#### DTS/DPF 3.1

Land division is for the purposes of:

- (a) the creation of a public road or a public reserve; or
- (b) a minor adjustment of allotment boundaries to remove an anomaly in existing boundaries with respect to the location of existing buildings or structures.

#### Concept Plans

#### PO 4.1

Development is compatible with the outcomes sought by any relevant Concept Plan contained within the *Concept Plans Technical and Numeric Variation Overlay*.

#### DTS 4.1

None are applicable.

#### Procedural Matters (PM)

#### Notification of Performance assessed

Performance assessed development is excluded from notification except where it involves any of the following:

- (a) the development is located adjacent to the boundary of a zone that primarily intends accommodate sensitive receivers; or
- (b) the development falls within the category of 'all other code assessed development' in Recreation Zone Table 3.

# Placement of Notices – Exemptions for Performance Assessed Development

None specified.

## Placement of Notices – Exemptions for Restricted Development

None specified.

# Remote Areas Zone

# Table 1 – Accepted Development Classification

Class of Development  The following Classes of Development are classified as Accepted  Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Building work on railway land	<ul> <li>5 Building work is associated with a railway</li> <li>6 It is situated (or to be situated) on railway land</li> <li>7 It is required for the conduct or maintenance of railway activities.</li> </ul>
<ul> <li>Carport</li> <li>Except where any of the following apply:</li> <li>Coastal Areas Overlay</li> <li>Historic Shipwrecks Overlay</li> <li>State Heritage Area Overlay</li> <li>State Heritage Place Overlay</li> <li>Native Vegetation Overlay</li> <li>State Significant Native Vegetation Overlay</li> <li>Significant Landscape Protection Overlay</li> <li>Ramsar Wetlands Overlay</li> <li>River Murray Flood Plain Overlay</li> <li>River Murray Flood Plain Overlay</li> <li>Sloping Land Overlay</li> <li>Key Railway Crossings Overlay where an existing access is altered or a new access is created</li> <li>Key Outback and Rural Routes Overlay where an existing access</li> </ul>	<ul> <li>The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>It is ancillary to a dwelling erected on the site</li> <li>Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary</li> <li>Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</li> <li>Total floor area - does not exceed 60m²</li> <li>Post height - does not exceed 3m measured from natural ground level (and not including a gable end)</li> <li>Building height - does not exceed 5m</li> <li>If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ul> <li>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</li> <li>(b) 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> </ul>

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

# **Accepted Development Classification Criteria**

- is altered or a new access is created
- Urban Transport Routes Overlay where an existing access is altered or a new access is created
- Water Resources Overlay

- 9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
  - (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
  - (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure
- 10 Door opening for vehicle access does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
- 11 Internal dimensions does not exceed 3.2m in width and 6m in length between all fences, walls and doors
- 12 The carport:
  - (a) is located so that vehicle access:
    - i.is 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
    - ii. will use a driveway that:
      - A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and
      - B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or
    - iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and
  - (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria	
	13 The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access	
<ul> <li>Internal building work</li> <li>Except where any of the following apply:</li> <li>A Historic Shipwreck identified in the Historic Shipwrecks Overlay</li> </ul>	<ul> <li>There will be no increase in the total floor area of the building</li> <li>There will be no alteration to the external appearance of the building.</li> </ul>	
<ul> <li>State Heritage Area Overlay</li> <li>A State Heritage Place identified in the State Heritage Place Overlay</li> <li>Outbuilding (in the form of a Garage)</li> </ul>	The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system	
<ul> <li>Except where any of the following apply:</li> <li>Coastal Areas Overlay</li> <li>Historic Shipwrecks Overlay</li> <li>State Heritage Area Overlay</li> <li>State Heritage Place Overlay</li> <li>Native Vegetation Overlay</li> <li>State Significant Native Vegetation Overlay</li> <li>Significant Landscape Protection Overlay</li> <li>Ramsar Wetlands Overlay</li> <li>River Murray Flood Plain Overlay</li> </ul>	<ul> <li>2 It is detached from and ancillary to a dwelling erected on the site.</li> <li>3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary</li> <li>4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</li> <li>5 Total floor area - does not exceed 60m²</li> <li>6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</li> <li>7 Building height - does not exceed 5m</li> <li>8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</li> </ul>	

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

**Accepted Development Classification Criteria** 

- Sloping Land Overlay
- Key Railway Crossings Overlay where an existing access is altered or a new access is created
- Key Outback and Rural Routes
   Overlay where an existing access
   is altered or a new access is
   created
- Urban Transport Routes Overlay where an existing access is altered or a new access is created
- Water Resources Overlay

- (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
- (b) 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
- 9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
  - (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
  - (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure
- 10 Internal dimensions exceed 3.2m in width and 6m in length between all walls and doors
- 11 Door opening for vehicle access does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
- 12 The garage:

ois located so that vehicle access:

- i. is 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
- ii. will use a driveway that:
  - A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and
  - B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or
- iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

## **Accepted Development Classification Criteria**

- ois located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and
- oThe centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access
- 13 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.

#### Outbuilding (not being a garage)

- Coastal Areas Overlay
- Historic Shipwrecks Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Significant Landscape Protection Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 It is detached from and ancillary to a dwelling erected on the site
- 3 Primary street setback at least as far back as the building line of the building to which it is ancillary
- 4 Secondary street setback at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)
- 5 Side boundary setbacks at least 900mm from the boundary of the allotment
- 6 Total floor area does not exceed 60m<sup>2</sup>
- 7 Wall height does not exceed 3m measured from natural ground level (and not including a gable end)
- 8 Building height does not exceed 5m
- 9 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) a length not exceeding 10m unless:
  - (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
  - (b) 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

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria	
Private bushfire shelters  Except where any of the following apply:  Coastal Areas Overlay Historic Shipwrecks Overlay State Heritage Area Overlay State Heritage Place Overlay Native Vegetation Overlay State Significant Native Vegetation Overlay Significant Landscape Protection Overlay Ramsar Wetlands Overlay River Murray Flood Plain Overlay Sloping Land Overlay Water Resources Overlay	<ul> <li>10 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ul> <li>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</li> <li>(b) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</li> <li>9 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</li> </ul> </li> <li>10 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>11 Primary street setback – at least as far back as the building to which it is ancillary</li> <li>12 Secondary street setback – at least 900mm from the boundary of the allotment</li> <li>13 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).</li> </ul>	
Protective tree netting structure	8 development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system	

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

# **Accepted Development Classification Criteria**

- Coastal Areas Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- State Significant Native Vegetation Overlay
- Significant Landscape Protection Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Water Protection Area Overlay
- Water Resources Overlay

- 9 No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated)
- 10 Netting visible from the outside of the protective tree netting structure is of a low light-reflective nature, and, in the case of a structure that has side netting, the side netting is of a dark colour
- 11 In the case of a development on a site that is within a Hazards (Bushfire Outback)
  Overlay, Hazards (Bushfire Regional) Overlay, Hazards (Bushfire General Risk) Overlay,
  Hazards (Bushfire Medium Risk) Overlay or Hazards (Bushfire High Risk) Overlay, the
  protective tree netting structure provides for access to the site in accordance with the
  following:
  - (c) no part of the protective tree netting structure (including cables and points of attachment of cables (known as "auger" or "anchor" points) will be within 5m of any boundary of the site; or
  - (d) does not prevent access or movement of vehicles of 4m height and 3.5m width (or less) on any access road or track (including fire tracks) on the site
- 12 No part of the netting canopy of the protective tree netting structure:
  - (c) will cover native vegetation; or
  - (d) will be within 5m of a road (including any road reserve)
- 13 The points of attachment of any cables will not be located:
  - (c) outside the boundaries of the site; or
  - (d) within a watercourse (within the meaning of the Natural Resources Management Act 2004)
- 14 In relation to a dwelling located on an allotment adjoining the site on which the protective tree netting structure is located, the protective tree netting structure complies with the following:
  - (c) if the netting canopy nearest the dwelling on the adjoining allotment is 4m or less above ground level (depending on where it is situated), no part of the netting canopy is within 10m of the dwelling

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria	
	(d) in any other case, no part of the netting canopy is within 15m of the dwelling.	
<ul> <li>Shade sail</li> <li>Except where any of the following apply:</li> <li>Coastal Areas Overlay</li> <li>Historic Shipwrecks Overlay</li> <li>State Heritage Area Overlay</li> <li>State Heritage Place Overlay</li> <li>Native Vegetation Overlay</li> <li>State Significant Native Vegetation Overlay</li> <li>Significant Landscape Protection Overlay</li> <li>Ramsar Wetlands Overlay</li> <li>River Murray Flood Plain Overlay</li> <li>Sloping Land Overlay</li> <li>Water Resources Overlay</li> </ul>	<ul> <li>23 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>24 Shade sail consists of permeable material</li> <li>25 The total area of the sail - does not exceed 40m²</li> <li>26 No part of the shade sail will be: <ul> <li>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</li> <li>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</li> </ul> </li> <li>27 Primary street setback – at least as far back as the building line of the building to which it is ancillary</li> <li>28 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m</li> <li>29 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</li> </ul>	
Solar photovoltaic panels (roof mounted)	<ul> <li>13 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</li> <li>14 Panels and associated components do not overhang any part of the roof</li> </ul>	

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul> <li>Except where any of the following apply:</li> <li>State Heritage Area Overlay</li> <li>A State Heritage Place identified in the State Heritage Place Overlay</li> </ul>	15 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
<ul> <li>Solar photovoltaic panels (ground mounted)</li> <li>Coastal Areas Overlay</li> <li>Hazards (Acid Sulfate Soils)     Overlay</li> <li>River Murray Flood Plain Overlay</li> <li>Significant Landscape Protection     Overlay</li> <li>State Significant Native Vegetation     Overlay</li> <li>RAMSAR Wetlands Overlay</li> <li>State Heritage Area Overlay</li> <li>A State Heritage Place identified in     the State Heritage Place Overlay</li> </ul>	<ul> <li>The system is freestanding rather than attached to a building or other structure.</li> <li>No part of the system: <ul> <li>(a) is more than 4 metres in height (measured as a height above the natural surface of the ground);</li> <li>(b) is within 100 metres of a dwelling not associated with the system (whether the dwelling is on the same allotment as the system or another allotment); and</li> <li>(c) is within 10 metres of a boundary of an allotment containing a dwelling not associated with the system.</li> </ul> </li> <li>The generating capacity of the system does not exceed 30 kW.</li> <li>Does not result in the clearance of any native vegetation</li> </ul>
Spa pool  Swimming pool  Except where any of the following apply:  Coastal Areas Overlay Hazards (Flooding) Overlay	<ul> <li>11 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>12 It is ancillary to a dwelling erected on the site</li> <li>13 Allotment boundary setback – not less than 1m</li> <li>14 Primary street setback – at least as far back as the building line of the building to which it is ancillary</li> <li>15 Location of filtration system from a dwelling on an adjoining allotment:</li> </ul>

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul> <li>Historic Shipwrecks Overlay</li> <li>State Heritage Area Overlay</li> <li>State Heritage Place Overlay</li> <li>Native Vegetation Overlay</li> <li>State Significant Native Vegetation Overlay</li> <li>Significant Landscape Protection Overlay</li> <li>Ramsar Wetlands Overlay</li> <li>River Murray Flood Plain Overlay</li> <li>Sloping Land Overlay</li> <li>Water Resources Overlay</li> </ul>	<ul><li>(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise</li><li>(b) not less than 12m in any other case.</li></ul>
Verandah  Except where any of the following apply:  Except where any of the following apply:  • TBC	<ul> <li>25 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>26 It is ancillary to a dwelling erected on the site</li> <li>27 Primary street setback – as far back as the building line of the building to which it is ancillary</li> <li>28 Total floor area - does not exceed 60m²</li> <li>29 Post height - does not exceed 3m measured from natural ground level</li> <li>30 Building height - does not exceed 5m</li> <li>31 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment</li> </ul>
Water tank (underground)	<ul> <li>7 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>8 The tank (including any associated pump) is located wholly below the level of the ground.</li> </ul>

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul> <li>Except where any of the following apply:</li> <li>Coastal Areas Overlay</li> <li>Hazards (Acid Sulfate soils)         Overlay</li> <li>Historic Shipwrecks Overlay</li> <li>Native Vegetation Overlay</li> <li>State Significant Native Vegetation Overlay</li> <li>Ramsar Wetlands Overlay</li> <li>Sloping Land Overlay</li> <li>Water Resources Overlay.</li> </ul>	
Any of the following where it is located within the boundary of a mining settlement associated with an approved mining lease that has been granted final development approval:  Accommodation units  Building or building work  Bus terminal  Car parking area  Commercial development  Community facility  Industry  Infrastructure  Office	None

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Recreation facilities	
<ul> <li>Shop or group of shops</li> </ul>	
Site works	
Tavern / club	
• Warehouse	

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development	Deemed-to-Satisfy Development Classification Criteria			
The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to- Satisfy Development Classification Criteria'	Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay  (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply:  Coastal Areas Overlay Hazards (Flooding) Overlay	None	Advertisements [Appearance]: DTS 1.1, 1.3, 1.4  Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2  Advertisements [Advertising Content]: DTS 3.1	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1 Hazards (Acid Sulfate Soils): DTS 1.1 Historic Shipwrecks: DTS 1.1

Class of Development	Deemed-to-Satisfy Development Classification Criteria				
The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to- Satisfy Development Classification Criteria'	Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
<ul> <li>Local Heritage Place         Overlay</li> <li>Marine Parks (Managed         Use) Overlay</li> <li>Marine Parks (Restricted         Use) Overlay</li> <li>Murray Darling Basin         Overlay</li> <li>Ramsar Wetlands         Overlay</li> <li>River Murray Flood Plain         Overlay</li> <li>Significant Landscape         Protection Overlay</li> <li>Sloping Land Overlay</li> <li>State Heritage Area         Overlay</li> <li>State Heritage Place         Overlay</li> <li>Water Protection Area         Overlay</li> </ul>		Advertisements [Amenity Content]: DTS 4.1  Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5  Clearance from Overhead Powerlines: DTS 1.1		Key Outback and Rural Routes: DTS 8.1, 10.1 Key Railway Crossings; DTS 1.1 Native Vegetation: DTS1.1, 1.2 State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: DTS 8.1, 10.1	

Class of Development	Deemed-to-	-Satisfy Development Classific	cation Criter	ia	
The following Classes of Development are classified as Deemed-to-Satisfy Development subject to	Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.				
meeting the 'Deemed-to- Satisfy Development Classification Criteria'	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
Water Resources     Overlay					
Carport Outbuilding (in the form of a garage) Except where any of the following apply:  Coastal Areas Overlay  Hazards (Bushfire - General Risk) Overlay  Hazards (Bushfire - Medium Risk) Overlay  Hazards (Bushfire - Outback) Overlay  Hazards (Bushfire - Regional) Overlay  Hazards (Flooding) Overlay  Local Heritage Place Overlay	None	Design in Rural Areas [All Residential Development – Ancillary Development]: DTS 13.1, 13.2  Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2  Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1 Hazards (Acid Sulfate Soils): DTS 1.1 Historic Shipwrecks: DTS 1.1 Key Outback and Rural Routes: All Key Railway Crossings: DTS 1.1 Native Vegetation: DTS1.1, 1.2 State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: All	

Class of Development	Deemed-to	o-Satisfy Development Class	sification Criter	ria	
The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
<ul> <li>Marine Parks (Managed Use) Overlay</li> <li>Marine Parks (Restricted Use) Overlay</li> <li>Murray Darling Basin Overlay</li> <li>Ramsar Wetlands Overlay</li> <li>River Murray Flood Plain Overlay</li> <li>Significant Landscape Protection Overlay</li> <li>Sloping Land Overlay</li> <li>State Heritage Area Overlay</li> <li>State Heritage Place Overlay</li> <li>Water Protection Area Overlay</li> <li>Water Resources Overlay</li> </ul>					

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to- Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria  Provisions referred to are Deemed-to-Satisfy Criteria  Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Detached dwelling  Except where any of the following apply:  Coastal Areas Overlay  Hazards (Bushfire - General Risk) Overlay  Hazards (Bushfire - Medium Risk) Overlay  Hazards (Bushfire - Regional) Overlay  Hazards (Flooding) Overlay  Local Heritage Place Overlay  Marine Parks (Managed Use) Overlay  Marine Parks (Restricted Use) Overlay  Murray Darling Basin Overlay	[Built Form and Character]: DTS 2.2	Clearance from Overhead Powerlines: DTS 1.1  Design in Rural Areas [All Development - On-site Waste Treatment Systems]: DTS 6.1  Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2  Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2  Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas]: DTS 10.1  Site Contamination: DTS 1.1  Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1 Hazards (Acid Sulfate Soils): DTS 1.1 Hazards (Bushfire - Outback): All Historic Shipwrecks: DTS 1.1 Key Outback and Rural Routes: All Key Railway Crossings: DTS 1.1 Native Vegetation: DTS1.1, 1.2 State Significant Native Vegetation: DTS 1.1 Strategic Infrastructure Gas Pipelines: DTS 1.2 Urban Transport Routes: All

Class of Development	Deemed-to	o-Satisfy Development Class	sification Criter	ia	
The following Classes of Development are classified as Deemed-to-Satisfy Development subject to	Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.				
meeting the 'Deemed-to- Satisfy Development Classification Criteria'	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
<ul> <li>Prescribed Watercourses         Overlay</li> <li>Prescribed Wells Area         Overlay</li> <li>Ramsar Wetlands         Overlay</li> <li>Resource Extraction         Protection Area Overlay</li> <li>River Murray Flood Plain         Overlay</li> <li>Significant Landscape         Protection Overlay</li> <li>Sloping Land Overlay</li> <li>State Heritage Area         Overlay</li> <li>State Heritage Place         Overlay</li> <li>Water Protection Area         Overlay</li> <li>Water Resources         Overlay</li> </ul>					

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to- Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria  Provisions referred to are Deemed-to-Satisfy Criteria  Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Dwelling addition Except where any of the following apply:  Coastal Areas Overlay Hazards (Bushfire - General Risk) Overlay Hazards (Bushfire - Medium Risk) Overlay Hazards (Bushfire - Regional) Overlay Hazards (Flooding) Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay Marine Parks (Restricted Use) Overlay Murray Darling Basin Overlay	[Built Form and Character]: DTS 2.2	Clearance from Overhead Powerlines: DTS 1.1  Design in Rural Areas [All Development - On-site Waste Treatment Systems]: DTS 6.1	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1 Hazards (Acid Sulfate Soils): DTS 1.1 Hazards (Bushfire - Outback): All Historic Shipwrecks: DTS 1.1 Native Vegetation: DTS1.1, 1.2 State Significant Native Vegetation: DTS 1.1 Strategic Infrastructure Gas Pipelines: DTS 1.2

	Deemed-to	-Satisfy Development Class	sification Criter	ria	
The following Classes of Development are classified as Deemed-to-Satisfy Development subject to	Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.				
meeting the 'Deemed-to- Satisfy Development Classification Criteria'	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
<ul> <li>Prescribed Watercourses         Overlay</li> <li>Prescribed Wells Area         Overlay</li> <li>Ramsar Wetlands         Overlay</li> <li>Resource Extraction         Protection Area Overlay</li> <li>River Murray Flood Plain         Overlay</li> <li>Significant Landscape         Protection Overlay</li> <li>Sloping Land Overlay</li> <li>State Heritage Area         Overlay</li> <li>State Heritage Place         Overlay</li> <li>Water Protection Area         Overlay</li> <li>Water Resources         Overlay</li> </ul>					

## Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development

Zone

## Deemed-to-Satisfy Development Classification Criteria

**General Development** 

Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Subzone

**Overlay** 

Satisfy Development Classification Criteria		Policies	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
where it is required to service development within the Local Infrastructure (Airfield) Zone located on the Andamooka Road (11km east of the eastern most boundary of Roxby Downs [Municipality]) and / or the site of Olympic Dam mining settlement (as per the approved Olympic Dam mining lease) provided it is sited within 150m north, and 50m south, of the existing road alignment of Andamooka Road, between the eastern boundary of the Roxby Downs (Municipality) and the eastern zone boundary of the Local Infrastructure (Airfield) Zone.	None	None	None	None

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to- Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria  Provisions referred to are Deemed-to-Satisfy Criteria  Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul> <li>Excavation and filling</li> <li>Except where any of the following apply:</li> <li>Coastal Areas Overlay</li> <li>Ramsar Wetlands         <ul> <li>Overlay</li> </ul> </li> <li>River Murray Flood Plain             Overlay</li> <li>Significant Landscape             Protection Overlay</li> <li>State Heritage Area             Overlay</li> <li>State Heritage Place             Overlay</li> <li>Water Resources             Overlay.</li> </ul>	None	Design in Rural Areas [Earthworks]: DTS 8.1	None	Hazards (Acid Sulfate Soils): DTS 1.1. Historic Shipwrecks: DTS 1.1
Outbuilding (not being a garage) Verandah Except where any of the following apply:  Coastal Areas Overlay	None	Design in Rural Areas [All Residential Development – Ancillary Development]: DTS 13.1, 13.2	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1 Hazards (Acid Sulfate Soils): DTS 1.1 Historic Shipwrecks: DTS 1.1

Class of Development	Deemed-to-	Satisfy Development Classific	cation Criter	ia	
The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
<ul> <li>Hazards (Bushfire - General Risk) Overlay</li> <li>Hazards (Bushfire - Medium Risk) Overlay</li> <li>Hazards (Bushfire - Outback) Overlay</li> <li>Hazards (Bushfire - Regional) Overlay</li> <li>Hazards (Flooding) Overlay</li> <li>Local Heritage Place Overlay</li> <li>Marine Parks (Managed Use) Overlay</li> <li>Marine Parks (Restricted Use) Overlay</li> <li>Murray Darling Basin Overlay</li> <li>Ramsar Wetlands Overlay</li> <li>River Murray Flood Plain Overlay</li> </ul>		Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2		Native Vegetation: DTS1.1, 1.2 State Significant Native Vegetation: DTS 1.1	

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to- Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria  Provisions referred to are Deemed-to-Satisfy Criteria  Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul> <li>Significant Landscape Protection Overlay</li> <li>Sloping Land Overlay</li> <li>State Heritage Area Overlay</li> <li>State Heritage Place Overlay</li> <li>Water Protection Area Overlay</li> <li>Water Resources Overlay</li> </ul>				

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable	Policies		
	Policies referre Features. Relev Assessed Deve Where a develo	policies are applicable to the assessment of to are Performance Outcome policies, yant Desired Outcomes are not listed, but lopment. Opment comprises more than one Class of the applicable policies for each Class	and any associa ut automatically of Development	ated Designated Performance apply in relation to a Performance the relevant policies will be taken
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	None	Advertisements [Appearance]: PO 1.1, 1.3, 1.4  Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2  Advertisements [Advertising Content]: PO 3.1  Advertisements [Amenity Content]: PO 4.1  Advertising [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5  Clearance from Overhead Powerlines: PO 1.1	None	Airport Building Heights (Aircraft Landing Area): PO 1.1, 1.2 Building Near Airfields: PO 1.1 Coastal Areas: All Hazards (Acid Sulfate Soils): PO 1.1 Hazards (Flooding): All Historic Shipwrecks: PO 1.1 Key Outback and Rural Routes: PO 8.1, 10.1 Key Railway Crossings; PO 1.1 Local Heritage Place: All Marine Parks (Managed Use): All Marine Parks (Restricted Use): All Murray Darling Basin: All Native Vegetation: PO 1.1, 1.2

Class of Development	Applicable I	Applicable Policies			
	The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be take to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay  (applies only in the area affected by the Overlay)	
				Ramsar Wetlands: All	
				River Murray Flood Plain: All	
				Significant Landscape Protection:	
				Sloping Land: All	
				State Heritage Area: All	
				State Heritage Place: All	
				State Significant Native Vegetation: PO 1.1 Urban Transport Routes: PO 8.1, 10.1 Water Protection Area: All Water Resources: All	
				water Resources: All	

Class of Development	Applicable	Policies		
ciass of Bevelopment	The following policies referre Features. Rele Assessed Deve Where a devel	policies are applicable to the assessme ed to are Performance Outcome policies vant Desired Outcomes are not listed,	s, and any associa but automatically s of Development	ated Designated Performance apply in relation to a Performance the taken
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Agricultural building	[Land Use and Intensity]: PO 1.1 [Built Form and Character]: PO 2.1, 2.2	Clearance from Overhead Powerlines: PO 1.1  Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2  Interface between Land Uses [Activities Generating Noise or Vibration]: PO 4.1  Transport, Access and Parking [Movement Systems]: PO 1.4  Transport, Access and Parking [Vehicle Access]: PO 3.1	None	Airport Building Heights (Aircraft Landing Area): PO 1.1, 1.2 Building Near Airfields: PO 1.1 Coastal Areas: All Hazards (Acid Sulfate Soils): PO 1.1 Hazards (Bushfire - General Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - Outback): All Hazards (Bushfire - Regional): All Hazards (Flooding): All Hazards (Flooding): All Historic Shipwrecks: PO 1.1 Key Outback and Rural Routes: PO 8.1, 10.1 Key Railway Crossings: PO 1.1 Local Heritage Place: All Marine Parks (Managed Use): All Marine Parks (Restricted Use): All Murray Darling Basin: All

Class of Development	Applicable	Policies			
	The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Perform Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
				Native Vegetation: PO 1.1, 1.2 Ramsar Wetlands: All River Murray Flood Plain: All Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: PO 1.1 Urban Transport Routes: PO 8.1, 10.1 Water Protection Area: All Water Resources: All	
Carport Outbuilding (in the form of a garage)	None	Clearance from Overhead Powerlines Overlay PO 1.1 Design in Rural Areas [All Residential Development – Ancillary Development] Overlay PO 13.1, 13.2	None	Airport Building Heights (Aircraft Landing Area): PO 1.1, 1.2 Building Near Airfields: PO 1.1 Coastal Areas: All	

Class of Development	Applicable	Policies		
	Policies referre Features. Rele Assessed Deve Where a devel	policies are applicable to the assessment and to are Performance Outcome policies, vant Desired Outcomes are not listed, be elopment. opment comprises more than one Class of the applicable policies for each Class	and any associa ut automatically of Development	ated Designated Performance apply in relation to a Performance the relevant policies will be taken
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Infrastructure and Renewable Energy Facilities [Wastewater Services] Overlay PO 12.2  Transport, Access and Parking [Vehicle Access] Overlay PO 3.1, 3.5		Hazards (Acid Sulfate Soils): PO 1.1 Historic Shipwrecks Overlay PO 1.1 Hazards (Bushfire - General Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - Outback): All Hazards (Bushfire - Regional): All Hazards (Flooding): All Key Outback and Rural Routes: All Key Railway Crossings: PO 1.1 Local Heritage Place: All Marine Parks (Managed Use): All

Class of Development	Applicable Policies					
	Policies referr Features. Rel Assessed Dev Where a deve	policies are applicable to the assess red to are Performance Outcome police evant Desired Outcomes are not listed relopment. elopment comprises more than one Conforther of the applicable policies for each Conforther or the applicable policies for each Conforther or and conforther o	cies, and any associand, but automatically lass of Development	ated Designated Performance y apply in relation to a Performance t the relevant policies will be taken		
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)		
				Marine Parks (Restricted Use): All		
				Murray Darling Basin: All		
				Native Vegetation: PO 1.1, 1.2 Ramsar Wetlands: All		
				River Murray Flood Plain: All		
				Significant Landscape Protection:		
				Sloping Land: All		
				State Heritage Area: All		
				State Heritage Place: All		
				State Significant Native Vegetation: PO 1.1 Urban Transport Routes: All Water Protection Area: All Water Resources: All		

Class of Development	The following p Policies referre Features. Relev Assessed Deve Where a develo	Applicable Policies  The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance  Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance  Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
Demolition of a State or Local Heritage Place  Demolition within the	None	None None	None	Local Heritage Place: All State Heritage Place: All Historic Area: All	
Historic Area Overlay or the State Heritage Area Overlay			None	State Heritage Area: All	
Detached dwelling	All	Clearance from Overhead Powerlines Overlay PO 1.1  Design in Rural Areas [All Development - On-site Waste Treatment Systems] Overlay PO 6.1  Infrastructure and Renewable Energy Facilities [Water Supply] Overlay PO 11.1	None	Airport Building Heights (Aircraft Landing Area): PO 1.1, 1.2 Building Near Airfields: PO 1.1 Coastal Areas: All Hazards (Acid Sulfate Soils): PO 1.1 Hazards (Bushfire - General Risk): All Hazards (Bushfire - Medium Risk): All	

Class of Development	Applicab	Applicable Policies				
	Policies refe Features. R Assessed D Where a de	ng policies are applicable to the assessment erred to are Performance Outcome policies elevant Desired Outcomes are not listed, b evelopment. velopment comprises more than one Class um of the applicable policies for each Class	, and any associa out automatically s of Development	ated Designated Performance apply in relation to a Performance the relevant policies will be taken		
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)		
		Infrastructure and Renewable Energy Facilities [Wastewater Services] Overlay PO 12.1, 12.2 Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas] Overlay PO 10.1 Site Contamination Overlay PO 1.1 Transport, Access and Parking [Vehicle Access] Overlay PO 3.1, 3.5, 3.6		Hazards (Bushfire - Outback): All Hazards (Bushfire - Regional): All Hazards (Flooding): All Historic Shipwrecks: PO 1.1 Key Outback and Rural Routes: All Key Railway Crossings: PO 1.1 Local Heritage Place: All Marine Parks (Managed Use): All Marine Parks (Restricted Use): All Murray Darling Basin: All Native Vegetation: PO 1.1, 1.2 Prescribed Watercourses: All Prescribed Wells Area: All Ramsar Wetlands: All		

Class of Development	Applicable	Applicable Policies			
	Policies referre Features. Relev Assessed Deve Where a develo	olicies are applicable to the assessmend to are Performance Outcome policies, vant Desired Outcomes are not listed, b lopment. opment comprises more than one Class of the applicable policies for each Class	and any associa out automatically of Development	apply in relation to a Performance the relevant policies will be taken	
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
				Resource Extraction Protection Area: All	
				River Murray Flood Plain: All	
				Significant Landscape Protection:	
				Sloping Land: All	
				State Heritage Area: All	
				State Heritage Place: All	
				State Significant Native Vegetation: PO 1.1 Strategic Infrastructure Gas Pipelines Overlay PO 1.2 Urban Transport Routes Overlay All Water Protection Area: All	
				Water Resources: All	

Class of Development	Applicable I	Policies				
	Policies referred Features. Relev Assessed Devel Where a develo	The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)		
Dwelling addition	[Built Form and Character] Overlay PO 2.2	Clearance from Overhead Powerlines Overlay PO 1.1  Design in Rural Areas [All Development - On-site Waste Treatment Systems] Overlay PO 6.1	None	Airport Building Heights (Aircraft Landing Area) Overlay PO 1.1, 1.2  Building Near Airfields Overlay PO 1.1  Coastal Areas: All  Hazards (Acid Sulfate Soils): PO 1.1  Hazards (Bushfire - General Risk): All  Hazards (Bushfire - Medium Risk): All  Hazards (Bushfire - Outback): All  Hazards (Bushfire - Regional): All		

Class of Development	Applicable	Policies		
	Policies referred Features. Relev Assessed Devel Where a develo	policies are applicable to the assessment of to are Performance Outcome policies, yant Desired Outcomes are not listed, b lopment. opment comprises more than one Class of the applicable policies for each Class	and any associa ut automatically of Development	apply in relation to a Performance the relevant policies will be taken
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Hazards (Flooding): All
				Historic Shipwrecks: PO 1.1
				Local Heritage Place: All
				Marine Parks (Managed Use): All
				Marine Parks (Restricted Use): All
				Murray Darling Basin: All
				Native Vegetation: PO 1.1, 1.2
				Prescribed Watercourses: All
				Prescribed Wells Area: All
				Ramsar Wetlands: All
				Resource Extraction Protection Area: All
				River Murray Flood Plain: All

Class of Development	Applicable	Policies			
	The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
				Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: PO 1.1 Strategic Infrastructure Gas Pipelines: PO 1.2 Water Protection Area: All Water Resources: All	
Excavation and filling	None	Design in Rural Areas [Earthworks] Overlay PO 8.1	None	Coastal Areas: All Hazards (Acid Sulfate Soils): PO 1.1.	

Class of Development	Applicable	Policies		
	Policies referre Features. Relev Assessed Deve Where a develo	olicies are applicable to the assessmer d to are Performance Outcome policies vant Desired Outcomes are not listed, b lopment. opment comprises more than one Class of the applicable policies for each Class	, and any associa out automatically s of Development	ated Designated Performance apply in relation to a Performance the relevant policies will be taken
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Hazards (Flooding): All
				Historic Shipwrecks Overlay PO 1.1 Local Heritage Place: All
				Marine Parks (Managed Use): All
				Marine Parks (Restricted Use): All
				Murray Darling Basin: All
				Native Vegetation: PO 1.1, 1.2
				Prescribed Watercourses: All
				Prescribed Wells Area: All
				Ramsar Wetlands: All
				Resource Extraction Protection Area: All
				River Murray Flood Plain: All

Class of Development	Applicable	Policies			
	The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performan Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be take to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
				Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: PO 1.1 Strategic Infrastructure Gas Pipelines: PO 1.2 Water Protection Area: All Water Resources: All	
Farming	None	Interface Between Land Uses [General Land Use Compatibility] Overlay PO 1.2	None	Coastal Areas: All Local Heritage Place: All Marine Parks (Managed Use): All	

Class of Development	Applicable	Policies				
	The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be take to be the sum of the applicable policies for each Class of Development.					
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)		
				Marine Parks (Restricted Use): All		
				Murray Darling Basin: All		
				Native Vegetation: PO 1.1, 1.2		
				Ramsar Wetlands: All		
				River Murray Flood Plain: All		
				Significant Landscape Protection:		
				State Heritage Area: All		
				State Heritage Place: All		
				State Significant Native Vegetation: PO 1.1		
				Water Protection Area: All		
				Water Resources: All		

Class of Development	The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
Fence	None	Design in Rural Areas [ All Development – Fences and Walls] Overlay PO 9.1	None	Airport Building Heights (Aircraft Landing Area): PO 1.1, 1.2 Building Near Airfields: PO 1.1 Coastal Areas: All Hazards (Acid Sulfate Soils): PO 1.1 Hazards (Flooding): All Historic Shipwrecks: PO 1.1 Local Heritage Place: All Marine Parks (Managed Use): All Marine Parks (Restricted Use): All Murray Darling Basin: All Native Vegetation: PO 1.1, 1.2 Ramsar Wetlands: All River Murray Flood Plain: All	

Class of Development	Applicable	Policies		
	The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: PO 1.1 Water Protection Area: All Water Resources: All
Outbuilding (not being a garage) Verandah	None	Clearance from Overhead Powerlines Overlay PO 1.1 Design in Rural Areas [All Residential Development – Ancillary Development] Overlay PO 13.1, 13.2	None	Airport Building Heights (Aircraft Landing Area): PO 1.1, 1.2 Building Near Airfields: PO 1.1 Coastal Areas: All Hazards (Acid Sulfate Soils): PO 1.1

Class of Development	Applicable	Policies		
	Policies referre Features. Rele Assessed Deve Where a devel	policies are applicable to the assessme ed to are Performance Outcome policie evant Desired Outcomes are not listed, elopment. opment comprises more than one Clas of the applicable policies for each Clas	s, and any associa but automatically as of Development	ated Designated Performance apply in relation to a Performance the relevant policies will be taken
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Infrastructure and Renewable Energy Facilities [Wastewater Services] Overlay PO 12.2		Hazards (Bushfire - General Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - Outback): All Hazards (Bushfire - Regional): All Hazards (Flooding): All Historic Shipwrecks: PO 1.1 Local Heritage Place: All Marine Parks (Managed Use): All Marine Parks (Restricted Use): All Murray Darling Basin: All Native Vegetation: PO 1.1, 1.2 Ramsar Wetlands: All

Class of Development	Applicable	Policies				
	Policies referre Features. Relev Assessed Deve Where a develo	policies are applicable to the assessment of to are Performance Outcome policies, want Desired Outcomes are not listed, by lopment. Opment comprises more than one Class of the applicable policies for each Class	and any associa ut automatically of Development	ated Designated Performance y apply in relation to a Performance t the relevant policies will be taken		
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)		
				River Murray Flood Plain: All		
				Significant Landscape Protection:		
				Sloping Land: All		
				State Heritage Area: All		
				State Heritage Place: All		
				State Significant Native Vegetation: PO 1.1 Water Protection Area: All		
				Water Resources: All		
Solar farm	[Land Use and Intensity] Overlay PO 1.1	Clearance from Overhead Powerlines Overlay PO 1.1 Infrastructure and Renewable Energy Facilities [General] Overlay PO 1.1	None	Airport Building Heights (Aircraft Landing Area): PO 1.1, 1.2 Building Near Airfields: PO 1.1 Coastal Areas: All		

Class of Development	The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performan Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be take to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
	[Built Form and Character] Overlay PO 2.1, 2.2	Infrastructure and Renewable Energy Facilities [Visual Amenity] Overlay PO 2.1, 2.2, 2.3  Infrastructure and Renewable Energy Facilities [Rehabilitation] Overlay PO 3.1  Infrastructure and Renewable Energy Facilities [Hazard Management] Overlay PO 4.1, 4.2, 4.3  Infrastructure and Renewable Energy Facilities [Electricity Infrastructure and Battery Storage Facilities] Overlay PO 5.1  Infrastructure and Renewable Energy Facilities [Renewable Energy Facilities] Overlay PO 7.1		Hazards (Acid Sulfate Soils): PO 1.1 Hazards (Flooding): All Historic Shipwrecks: PO 1.1 Key Outback and Rural Routes: All Key Railway Crossings: PO 1.1 Local Heritage Place: All Marine Parks (Managed Use): All Marine Parks (Restricted Use): All Murray Darling Basin: All Native Vegetation: PO 1.1, 1.2 Prescribed Watercourses: All Prescribed Wells Area: All Ramsar Wetlands: All	

Class of Development	Applicable	Policies		
	Policies referre Features. Rele Assessed Deve	d Class of Development. ated Designated Performance apply in relation to a Performance the relevant policies will be taken		
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Infrastructure and Renewable Energy Facilities [Renewable Energy Facilities (Solar Power)] Overlay PO 9.1, 9.2 Infrastructure and Renewable Energy Facilities [Temporary Facilities] Overlay PO 13.1, 13.2 Design in Rural Areas [All Non- Residential Development – Wash- down and Waste Loading and Unloading] Overlay PO 31.1 Interface Between Land Uses [General land use compatibility] Overlay PO 1.2 Interface Between Land Uses [Activities Generating Noise or Vibration] Overlay PO 4.1		River Murray Flood Plain: All Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: PO 1.1 Strategic Infrastructure Gas Pipelines Overlay: PO 1.2 Urban Transport Routes: All Water Protection Area: All Water Resources: All

Class of Development	Applicable	Policies		
	Policies referre Features. Rele Assessed Deve Where a devel	policies are applicable to the assessment and to are Performance Outcome policies, want Desired Outcomes are not listed, be elopment. opment comprises more than one Class of the applicable policies for each Class	and any associa ut automatically of Development	ated Designated Performance apply in relation to a Performance the relevant policies will be taken
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Land Uses [Solar Reflectivity / Glare] Overlay PO 7.1		
		Transport, Access and Parking [Movement Systems] Overlay PO 1.1, 1.4		
		Transport, Access and Parking [Sightlines] Overlay PO 2.1		
		Transport, Access and Parking [Vehicle Access] Overlay PO 3.1, 3.3, 3.4, 3.8, 3.9		
		Transport, Access and Parking [Vehicle Parking Areas] Overlay PO 6.1, 6.2, 6.6		
Wind farm	[Land Use and Intensity] Overlay PO 1.1	Clearance from Overhead Powerlines Overlay PO 1.1	None	Airport Building Heights (Aircraft Landing Area): PO 1.1, 1.2 Building Near Airfields: PO 1.1 Coastal Areas: All

Class of Development	Applicable	Policies				
	Policies referre Features. Rele Assessed Deve Where a devel	The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)		
	[Built Form and Character] Overlay PO 2.1, 2.2	Infrastructure and Renewable Energy Facilities [General] Overlay PO 1.1  Infrastructure and Renewable Energy Facilities [Visual Amenity] Overlay PO 2.1, 2.2, 2.3  Infrastructure and Renewable Energy Facilities [Rehabilitation] Overlay PO 3.1  Infrastructure and Renewable Energy Facilities [Hazard Management] Overlay PO 4.1, 4.2, 4.3  Infrastructure and Renewable Energy Facilities [Electricity Infrastructure and Battery Storage Facilities] Overlay PO 5.1		Hazards (Acid Sulfate Soils): PO 1.1 Hazards (Bushfire - General Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - Outback): All Hazards (Bushfire - Regional): All Historic Shipwrecks: PO 1.1 Hazards (Flooding): All Key Outback and Rural Routes: All Key Railway Crossings: PO 1.1 Local Heritage Place: All Marine Parks (Managed Use): All Marine Parks (Restricted Use): All		

Class of Development	Applicable Policies				
	Policies refe Features. R Assessed D Where a de	ng policies are applicable to the assessment erred to are Performance Outcome policies, elevant Desired Outcomes are not listed, be evelopment. velopment comprises more than one Class um of the applicable policies for each Class	and any associa ut automatically of Development	ated Designated Performance apply in relation to a Performance the relevant policies will be taken	
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
		Infrastructure and Renewable Energy Facilities [Renewable Energy Facilities] Overlay PO 7.1  Infrastructure and Renewable Energy Facilities [Renewable Energy Facilities (Wind Farm)] Overlay PO 8.1, 8.2, 8.3, 8.4, 8.5  Infrastructure and Renewable Energy Facilities [Temporary Facilities] Overlay PO 13.1, 13.2  Design in Rural Areas [All Non-Residential Development – Washdown and Waste Loading and Unloading] Overlay PO 31.1  Interface Between Land Uses [General land use compatibility] Overlay PO 1.2		Murray Darling Basin: All  Native Vegetation: PO 1.1, 1.2 Ramsar Wetlands: All  Resource Extraction Protection Area: All  River Murray Flood Plain: All  Significant Landscape Protection: All  Sloping Land: All  State Heritage Area: All  State Heritage Place: All  State Significant Native  Vegetation: PO 1.1  Strategic Infrastructure Gas  Pipelines: PO 1.2	

Class of Development	The following p Policies referred Features. Relev Assessed Deve Where a develo	policies are applicable to the assessment of to are Performance Outcome policies, yant Desired Outcomes are not listed, bu	and any associa ut automatically of Development	ated Designated Performance apply in relation to a Performance the relevant policies will be taken
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Land Uses [Overshadowing] Overlay PO 3.4  Interface Between Land Uses [Activities Generating Noise or Vibration] Overlay PO 4.1  Interface Between Land Uses [Solar Reflectivity / Glare] Overlay PO 7.1  Transport, Access and Parking [Movement Systems] Overlay PO 1.1, 1.4  Transport, Access and Parking [Sightlines] Overlay PO 2.1  Transport, Access and Parking [Vehicle Access] Overlay PO 3.1, 3.3, 3.4, 3.8, 3.9		Water Protection Area: All Water Resources: All

Class of Development	The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.  Zone  General Development Policies  Subzone (applies only in the area affected by the Subzone)  (applies only in the area affected by the Overlay)				
		Transport, Access and Parking [Vehicle Parking Areas] Overlay PO 6.1, 6.2, 6.6			
All other Code Assessed Development	All	All	None	Any Relevant Overlay: All	

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted					
None Specified					

#### **Assessment Provisions**

### Desired Outcome (DO)

#### DO 1

A diverse range of activities from pastoral, grazing and farming activities, agricultural processing and transportation, mining and petroleum (and associated settlement activities), the generation and storage of energy, pipelines or infrastructure, aerospace and defence related facilities (and associated settlement activities), tourism, remote settlements, Aboriginal lands and related rural land activities.

# Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria Land Use and Intensity

#### PO 1.1

The productive value of land for a range of rural activities.

#### DTS/DPF 1.1

Development comprises one or more of the following land uses:

- (a) Advertisement
- (b) Agricultural building
- (c) Carport
- (d) Demolition
- (e) Detached dwelling
- (f) Dwelling addition
- (g) Excavation and filling
- (h) Farming
- (i) Intensive animal husbandry
- (j) Outbuilding
- (k) Small-scale ground mounted solar power facility
- (I) Solar farm
- (m) Stock sales yard
- (n) Stock slaughter works
- (o) Tourist accommodation
- (p) Verandah
- (q) Wind farm

#### **Built Form and Character**

#### PO 2.1

Development sited and designed to protect natural features and the conservation value of the area.

#### DTS/DPF 2.1

None are applicable.

#### PO 2.2

Large buildings designed and sited to reduce impacts on scenic and rural vistas by:

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

#### DTS/DPF 2.2

Building are:

- (a) of a height no greater than 2 building levels and 9m; and
- (b) setback at least 40m from any allotment boundary or public road.

#### Hazard Risk Minimisation

#### PO 3.1

Habitable buildings designed and sited to manage the risks of natural hazards on personal and public safety and property.

#### DTS/DPF 3.1

None are applicable.

## Procedural Matters (PM)

#### **Notification**

All classes of performance assessed development are excluded from notification except where they involve any of the following:

- (a) the site of the development is adjacent land to land in a different zone
- (b) development identified as "all other code assessed development" in Remote Areas Zone Table 3
- (c) wind farm and ancillary development including electricity substation, maintenance sheds, access roads, and connecting power-lines where the base of any wind turbine is 2,000m or less from:
  - (i) an existing dwelling or tourist accommodation that is not associated with the wind farm;
  - (ii) a proposed dwelling or tourist accommodation for which an operable planning consent exists;
  - (iii) the boundaries of any airfield, airport, Local Infrastructure (Airfield) Zone, Settlement Zone, Township Zone or any State Heritage Area Overlay;
- (d) wind monitoring mast and ancillary development.

## **Resource Extraction Zone**

• Water Resources Overlay

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul> <li>Carport</li> <li>Except where any of the following apply:</li> <li>Coastal Areas Overlay</li> <li>Hazards (Flooding) Overlay</li> <li>Historic Area Overlay</li> <li>Local Heritage Place Overlay</li> <li>State Heritage Area Overlay</li> <li>State Heritage Place Overlay</li> <li>Native Vegetation Overlay</li> <li>State Significant Native Vegetation Overlay</li> <li>River Murray Flood Plain Overlay</li> <li>Sloping Land Overlay</li> <li>Key Railway Crossings Overlay where an existing access is altered or a new access is created</li> <li>Major Urban Transport Routes Overlay where an existing access is altered or a new access is created</li> <li>Urban Transport Routes Overlay where an existing access is altered</li> </ul>	<ul> <li>14 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>15 It is ancillary to an office erected on the site</li> <li>16 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary</li> <li>17 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</li> <li>18 Total floor area - does not exceed 40m²</li> <li>19 Post height - does not exceed 3m measured from natural ground level (and not including a gable end)</li> <li>20 Building height - does not exceed 5m</li> <li>21 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ul> <li>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</li> <li>(b) 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>22 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ul> <li>(a) it will not result in all relevant walls or structures located along the boundary exceeding</li> </ul> </li> </ul>

45% of the length of the boundary; and

- (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure
- 23 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment
- 24 Door opening for vehicle access does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
- 25 Internal dimensions does not exceed 3.2m in width and 6m in length between all fences, walls and doors
- 26 The carport:
  - (a) is located so that vehicle access:
    - i.is 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
    - ii. will use a driveway that:
      - A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and
      - B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or
    - iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and
  - (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and
  - (c) the centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access

### Internal building work

Except where any of the following apply:

- A Historic Shipwreck identified in the Historic Shipwrecks Overlay
- 5 There will be no increase in the total floor area of the building
- 6 There will be no alteration to the external appearance of the building.

- A Local Heritage Place identified in the Local Heritage Place Overlay
- State Heritage Area Overlay
- A State Heritage Place identified in the State Heritage Place Overlay

### Farming

Except where any of the following apply:

- Character Preservation District Overlay
- Coastal Areas Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Mount Lofty Ranges Catchment (Area 2) Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Water Resources Overlay

- 1 There is no excavation or filling of land
- 2 Does not involve the erection, construction or alteration of, or addition to, any building or structure
- 3 Does not involve the clearance of native vegetation.

## **Protective tree netting structure**

Except where any of the following apply:

- Coastal Areas Overlay
- Hazards (Acid Sulfate Soils)
   Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- State Significant Native Vegetation Overlay
- Sloping Land Overlay
- Water Protection Area Overlay
- Water Resources Overlay

- 15 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 16 No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated)
- 17 Netting visible from the outside of the protective tree netting structure is of a low light-reflective nature, and, in the case of a structure that has side netting, the side netting is of a dark colour
- 18 In the case of a development on a site that is within a Hazards (Bushfire Outback) Overlay, Hazards (Bushfire Regional) Overlay, Hazards (Bushfire General Risk) Overlay, Hazards (Bushfire Medium Risk) Overlay or Hazards (Bushfire High Risk) Overlay, the protective tree netting structure provides for access to the site in accordance with the following:
  - (e) no part of the protective tree netting structure (including cables and points of attachment of cables (known as "auger" or "anchor" points) will be within 5m of any boundary of the site; or
  - (f) does not prevent access or movement of vehicles of 4m height and 3.5m width (or less) on any access road or track (including fire tracks) on the site

	<ul> <li>19 No part of the netting canopy of the protective tree netting structure: <ul> <li>(e) will cover native vegetation; or</li> <li>(f) will be within 5m of a road (including any road reserve)</li> </ul> </li> <li>20 The points of attachment of any cables will not be located: <ul> <li>(e) outside the boundaries of the site; or</li> <li>(f) within a watercourse (within the meaning of the Natural Resources Management Act 2004)</li> </ul> </li> <li>21 In relation to a dwelling located on an allotment adjoining the site on which the protective tree netting structure is located, the protective tree netting structure complies with the following:</li> </ul>
	<ul><li>(e) if the netting canopy nearest the dwelling on the adjoining allotment is 4m or less above ground level (depending on where it is situated), no part of the netting canopy is within 10m of the dwelling</li><li>(f) in any other case, no part of the netting canopy is within 15m of the dwelling.</li></ul>
<ul> <li>Solar photovoltaic panels (roof mounted)</li> <li>Except where any of the following apply:</li> <li>Historic Area Overlay</li> <li>A Local Heritage Place identified in the Local Heritage Place Overlay</li> <li>State Heritage Area Overlay</li> <li>A State Heritage Place identified in the State Heritage Place Overlay</li> </ul>	<ul> <li>16 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</li> <li>17 Panels and associated components do not overhang any part of the roof</li> <li>18 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</li> </ul>
Water tank (above ground) Except where any of the following apply Except where any of the following apply:  Coastal Areas Overlay Hazards (Flooding) Overlay Historic Area Overlay Local Heritage Place Overlay State Heritage Place Overlay State Heritage Place Overlay Native Vegetation Overlay State Significant Native Vegetation Overlay	<ul> <li>The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>The tank is part of a roof drainage system</li> <li>Total floor area - not exceeding 15m²</li> <li>The tank is located wholly above ground</li> <li>Tank height – does not exceed 4m above natural ground level</li> <li>Primary street setback – at least as far back as the building line of the building to which it is ancillary</li> <li>In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.</li> </ul>

<ul><li>River Murray Flood Plain Overlay</li><li>Sloping Land Overlay</li><li>Water Resources Overlay</li></ul>	
<ul> <li>Water tank (underground)</li> <li>Except where any of the following apply:</li> <li>Coastal Areas Overlay</li> <li>Native Vegetation Overlay</li> <li>State Significant Native Vegetation Overlay</li> <li>Sloping Land Overlay</li> <li>Water Resources Overlay</li> </ul>	<ul> <li>9 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>10 The tank (including any associated pump) is located wholly below the level of the ground.</li> </ul>

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to- Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria  Provisions referred to are Deemed-to-Satisfy Criteria  Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply:  • Advertising Near Signalised Intersections Overlay  • Character Preservation District Overlay  • Coastal Areas Overlay  • Hazards (Flooding) Overlay  • Historic Area Overlay  • Historic Shipwrecks Overlay  • Local Heritage Place Overlay  • Marine Parks (Managed Use) Overlay	None	Advertisements [Appearance]: DTS 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5 Clearance from Overhead Powerlines: DTS 1.1	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1, 1.2 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Future Road Widening: DTS 1.1 Hazards (Acid Sulfate Soils): DTS 1.1 Key Outback and Rural Routes: All Major Transport Routes: All Native Vegetation: DTS 1.1, 1.2 State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to- Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria  Provisions referred to are Deemed-to-Satisfy Criteria  Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.				
	Zone	General Development Policies	Subzone  (applies only in the area affected by the Subzone)	Overlay  (applies only in the area affected by the Overlay)	
<ul> <li>Mt Lofty Ranges         Catchment (Area 2)         Overlay</li> <li>Murray Darling Basin         Overlay</li> <li>Non-stop Corridor         Overlay</li> <li>River Murray Tributaries         Area Overlay</li> <li>Sloping Land Overlay</li> <li>State Heritage Area         Overlay</li> <li>State Heritage Place         Overlay</li> <li>Water Protection Area         Overlay</li> <li>Water Resources Overlay</li> </ul>					

## Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy

## Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be

Development subject to	the sum of the criteria for each Class of Development.				
meeting the 'Deemed-to- Satisfy Development	Zone	General Development	Subzone	Overlay	
Classification Criteria'		Policies	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)	
Agricultural building Except where any of the following apply:  Character Preservation District Overlay  Coastal Areas Overlay  Hazards (Bushfire - General Risk) Overlay  Hazards (Bushfire - High Risk) Overlay  Hazards (Bushfire - Medium Risk) Overlay  Hazards (Bushfire - Outback) Overlay  Hazards (Bushfire - Coutback) Overlay  Hazards (Bushfire - Regional) Overlay  Hazards (Flooding) Overlay  Historic Area Overlay	None	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2 Interface between Land Uses [Activities Generating Noise or Vibration]: DTS 4.1 Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1, 1.2 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Future Road Widening: DTS 1.1 Hazards (Acid Sulfate Soils): DTS 1.1 Key Outback and Rural Routes: All Major Transport Routes: All Native Vegetation: DTS 1.1, 1.2 State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: All	

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to- Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria  Provisions referred to are Deemed-to-Satisfy Criteria  Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay  (applies only in the area affected by the Overlay)	
<ul> <li>Historic Shipwrecks         Overlay</li> <li>Local Heritage Place         Overlay</li> <li>Marine Parks (Managed         Use) Overlay</li> <li>Mt Lofty Ranges         Catchment (Area 2)         Overlay</li> <li>Murray Darling Basin         Overlay</li> <li>Non-stop Corridor         Overlay</li> <li>Sloping Land Overlay</li> <li>State Heritage Area         Overlay</li> <li>State Heritage Place         Overlay</li> </ul>					

## Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy

## Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be

Development subject to	the sum of the criteria for each Class of Development.				
meeting the 'Deemed-to- Satisfy Development Classification Criteria'	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay  (applies only in the area affected by the Overlay)	
<ul> <li>Traffic Generating         Development Overlay</li> <li>Water Protection Area         Overlay</li> <li>Water Resources Overlay</li> </ul>					
Office Except where any of the following apply:  Character Preservation District Overlay  Coastal Areas Overlay  Hazards (Bushfire - General Risk) Overlay  Hazards (Bushfire - High Risk) Overlay  Hazards (Bushfire - Medium Risk) Overlay	[Land Use and Intensity]: DTS 1.1, 1.3	Design in Urban Areas [Car Parking Appearance]: DTS 6.4, 6.5 Interface Between Land Uses [Hours of Operation]: DTS 2.1 Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Movement Systems]: DTS 1.4	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1, 1.2 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Future Road Widening: DTS 1.1 Hazards (Acid Sulfate Soils): DTS 1.1 Key Outback and Rural Routes: All Major Transport Routes: All	

Class of Development	Deemed-	Deemed-to-Satisfy Development Classification Criteria				
The following Classes of Development are classified as Deemed-to-Satisfy Development subject to	Provisions r	Provisions referred to are Deemed-to-Satisfy Criteria				
	Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.					
meeting the 'Deemed-to- Satisfy Development	Zone	General Development	Subzone	Overlay		
Classification Criteria		Policies	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)		
<ul> <li>Hazards (Bushfire - Outback) Overlay</li> </ul>		Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6		Native Vegetation: DTS 1.1, 1.2 State Significant Native Vegetation:		
Hazards (Bushfire - Regional) Overlay		Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1		DTS 1.1 Urban Transport Routes: All		
Hazards (Flooding)     Overlay		J. T. T. T. J. T.		orban mansport nodies. An		
Historic Area Overlay						
<ul> <li>Historic Shipwrecks Overlay</li> </ul>						
<ul> <li>Local Heritage Place Overlay</li> </ul>						
<ul> <li>Marine Parks (Managed Use) Overlay</li> </ul>						
Mt Lofty Ranges     Catchment (Area 2)     Overlay						
Murray Darling Basin						

Overlay

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy	Deemed-to-Satisfy Development Classification Criteria  Provisions referred to are Deemed-to-Satisfy Criteria  Where a development comprises more than one Class of Development the relevant criteria will be taken to be				
Development subject to meeting the 'Deemed-to- Satisfy Development Classification Criteria'	Tone  General Development Policies  Subzone (applies only in the area affected by the Subzone)  We subzone  General Development Policies  Subzone (applies only in the area affected by the Subzone)				
<ul> <li>Non-stop Corridor         Overlay</li> <li>Sloping Land Overlay</li> <li>State Heritage Area         Overlay</li> <li>State Heritage Place         Overlay</li> <li>Water Protection Area         Overlay</li> <li>Water Resources Overlay</li> </ul>					

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Poli	cies				
	The following policies	es are applicable to the assessment of th	ne identified Cla	ss of Development.		
		are Performance Outcome policies, and utcomes are not listed, but automatically				
	Where a development comprises more than one Class of Development the relevant policies will be taken the sum of the applicable policies for each Class of Development.					
	Zone	General Development	Overlay			
		Cone  General Development Policies  (applies only in the area affected by the Subzone)  (applies by the O				
Advertisement	[Advertisements]: PO 6.1	Advertisements [Appearance]: PO 1.1, 1.3, 1.4	None	Advertising Near Signalised Intersections: All		
		Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2		Airport Building Heights (Aircraft Landing Area): PO 1.1, 1.2		
		Advertisements [Advertising Content]: PO 3.1		Airport Building Heights (Regulated): PO 1.1, 1.2		
		Advertisements [Amenity Content]: PO 4.1		Building Near Airfields: PO 1.1, 1.2		
		Advertising [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5		Character Preservation District: All Coastal Areas: All		
		Clearance from Overhead Powerlines: PO 1.1		Defence Aviation Area: PO 1.1, 1.3		
				Future Road Widening: PO 1.1		

Class of Development	Applicable Policies				
	The following policies are applicable to the assessment of the identified Class of Development.				
		olicies referred to are Performance Outcome policies, and any associated Designatelevant Desired Outcomes are not listed, but automatically apply in relation to a Pelevelopment.			
	Where a developm the sum of the app	relevant policies will be taken to be			
	Zone	General Development	Subzone	Overlay	
		Policies	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)	
				Hazards (Acid Sulfate Soils): PO 1.1	
				Hazards (Flooding): All Historic Area: All	
				Historic Shipwrecks: All Key Outback and Rural Routes: All Local Heritage Place: All	
				Major Transport Routes: All Marine Parks (Managed Use): All	
				Mt Lofty Ranges Catchment (Area 2): All	
				Murray Darling Basin: All	
				Native Vegetation: PO 1.1, 1.2	
				Non-stop Corridor: All	
				River Murray Tributaries Area: All	

Class of Development	Applicable Policies					
	The following polic	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.				
	Relevant Desired C					
	Where a development comprises more than one Class of Development the relevant policies will be taken the sum of the applicable policies for each Class of Development.  Zone General Development Subzone Overlay					
		Policies	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)		
				Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: PO 1.1 Urban Transport Routes: All Water Protection Area: All Water Resources: All		
Agricultural building	None	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2	None	Airport Building Heights (Aircraft Landing Area): PO 1.1, 1.2 Airport Building Heights (Regulated): PO 1.1, 1.2 Character Preservation District: All Coastal Areas: All		

Class of Development	Applicable Policies					
	The following p	The following policies are applicable to the assessment of the identified Class of Development.				
	Policies referred to are Performance Outcome policies, and any associated Designated Performance Feat Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken the sum of the applicable policies for each Class of Development.					
	Zone	Overlay				
	Policies	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)			
		Interface between Land Uses [Activities Generating Noise or Vibration]: PO 4.1 Transport, Access and Parking [Movement Systems]: PO 1.4 Transport, Access and Parking [Vehicle Access]: PO 3.1		Building Near Airfields: PO 1.1, 1.2  Defence Aviation Area: PO 1.1, 1.3  Future Road Widening: PO 1.1  Hazards (Acid Sulfate Soils): PO 1.1  Hazards (Bushfire - General Risk): All  Hazards (Bushfire - High Risk): All  Hazards (Bushfire - Medium Risk): All  Hazards (Bushfire - Outback): All  Hazards (Bushfire - Regional): All  Hazards (Flooding): All  Historic Area: All		

Class of Development	Applicable F	Applicable Policies					
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.						
		here a development comprises more than one Class of Development the relevant policies will be taken to be sum of the applicable policies for each Class of Development.					
	Zone	General Development	Subzone	Overlay			
		Policies	(applies only in the area affected by the Subzone)	a by the Overlay) y			
				Historic Shipwrecks: All			
				Key Outback and Rural Routes: All Local Heritage Place: All			
				Major Transport Routes: All			
				Marine Parks (Managed Use): All			
				Mt Lofty Ranges Catchment (Area 2): All			
				Murray Darling Basin: All			
				Native Vegetation: PO 1.1, 1.2			
				Non-stop Corridor: All			
				Sloping Land: All			
				State Heritage Area: All			
				State Heritage Place: All			
				State Significant Native Vegetation: PO 1.1			

Class of Development	Applicable Poli	cies					
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.						
		ent comprises more than one Class of Develop					
	Zone General Development Subzone Overlay						
		Policies	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)			
				Traffic Generating Development: All Urban Transport Routes: All Water Protection Area: All Water Resources: All			
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place: All State Heritage Place: All			
Demolition within an Historic Area: All or State Heritage Area: All	None	None	None	Historic Area: All State Heritage Area: All			
Horse keeping	[Land Use and Intensity]: PO 1.2	Animal Keeping and Horse Keeping [Siting and Design]: PO 1.1, 1.2	None	Marine Parks (Managed Use): All Mt Lofty Ranges Catchment (Area 2): All			
				Murray Darling Basin: All			

Class of Development	Applicable Policies					
	The following policies are applicable to the assessment of the identified Class of Development.					
		Policies referred to are Performance Outcome policies, and any associated Designated Pe Relevant Desired Outcomes are not listed, but automatically apply in relation to a Perform Development.				
	Where a development comprises more than one Class of Development the relevant policies will be the sum of the applicable policies for each Class of Development.					
	Zone	Overlay				
		Policies	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)		
		Animal Keeping and Horse Keeping [Horse Keeping]: PO 2.1, 2.2, 2.3, 2.4, 2.5 Animal Keeping and Horse Keeping [Wastes]: PO 4.1,		Native Vegetation: All Prescribed Water Resources Area: All Prescribed Watercourses: All Prescribed Wells Area: All River Murray Tributaries Area: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All Water Protection Area: All Water Resources: All		

Class of Development	Applicable Poli	cies				
	The following policies are applicable to the assessment of the identified Class of Development.					
		Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed				
	Where a development comprises more than one Class of Development the relevant policies will be tak the sum of the applicable policies for each Class of Development.					
	Zone	General Development	Subzone	Overlay		
		(applies only in the area affected by the Overlay)				
Horticulture	[Land Use and Intensity]: PO 1.2	Interface between Land Uses [General Land Use Compatibility]: PO 1.2 Interface between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface between Land Uses [Interface with Rural Activities]: PO 9.6	None	Coastal Areas: All Local Heritage Place: PO 5.1 Marine Parks (Managed Use): All Mt Lofty Ranges Catchment (Area 2): All Murray Darling Basin: All Native Vegetation: All Prescribed Water Resources Area: All Prescribed Watercourses: All Prescribed Wells Area: All River Murray Tributaries Area: All Sloping Land: All State Heritage Area: All State Heritage Place: All		

Class of Development	Applicable Pol	icies				
	The following policies are applicable to the assessment of the identified Class of Development.					
		are Performance Outcome policies, and Outcomes are not listed, but automatically				
	Zone	General Development	Subzone	Overlay		
		Policies  (applies only in the area affected by the Subzone)  (applies only in by the Overlay)				
				State Significant Native Vegetation: All Water Protection Area: All		
				Water Resources: All		
Office	[Land Use and Intensity]: DTS 1.1, 1.3	Design in Urban Areas [Car Parking Appearance]: DTS 6.4, 6.5 Interface Between Land Uses [Hours of Operation]: DTS 2.1 Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2 Infrastructure and Renewable Energy	None	Airport Building Heights (Aircraft Landing Area): PO 1.1, 1.2 Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: PO 1.1, 1.2 Character Preservation District: All		
		Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2		Coastal Areas: All Defence Aviation Area: PO 1.1, 1.3 Future Road Widening: PO 1.1		

Class of Development	Applicable Policies  The following policies are applicable to the assessment of the identified Class of Development.				
	Policies referred to are Performance Outcome policies, and any associated Designated Performance Featur Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to the sum of the applicable policies for each Class of Development.				
	Zone	Overlay			
		Policies	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)	
		Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1		Hazards (Acid Sulfate Soils): PO 1.1 Key Outback and Rural Routes: All Hazards (Bushfire - General Risk): All Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - Outback): All Hazards (Bushfire - Regional): All Hazards (Flooding): All Historic Area: All Historic Shipwrecks: All Local Heritage Place: All Major Transport Routes: All Marine Parks (Managed Use): All	

Class of Development	Applicable Pol	Applicable Policies				
	The following policies are applicable to the assessment of the identified Class of Development.					
		Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.				
	Where a development comprises more than one Class of Development the relevant policies will be taken the sum of the applicable policies for each Class of Development.					
	Zone	General Development	Subzone	Overlay		
		Policies	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)		
				Mt Lofty Ranges Catchment (Area 2): All  Murray Darling Basin: All  Native Vegetation: PO 1.1, 1.2  Non-stop Corridor: All  Sloping Land: All  State Heritage Area: All  State Heritage Place: All  State Significant Native  Vegetation: PO 1.1  Urban Transport Routes: All  Water Protection Area: All  Water Resources: All		

Class of Development	Applicable Policies				
	The following policies	es are applicable to the assessment of th	ne identified Cla	ss of Development.	
		are Performance Outcome policies, and utcomes are not listed, but automatically		<u> </u>	
	Where a development comprises more than one Class of Development the relevant policies will be the sum of the applicable policies for each Class of Development.				
	Zone	General Development	Subzone	Overlay	
		Policies	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)	
Store	[Land Use and Intensity]: PO 1.1	Clearance from Overhead Powerlines: PO 1.1  Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1  Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5  Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1  Design in Urban Areas [Car Parking Appearance]: PO 6.2  Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1	None	Airport Building Heights (Aircraft Landing Area): PO 1.1, 1.2 Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: PO 1.1, 1.2 Character Preservation District: All Coastal Areas: All Defence Aviation Area: PO 1.1, 1.3 Future Road Widening: PO 1.1 Hazards (Acid Sulfate Soils): PO 1.1 Key Outback and Rural Routes: All Hazards (Bushfire - General Risk): All	

Class of Development	Applicable Policies			
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.  Zone  General Development  Subzone  Overlay			
		Policies	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
		Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Interface Between Land Uses [General Land Use Compatibility]: PO 1.2 Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2		Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - Outback): All Hazards (Bushfire - Regional): All Hazards (Flooding): All Historic Area: All Historic Shipwrecks: All Local Heritage Place: All Major Transport Routes: All Marine Parks (Managed Use): All Mt Lofty Ranges Catchment (Area 2): All Murray Darling Basin: All Native Vegetation: PO 1.1, 1.2

Class of Development	Applicable Policies  The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.								
						Zone	General Development	Subzone	Overlay
						Policies	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)	
							Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4  Transport, Access and Parking [Sightlines]: PO 2.1, 2.2  Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9  Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1  Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6		Non-stop Corridor: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: PO 1.1 Urban Transport Routes: All Water Protection Area: All Water Resources: All
ree damaging activity	None	None	None	Regulated Tree: All					

Class of Development	Applicable Policies			
	The following policies are applicable to the assessment of the identified Class of Development.			
	Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
				relevant policies will be taken to be
	Zone	General Development	Subzone	Overlay
		Policies	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
All other Code Assessed Development	All	All	None	Any Relevant: All: All

## Table 4 – Restricted Development Classification

Class of Development	Exclusions
The following Classes of Development are classified as Restricted subject to any 'Exclusions'	
Dwelling	A replacement dwelling
Land division	Boundary realignments

## **Assessment Provisions**

### **Desired Outcomes (DO)**

#### DO 1

The provision and protection of land for the extraction, production or processing of a mineral, extractive or petroleum resource.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

### Land Use and Intensity

#### PO 1.1

Development is associated with or ancillary to resource extraction and processing.

#### DTS/DPF 1.1

Development comprises one or more of the following land uses:

- Office
- Resource extraction operation
- Resource processing facility
- Store

#### PO 1.2

Undeveloped resource areas accommodate a limited range of low intensity activities to maintain access to future resources.

#### DTS/DPF 1.2

Development comprises one or more of the following land uses:

- Farming
- Horse keeping
- Horticulture

#### PO 13

Offices are ancillary to and support management and maintenance of a resource extraction or processing facility.

#### DTS/DPF 1.3

#### Office:

- (a) ancillary to and located on the same allotment as resource extraction and / or processing operations; and
- (b) with a gross leasable floor area up to 50m2.

### **Land Division**

#### PO 2.1

Land division, including boundary realignment:

- (a) does not further fragment resource areas; and
- (b) creates allotments of suitable size and dimension for compatible activities away from resource areas.

#### DTS/DPF 2.1

None are applicable.

#### **Fencing**

#### PO 3.1

Fencing is designed to complement the appearance of land and buildings and does not form a dominant visual feature from adjacent areas, roads and thoroughfares.

#### DTS/DPF 3.1

Fencing exceeding 2.1m in height:

- (a) located behind a façade of an associated building located on the same site; or
- (b) located behind a landscaped area along relevant street frontages; or
- (c) consists of visually permeable materials with landscaping behind.

#### Procedural Matters

### **Notification**

All classes of performance assessed development are excluded from notification except where they involve any of the following:

- (a) the site of the development is adjacent land to land in a different zone
- (b) development identified as "all other code assessed development" in Resource Extraction Zone Table 3.

## Suburban Business and Innovation Zone

Table 1 – Accepted Development Classification

Class of Development  The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul> <li>Carport</li> <li>Except where any of the following apply:</li> <li>Airport Building Heights (Aircraft Landing Area) Overlay</li> <li>Airport Building Heights (Regulated) Overlay</li> <li>Building Near Airfields Overlay</li> <li>Defence Aviation Area Overlay</li> <li>Future Road Widening Overlay</li> <li>Historic Area Overlay</li> <li>Local Heritage Place Overlay</li> <li>Major Urban Transport Routes Overlay</li> <li>Murray Darling Basin Overlay</li> <li>Native Vegetation Overlay</li> <li>Non-stop Corridor Overlay</li> <li>River Murray Tributaries Area Overlay</li> <li>State Heritage Area Overlay</li> <li>State Heritage Place Overlay</li> <li>Urban Transport Routes Overlay</li> </ul>	<ul> <li>The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>It is ancillary to a dwelling erected on the site</li> <li>Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary</li> <li>Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</li> <li>Total floor area - does not exceed 60m²</li> <li>Post height - does not exceed 3m measured from natural ground level (and not including a gable end)</li> <li>Building height - does not exceed 5m</li> <li>If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ul> <li>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</li> <li>(b) 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>If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ul> <li>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</li> </ul> </li> </ul>

- (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure
- 10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 70% of the area of the allotment
- 11 Door opening for vehicle access does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
- 12 Internal dimensions does not exceed 3.2m in width and 6m in length between all fences, walls and doors
- 13 The carport:
  - (a) is located so that vehicle access:
    - i. is 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
    - ii. will use a driveway that:
      - A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and
      - B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or
    - iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it;
  - (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and
  - (c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access

## Internal building work

Except where any of the following apply:

• State Heritage Place Overlay

- 1 There will be no increase in the total floor area of the building
- 2 There will be no alteration to the external appearance of the building.

<ul> <li>Local Heritage Pl</li> </ul>	ace Overlay
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### Outbuilding (in the form of a garage)

Except where any of the following apply:

- Airport Building Heights (Aircraft Landing Area) Overlay
- Airport Building Heights (Regulated)
   Overlay
- Building Near Airfields Overlay
- Defence Aviation Area Overlay
- Future Road Widening Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- Major Urban Transport Routes Overlay
- Murray Darling Basin Overlay
- Native Vegetation Overlay
- Non-stop Corridor Overlay
- River Murray Tributaries Area Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Urban Transport Routes Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 It is detached from and ancillary to a dwelling erected on the site.
- Primary street setback at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary
- 4 Secondary street setback at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)
- 5 Total floor area does not exceed 60m<sup>2</sup>
- 6 Wall height does not exceed 3m measured from natural ground level (and not including a gable end)
- 7 Building height does not exceed 5m
- If situated on or abutting a boundary (not being a boundary with a primary street or secondary street)
   a length not exceeding 10m unless:
  - (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
  - (b) 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
- 9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
  - (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
  - (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure
- 10 Total roofed area of all existing and proposed buildings on the allotment does not exceed 70%
- 11 Internal dimensions exceed 3.2m in width and 6m in length between all walls and doors
- 12 Door opening for vehicle access does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)

# 13 The garage:

- (a) is located so that vehicle access:
  - i. is 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
  - ii. will use a driveway that:
    - A.is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and
    - B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or
  - iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and
- (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and
- (c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access
- 14 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.

# 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system

- 2 It is detached from and ancillary to a dwelling erected on the site
- 3 Primary street setback at least as far back as the building line of the building to which it is ancillary
- 4 Secondary street setback at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)
- 5 Side boundary setbacks at least 900mm from the boundary of the allotment
- 6 Total floor area does not exceed 60m<sup>2</sup>
- 7 Wall height does not exceed 3m measured from natural ground level (and not including a gable end)
- 8 Building height does not exceed 5m

# Outbuilding (not being a garage)

Except where any of the following apply:

- Airport Building Heights (Aircraft Landing Area) Overlay
- Airport Building Heights (Regulated)
   Overlay
- Building Near Airfields Overlay
- Defence Aviation Area Overlay
- Future Road Widening Overlay
- Historic Area Overlay
- Local Heritage Place Overlay

- Murray Darling Basin Overlay
- Native Vegetation Overlay
- River Murray Tributaries Area Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

- 9 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) a length not exceeding 10m unless:
  - (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
  - (b) 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
- 10 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
  - (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
  - (b) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure
- 11 Total roofed area of all existing and proposed buildings on the allotment does not exceed 70%
- 12 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.

#### Shade sail

Except where any of the following apply:

- Airport Building Heights (Aircraft Landing Area) Overlay
- Airport Building Heights (Regulated)
   Overlay
- Building Near Airfields Overlay
- Defence Aviation Area Overlay
- Local Heritage Place Overlay
- Historic Area Overlay
- River Murray Tributaries Area Overlay
- Murray Darling Basin Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 Shade sail consists of permeable material
- 3 The total area of the sail does not exceed 40m<sup>2</sup>
- 4 No part of the shade sail will be:
  - (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment
  - (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment
- 5 Primary street setback at least as far back as the building line of the building to which it is ancillary
- If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m

<ul><li>State Heritage Place Overlay</li><li>State Heritage Area Overlay</li></ul>	7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
<ul> <li>Solar photovoltaic panels (roof mounted)</li> <li>Except where any of the following apply:</li> <li>Historic Area Overlay</li> <li>Local Heritage Place Overlay</li> <li>State Heritage Area Overlay</li> <li>State Heritage Place Overlay</li> </ul>	<ul> <li>Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</li> <li>Panels and associated components do not overhang any part of the roof</li> <li>Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</li> </ul>
Spa pool Swimming pool Except where any of the following apply:  Coastal Areas Overlay  Future Road Widening Overlay  Local Heritage Place Overlay  Hazards (Flooding) Overlay  Historic Area Overlay  Murray Darling Basin Overlay  Native Vegetation Overlay  River Murray Tributaries Area Overlay  State Heritage Area Overlay  State Heritage Place Overlay	<ul> <li>The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>It is ancillary to a dwelling erected on the site</li> <li>Allotment boundary setback – not less than 1m</li> <li>Primary street setback – at least as far back as the building line of the building to which it is ancillary</li> <li>Location of filtration system from a dwelling on an adjoining allotment: <ul> <li>(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise</li> <li>(b) not less than 12m in any other case.</li> </ul> </li> </ul>
Verandah  Except where any of the following apply:  • Airport Building Heights (Aircraft Landing Area) Overlay	<ul> <li>The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>It is ancillary to a dwelling erected on the site</li> <li>Primary street setback – as far back as the building line of the building to which it is ancillary</li> <li>Total floor area - does not exceed 60m²</li> </ul>

<ul> <li>Airport Building Heights (Regulated)         Overlay</li> <li>Building Near Airfields Overlay</li> <li>Defence Aviation Area Overlay</li> <li>Future Road Widening Overlay</li> <li>Historic Area Overlay</li> <li>Local Heritage Place Overlay</li> <li>Murray Darling Basin Overlay</li> <li>Native Vegetation Overlay</li> <li>River Murray Tributaries Area Overlay</li> <li>State Heritage Place Overlay</li> <li>State Heritage Place Overlay</li> </ul>	<ul> <li>Post height - does not exceed 3m measured from natural ground level</li> <li>Building height - does not exceed 5m</li> <li>Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment</li> <li>Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70%.</li> </ul>
Water tank (underground)	<ul> <li>The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>The tank (including any associated pump) is located wholly below the level of the ground.</li> </ul>

Table 2 – Deemed-to-Satisfy Development Classification

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development	Deemed-to-Satisfy Development Classification Criteria  Provisions referred to are Deemed-to-Satisfy Criteria  Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.				
Classification Criteria'			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)	
Advertisement attached to a building or structure Except where any of the following apply:  Historic Area Overlay  Local Heritage Area Overlay  Local Heritage Place Overlay  State Heritage Place Overlay  State Heritage Place Overlay	None	Clearance from Overhead Powerlines: DTS 1.1  Advertisements [Appearance]: DTS 1.1, 1.3, 1.4  Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2  Advertisements [Advertising Content]: DTS 3.1  Advertisements [Amenity Content]: DTS 4.1  Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Advertising Near Signalised Intersections Overlay: All DTS	
Change of use from a shop, office or consulting room to a shop, office, consulting room or any combination of these uses where the area to be occupied by the proposed development is located in an existing building and is provided with existing on-site car parking  Except where any of the following apply:  State Heritage Area Overlay  State Heritage Place Overlay	None	Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1	None	Major Urban Transport Routes Overlay: [Access – Existing Access Points] DTS 3.1  Key Outback and Rural Routes Overlay: Access – Existing Access Points] DTS 3.1	
Dwelling addition  Except where any of the following apply:  Local Heritage Area Overlay  Local Heritage Place Overlay  State Heritage Area Overlay  State Heritage Place Overlay	[Building height and setbacks]: All DTS	Clearance from Overhead Powerlines: DTS 1.1  Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2  Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2  Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1  Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1  Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1, 19.2, 19.3  Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: DTS 20.1  Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: DTS 21.1, 21.2, 21.3	None	Airport Building Heights (Aircraft Landing Area) Overlay: All DTS Airport Building Heights (Regulated) Overlay: All DTS Building Near Airfields Overlay: All DTS Character Area Overlay: DTS 2.1 Coastal Areas Overlay: All DTS Defence Aviation Area Overlay: All DTS Future Road Widening Overlay: All DTS Hazards (Bushfire – High Risk) Overlay: All DTS Hazards (Bushfire – Medium Risk) Overlay: All DTS Hazards (Bushfire – General Risk) Overlay: All DTS Hazards (Bushfire – Urban Interface) Overlay: All DTS Hazards (Flooding) Overlay: All DTS Hazards (Flooding) Overlay: All DTS Historic Area Overlay: DTS 2.1 Key Railway Crossings Overlay: All DTS Najor Urban Transport Routes Overlay: All DTS Non-stop Corridor Overlay: All DTS Sloping Land Overlay: All DTS Urban Transport Routes Overlay: All DTS	

	Deemed-to-Satisfy Dev	elopment Classification Criteria				
	Provisions referred to are Deemed-to-Satisfy Criteria  Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.					
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)		
Detached Dwelling emi-Detached Dwelling xcept where any of the following apply: Character Area Overlay Historic Area Overlay Local Heritage Area Overlay Local Heritage Place Overlay State Heritage Place Overlay State Heritage Place Overlay	[Building height and setbacks]: All DTS	Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: DTS 22.1, 22.2  Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1  Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2  Interface Between Land Uses [Activities Generating Noise or Vibration]: DTS 4.4  Site Contamination: DTS 1.1  Clearance from Overhead Powerlines: DTS 1.1  Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2  Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2  Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6  Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1  Design in Urban Areas [All Development – Car Parking		Airport Building Heights (Aircraft Landing Area) Overlay: All DTS Airport Building Heights (Regulated) Overlay: All DTS Building Near Airfields Overlay: All DTS Coastal Areas Overlay: All DTS Defence Aviation Area Overlay: All DTS Future Road Widening Overlay: All DTS Hazards (Bushfire – High Risk) Overlay: All DTS Hazards (Bushfire – Medium Risk) Overlay: All DTS Hazards (Bushfire – General Risk) Overlay: All DTS Hazards (Bushfire – Urban Interface) Overlay: All DTS Hazards (Bushfire – Regional) Overlay: All DTS		
		Appearance]: DTS 6.1  Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1, 14.2  Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1  Design in Urban Areas [All Residential Development – Access and Servicing]: DTS 16.1  Design in Urban Areas [All Residential Development – Flooding]: DTS 18.1  Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1, 19.2, 19.3  Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: DTS 20.1		Hazards (Flooding) Overlay: All DTS Historic Area Overlay: DTS 2.1 Key Railway Crossings Overlay: All DTS Major Urban Transport Routes Overlay: All DTS Native Vegetation Overlay: All DTS Non-stop Corridor Overlay: All DTS Sloping Land Overlay: All DTS Urban Transport Routes Overlay: All DTS		

	Deemed-to-Satisfy Deve	elopment Classification Criteria			
	Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.				
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)	
		Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: DTS 21.1, 21.2, 21.3			
		Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: DTS 22.1, 22.2			
		Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: DTS 23.1, 23.2, 23.3			
		Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: DTS 24.1, 24.2, 24.3, 24.4, 24.5, 24.6			
		Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2			
		Site Contamination: DTS 1.1			
Dwelling, dwellings or residential flat building undertaken by:  a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority  Except where any of the following apply:  Character Area Overlay Character Preservation District Overlay Local Heritage Place Overlay State Heritage Area Overlay State Heritage Place Overlay Historic Area Overlay	None	Housing Renewal: All DTS	None	Airport Building Heights (Aircraft Landing Area) Overlay: All DTS Airport Building Heights (Regulated) Overlay: All DTS Building Near Airfields Overlay: All DTS Coastal Areas Overlay: All DTS Defence Aviation Area Overlay: All DTS Future Road Widening Overlay: All DTS Hazards (Bushfire – High Risk) Overlay: All DTS Hazards (Bushfire – Medium Risk) Overlay: All DTS Hazards (Bushfire – General Risk) Overlay: All DTS Hazards (Bushfire – Urban Interface) Overlay: All DTS Hazards (Bushfire – Regional) Overlay: All DTS Hazards (Flooding) Overlay: All DTS Key Railway Crossings Overlay: All DTS Major Urban Transport Routes Overlay: All DTS Non-stop Corridor Overlay: All DTS Sloping Land Overlay: All DTS Urban Transport Routes Overlay: All DTS	
and division	None	Land Division in Urban Areas [All Land Division – Allotment Configuration]: DTS 1.1	None	None	
emporary change of use to a sales office within an xisting building for no more than 2 years	None	None	None	None	

The following Classes of Development are classified	Deemed-to-Satisfy Development Classification Criteria  Provisions referred to are Deemed-to-Satisfy Criteria  Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.				
Classification Criteria'			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)	
The construction of a new building in the same, or substantially the same, position as a building which was demolished within the previous 3 years where the new building has the same, or substantially the same, layout and external appearance as the previous building  Except where any of the following apply:  Historic Area Overlay  Local Heritage Place Overlay  State Heritage Place Overlay  State Heritage Place Overlay	None	None	None	None	

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	The following policies an Policies referred to are automatically apply in r	Applicable Policies  The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.					
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)			
Advertisement	[Advertisements]: All	Clearance from Overhead Powerlines: PO 1.1	None	Advertising Near Signalised Intersections Overlay: All			
		Advertisements: All		Airport Building Heights (Aircraft Landing Area) Overlay: All			
				Airport Building Heights (Regulated) Overlay: All			
				Building Near Airfields Overlay: All			
				Character Area Overlay: All			
				Character Preservation District Overlay: All			
				Defence Aviation Area Overlay: All			
				Future Road Widening Overlay: All			
				Historic Area Overlay: All			
				Key Railway Crossings Overlay: All			
				Local Heritage Place Overlay: All			
				Major Urban Transport Routes Overlay: All			
				Marine Parks (Managed Use) Overlay: All			
				Murray Darling Basin Overlay: All			
				Native Vegetation Overlay: All			
				Non-stop Corridor Overlay: All			
				River Murray Tributaries Area Overlay: All			
				State Heritage Place Overlay: All			
				Urban Transport Routes Overlay: All			
Carport Outbuilding (in the form of a garag	None ge)	Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2	None	Advertising Near Signalised Intersections Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All			

The following pol Policies referred automatically app	Applicable Policies  The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
		Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1  Design in Urban Areas [Residential Development – 3 Building Levels or Less  Car parking, Access and Manoeuvrability]: All  Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.4, 3.5		Building Near Airfields Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All Urban Transport Routes Overlay: All	
Consulting room Office	[Land use and intensity]: PO 1.1, 1.2 [Built form and character]: All [Building height and setbacks]: All [Concept plans]: All	Clearance from Overhead Powerlines: PO 1.1  Design in Urban Areas [All Development]: All  Design in Urban Areas [All Non Residential Development]: All  Interface Between Land Uses [Hours of Operation]: PO 2.1  Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2  Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All	

The follow Policies re automatic Where a d	Applicable Policies  The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.					
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)		
		Interface Between Land Uses [Light Spill]: PO 6.1, 6.2		Defence Aviation Area Overlay: All		
		Infrastructure and Renewable Energy Facilities [Water Supply]:		Future Road Widening Overlay: All		
		PO 11.1		Hazards (Bushfire – High Risk) Overlay: All		
		Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1		Hazards (Bushfire – Medium Risk) Overlay: All		
		Transport, Access and Parking [Movement Systems]: All		Hazards (Bushfire – General Risk) Overlay: All		
		Transport, Access and Parking [Sightlines]: All		Hazards (Bushfire – Urban Interface) Overlay: All		
		Transport, Access and Parking [Vehicle Access]: All		Hazards (Bushfire – Regional) Overlay: All		
		Transport, Access and Parking [Access to People with Disabilities]:		Hazards (Flooding) Overlay: All		
		All		Historic Area Overlay: All		
		Transport, Access and Parking [Vehicle Parking Rates]: All		Key Railway Crossings Overlay: All		
		Transport, Access and Parking [Vehicle Parking Areas]: All		Local Heritage Place Overlay: All		
		Transport, Access and Parking [Undercroft and Below Ground		Major Urban Transport Routes Overlay: All		
		Garaging and Parking of Vehicles]: All		Marine Parks (Managed Use) Overlay: All		
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Murray Darling Basin Overlay: All		
				Native Vegetation Overlay: All		
				Noise and Air Emissions Overlay: All		
				Non-stop Corridor Overlay: All		
				Prescribed Water Resources Area Overlay: All		
				Prescribed Wells Area Overlay: All		
				Regulated Trees Overlay: All		
				River Murray Tributaries Area Overlay: All		
				Sloping Land Overlay: All		
				State Heritage Place Overlay: All		

Class of Development	Applicable Policie	es				
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.					
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)		
				Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All		
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place Overlay: All State Heritage Place Overlay: All		
Demolition within the Historic Area Overlay or the State Heritage Area Overlay	All	None	None	Historic Area Overlay: All State Heritage Area Overlay: All		
Detached dwelling Semi-detached dwelling	[Land use and intensity]: PO 1.1, 1.3 [Built form and character]: All [Building height and setbacks]: All [Concept plans]: All	Clearance from Overhead Powerlines: PO 1.1  Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2  Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2  Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6  Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1  Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1  Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2  Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1  Design in Urban Areas [All Residential Development – Access and Servicing]: PO 16.1  Design in Urban Areas [All Residential Development – Flooding]: PO 18.1	None	Affordable Housing Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All		

	Applicable Policies  The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
		Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3  Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 20.1  Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 21.1, 21.2, 21.3  Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 22.1, 22.2  Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 23.1, 23.2, 23.3  Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 24.1, 24.2, 24.3, 24.4, 24.5, 24.6  Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1  Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2  Site Contamination: PO 1.1		Historic Area Overlay: All  Key Railway Crossings Overlay: All  Local Heritage Place Overlay: All  Major Urban Transport Routes Overlay: All  Marine Parks (Managed Use) Overlay: All  Murray Darling Basin Overlay: All  Native Vegetation Overlay: All  Noise and Air Emissions Overlay: All  Non-stop Corridor Overlay: All  River Murray Tributaries Area Overlay: All  Sloping Land Overlay: All  State Heritage Place Overlay: All  Urban Transport Routes Overlay: All  Water Protection Area Overlay: All	
Dwelling addition	[Built form and character]: All [Building height and setbacks]: All [Concept plans]: All	Clearance from Overhead Powerlines: PO 1.1  Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2  Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2  Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1  Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1  Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3	None	Affordable Housing Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All	

Class of Development	Applicable Policies  The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.					
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)		
		Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 20.1  Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 21.1, 21.2, 21.3  Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 22.1, 22.2  Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1  Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2  Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4  Site Contamination: PO 1.1		Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All		
Dwelling, dwellings or residential flat building undertaken by: a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or	None	Housing Renewal: All	None	Affordable Housing Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All		

Class of Development	Applicable Polici	es				
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.					
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay  (applies only in the area affected by the Overlay)		
b) registered Community Housing				Building Near Airfields Overlay: All		
providers participating in housing renewal programs endorsed by the				Character Area Overlay: All		
South Australian Housing Authority				Character Preservation District Overlay: All		
				Coastal Areas Overlay: All		
				Defence Aviation Area Overlay: All		
				Future Road Widening Overlay: All		
				Hazards (Bushfire – High Risk) Overlay: All		
				Hazards (Bushfire – Medium Risk) Overlay: All		
				Hazards (Bushfire – General Risk) Overlay: All		
				Hazards (Bushfire – Urban Interface) Overlay: All		
				Hazards (Bushfire – Regional) Overlay: All		
				Hazards (Flooding) Overlay: All		
				Historic Area Overlay: All		
				Key Railway Crossings Overlay: All		
				Local Heritage Place Overlay: All		
				Major Urban Transport Routes Overlay: All		
				Marine Parks (Managed Use) Overlay: All		
				Murray Darling Basin Overlay: All		
				Native Vegetation Overlay: All		
				Noise and Air Emissions Overlay: All		
				Non-stop Corridor Overlay: All		
				River Murray Tributaries Area Overlay: All		
				Sloping Land Overlay: All		

Class of Development	Applicable Polici	ies				
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.					
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)		
				State Heritage Place Overlay: All		
				Urban Transport Routes Overlay: All		
				Water Protection Area Overlay: All		
Fence	[Built form and character]: All	Design in Urban Areas [ All Development – Fences and Walls]: PO 8.1	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All		
				Character Preservation District Overlay: All  Defence Aviation Area Overlay: All		
				Future Road Widening Overlay: All		
				Historic Area Overlay: All		
				Key Railway Crossings Overlay: All		
				Local Heritage Place Overlay: All		
				Major Urban Transport Routes Overlay: All		
				Marine Parks (Managed Use) Overlay: All		
				Murray Darling Basin Overlay: All		
				Native Vegetation Overlay: All		
				Non-stop Corridor Overlay: All		
				River Murray Tributaries Area Overlay: All		
				State Heritage Place Overlay: All		
				Urban Transport Routes Overlay: All		
Group dwelling	[Land use and intensity]: PO 1.1,	Clearance from Overhead Powerlines: PO 1.1	None	Affordable Housing Overlay: All		
	1.3 [Built form and character]: All	Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2		Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All		

Class of Development	Applicable Policies  The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.					
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)		
	[Building height and setbacks]: All [Concept plans]: All	Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2  Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6  Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1  Design in Urban Areas [All Development]: All  Design in Urban Areas [Residential Development]: All  Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All  Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All  Interface Between Land Uses [General Land Use Compatibility]: PO 1.1  Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2  Interface Between Land Uses [ Activities Generating Noise or Vibration]: PO 4.4  Site Contamination: PO 1.1	Subzone)	Building Near Airfields Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All River Murray Tributaries Area Overlay: All		

Class of Development	Applicable Policies  The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
				State Heritage Place Overlay: All  Urban Transport Routes Overlay: All  Water Protection Area Overlay: All	
Land division	[Land Division]: All	Land Division in Urban Areas: All	None	Affordable Housing Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All	
				Murray Darling Basin Overlay: All  Native Vegetation Overlay: All  Noise and Air Emissions Overlay: All  Non-stop Corridor Overlay: All  Prescribed Water Resources Area Overlay: All	

Class of Development	Applicable Policies  The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
Light industry Warehouse Store	[Land use and intensity]: PO 1.1, 1.2 [Built form and character]: All [Building height and setbacks]: All [Concept plans]: All	Clearance from Overhead Powerlines: PO 1.1  Design in Urban Areas [External Appearance]: PO 1.4  Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5  Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3  Interface Between Land Uses [Hours of Operation]: PO 2.1  Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2  Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2  Interface Between Land Uses [Light Spill]: PO 6.1, 6.2  Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1  Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2	None	Prescribed Wells Area Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All	
		Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All		Hazards (Flooding) Overlay: All Historic Area Overlay: All	

Class of Development	Applicable Policies  The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
		Transport, Access and Parking [Vehicle Access]: PO All		Key Railway Crossings Overlay: All	
		Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1		Local Heritage Place Overlay: All	
		Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6		Major Urban Transport Routes Overlay: All	
		Transport, Access and Parking [Bicycle Parking in		Marine Parks (Managed Use) Overlay: All	
		Designated Areas]: PO 9.1		Murray Darling Basin Overlay: All	
				Native Vegetation Overlay: All	
				Noise and Air Emissions Overlay: All	
				Non-stop Corridor Overlay: All	
				Prescribed Water Resources Area Overlay: All	
				Prescribed Wells Area Overlay: All	
				Regulated Trees Overlay: All	
				River Murray Tributaries Area Overlay: All	
				Sloping Land Overlay: All	
				State Heritage Place Overlay: All	
				Traffic Generating Development Overlay: All	
				Urban Transport Routes Overlay: All	
				Water Protection Area Overlay: All	
				Water Resources Overlay: All	
Motor repair station	[Land use and intensity]: PO 1.1,	Clearance from Overhead Powerlines: PO 1.1	None	Airport Building Heights (Aircraft Landing Area) Overlay: All	
	1.2	Design in Urban Areas [External Appearance]: PO 1.4		Airport Building Heights (Regulated) Overlay: All	
	[Built form and character]: All	Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5		Building Near Airfields Overlay: All	
	[Building height and setbacks]: All	Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3		Character Area Overlay: All	
	[Concept plans]: All			Character Preservation District Overlay: All	

Class of Development	Applicable Policies  The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
		Interface Between Land Uses [Hours of Operation]: PO 2.1		Coastal Areas Overlay: All	
		Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2		Defence Aviation Area Overlay: All	
		Interface Between Land Uses [Activities Generating Noise or		Future Road Widening Overlay: All	
		Vibration]: PO 4.1, 4.2		Hazards (Bushfire – High Risk) Overlay: All	
		Interface Between Land Uses [Light Spill]: PO 6.1, 6.2		Hazards (Bushfire – Medium Risk) Overlay: All	
		Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1		Hazards (Bushfire – General Risk) Overlay: All	
		Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2		Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All	
		Transport, Access and Parking [Movement Systems]: All		Hazards (Flooding) Overlay: All	
		Transport, Access and Parking [Sightlines]: All		Historic Area Overlay: All	
		Transport, Access and Parking [Vehicle Access]: PO All		Key Railway Crossings Overlay: All	
		Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1		Local Heritage Place Overlay: All	
		Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6		Major Urban Transport Routes Overlay: All	
		Transport, Access and Parking [Bicycle Parking in		Marine Parks (Managed Use) Overlay: All	
		Designated Areas]: PO 9.1		Murray Darling Basin Overlay: All	
				Native Vegetation Overlay: All	
				Noise and Air Emissions Overlay: All	
				Non-stop Corridor Overlay: All	
				Prescribed Water Resources Area Overlay: All	
				Prescribed Wells Area Overlay: All	
				Regulated Trees Overlay: All	
				River Murray Tributaries Area Overlay: All	
				Sloping Land Overlay: All	

Class of Development	Applicable Policies  The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
	[Land uso and	Clearance from Overhead Powerlines: PO 1.1	Nono	State Heritage Place Overlay: All  Traffic Generating Development Overlay: All  Urban Transport Routes Overlay: All  Water Protection Area Overlay: All  Water Resources Overlay: All	
Residential flat building	[Land use and intensity]: PO 1.1, 1.3 [Built form and character]: All [Building height and setbacks]: All [Concept plans]: All	Clearance from Overhead Powerlines: PO 1.1  Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2  Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2  Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6  Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1  Design in Urban Areas [All Development]: All  Design in Urban Areas [Residential Development]: All  Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All  Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All  Interface Between Land Uses [General Land Use Compatibility]: PO 1.1  Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2  Interface Between Land Uses [ Activities Generating Noise or Vibration]: PO 4.4  Site Contamination: PO 1.1	None	Affordable Housing Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All	

Class of Development	Applicable Policies  The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
				Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All	
Retaining wall	[Built form and character]: All	Design in Urban Areas [All Development – Fences and Walls]: All	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All	

Class of Development	Applicable Policies  The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
Row dwelling	[Land use and intensity]: PO 1.1, 1.3 [Built form and character]: All [Building height and setbacks]: All [Concept plans]: All	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6	None	Murray Darling Basin Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All River Murray Tributaries Area Overlay: All State Heritage Place Overlay: All Urban Transport Routes Overlay: All Affordable Housing Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All	
		Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1  Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1  Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2  Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1  Design in Urban Areas [All Residential Development – Access and Servicing]: PO 16.1  Design in Urban Areas [All Residential Development – Flooding]: PO 18.1  Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3		Character Preservation District Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All	

Class of Development	Applicable Policie	es e			
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
Service trade premises	[Land use and intensity]: PO 1.1, 1.2 [Built form and character]: All [Building height and	Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 20.1  Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 21.1, 21.2, 21.3  Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 22.1, 22.2  Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 23.1, 23.2, 23.3  Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 24.1, 24.2, 24.3, 24.4, 24.5, 24.6  Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1  Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2  Site Contamination: PO 1.1  Clearance from Overhead Powerlines: PO 1.1  Design in Urban Areas [All Development]: All  Design in Urban Areas [All Non Residential Development]: All  Interface Between Land Uses [Hours of Operation]: PO 2.1	None	Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All	
	setbacks]: All [Concept plans]: All	Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2  Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2  Interface Between Land Uses [Light Spill]: PO 6.1, 6.2  Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1  Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2		Character Preservation District Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All	

Class of Development	Applicable Policies  The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
		Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All Prescribed Water Resources Area Overlay: All Prescribed Wells Area Overlay: All Regulated Trees Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All	

Class of Development	Policies referred to are automatically apply in	re applicable to the assessment of the identified Class of Dev Performance Outcome policies, and any associated Designate relation to a Performance Assessed Development. comprises more than one Class of Development the relevant	ed Performance Features	
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Shop	[Land use and intensity]: PO 1.1, 1.2 [Built form and character]: All [Building height and setbacks]: All [Concept plans]: All	Clearance from Overhead Powerlines: PO 1.1  Design in Urban Areas [All Development]: All  Design in Urban Areas [All Non Residential Development]: All  Interface Between Land Uses [Hours of Operation]: PO 2.1  Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2  Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2  Interface Between Land Uses [Light Spill]: PO 6.1, 6.2  Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1  Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2  Transport, Access and Parking [Movement Systems]: All  Transport, Access and Parking [Sightlines]: All  Transport, Access and Parking [Vehicle Access]: All  Transport, Access and Parking [Vehicle Parking Rates]: All  Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All  Transport, Access and Parking [Bicycle Parking in Designated Areas]: All	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Key Railway Crossings Overlay: All Key Railway Crossings Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All

Class of Development	Applicable P	olicies		
	Policies referred automatically ap	licies are applicable to the assessment of the identified Class of De to are Performance Outcome policies, and any associated Designa ply in relation to a Performance Assessed Development. In the relevant	ted Performance Feature:	
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Prescribed Water Resources Area Overlay: All
				Prescribed Wells Area Overlay: All
				Regulated Trees Overlay: All
				River Murray Tributaries Area Overlay: All
				Sloping Land Overlay: All
				State Heritage Place Overlay: All
				Traffic Generating Development Overlay: All
				Urban Transport Routes Overlay: All
				Water Protection Area Overlay: All
				Water Resources Overlay: All
Tree-damaging activity	None	None	None	Regulated Tree Overlay: All
Verandah Shade sail	None	Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All

Class of Development	Applicable Policie	s		
	Policies referred to are automatically apply in r	re applicable to the assessment of the identified Class of Dev Performance Outcome policies, and any associated Designate elation to a Performance Assessed Development. omprises more than one Class of Development the relevant	ed Performance Features	
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Murray Darling Basin Overlay: All
				Native Vegetation Overlay: All
				Non-stop Corridor Overlay: All
				River Murray Tributaries Area Overlay: All
				State Heritage Place Overlay: All
				Urban Transport Routes Overlay: All
All other Code Assessed Development	All	All	None	Any Relevant Overlay: All

Table 4 – Restricted Development Classification

Class of Development	Exclusions
The following Classes of Development are classified as Restricted subject to any 'Exclusions'	
Shop	Restaurant  Any other shop with a gross leasable floor area less than 1000m2

#### Assessment Provisions

Desired Outcome (DO)

DO 1

A business and innovation precinct that includes a range of emerging businesses that have low level off-site impacts. Residential development within the area is subordinate to employment uses and generally include medium density residential that is designed to complement, and not prejudice the operation of existing businesses.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Shops, office, consulting room, low-impact industry and other non-residential uses supported by a variety of compact, medium density housing and accommodation types.

DTS/DPF 1.1

Development comprises one or more of the following land uses:

Consulting room

Dwelling

Institutional facility

Light industry

Motor repair station

Office

Service trade premises

Shop

Store

Warehouse

PO 1.2

Retail, business and commercial development of a scale that provides a local convenience service without undermining the vibrancy and function of zones primarily intended to accommodate such development.

DTS/DPF 1.2

The gross leasable floor area of a shop, office, or consulting room does not exceed 500m<sup>2</sup>.

PO 1.3

Compact, medium density residential development does not prejudice the operation of existing non-residential activity within the zone.

DTS 1.3

None are applicable.

**Built Form and Character** 

PO 2.1

Building scale and design complements surrounding built form, streetscapes and local character.

DTS 2.1

None are applicable.

PO 2.2

Presentation development which with high visual and environmental amenity, particularly along arterial roads and the boundaries of adjoining zones primarily intended to accommodate sensitive receivers.

DTS 2.2

None are applicable.

Building height and setbacks

PO 3.1

A range of low-rise to medium-rise buildings, with the highest intensity of built form at the centre of the zone, and lower scale at the peripheral zone interface.

DTS/DPF 3.1

Building height does not exceed:

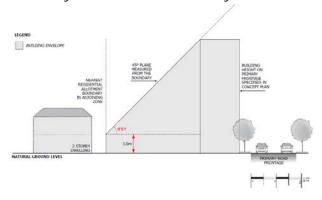
- (a) 2 building levels or 9 metres where the development is located adjoining a different zone that primarily envisages residential development; or
- (b) 3 building levels or 12 metres in all other cases.

#### PO 3.2

Buildings mitigate visual impacts of building massing on residential development within a neighbourhood zone.`

#### DTS/DPF 3.2

Buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3 metres above natural ground level at the allotment boundary of a residential allotment within a neighbourhood zone as shown in the following diagram (except where this boundary is a southern boundary in which case DTS/DPF 3.3 will apply, or where this boundary is the <u>primary street</u> boundary):

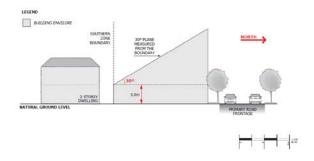


# PO 3.3

Buildings mitigate overshadowing of residential development within a neighbourhood zone.

### DTS 3.3

Buildings on sites with a southern boundary adjoining a residential allotment within a neighbourhood zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram:



#### PO 3.4

Buildings set back from primary street boundaries to contribute to a consistent streetscape.

## DTS/DPF 3.4

Buildings set back from the primary street frontage:

- (a) the average of any existing buildings on either of the adjoining sites having frontage to the same street; or
- (b) not less than 6m where no building exists on an adjoining site.

PO 3.5

Buildings set back from secondary street boundaries (other than rear laneways) to contribute to a consistent streetscape.

## DTS/DPF 3.5

Buildings set back from the secondary street frontage:

- (a) the average of any existing buildings on adjoining sites having frontage to the same street; or
- (b) not less than 0.9m where no building exists on an adjoining site.

PO 3.6

Buildings set back from side boundaries to maintain adequate separation and ventilation.

DTS/DPF 3.6

Other than walls located on a side boundary, buildings are set back at least 0.9 metres from side boundaries.

## PO 3.7

Buildings set back from rear boundaries to minimise adverse impacts on adjoining land uses.

#### DTS/DPF 3.7

Buildings are set back from the rear boundary at least 3 metres.

#### Land Division

PO 4.1

Land division and site amalgamation that creates allotments that vary in size and are suitable for a variety of residential and commercial activities and that improve the level of development integration.

DTS 4.1

None are applicable.

## Advertisements

PO 5.1

Freestanding advertisements that identify the associated business without creating a visually dominant element within the streetscape.

DTS/DPF 5.1

Freestanding advertisements that:

- (a) do not exceed 6m in height; and
- (b) do not have a sign face that exceeds 4m<sup>2</sup> per side

# **Concept Plans**

PO 6.1

Development is compatible with the outcomes sought by any relevant Concept Plan contained within the Concept Plans Technical and Numeric Variation Overlay.

DTS 6.1

None are applicable

Procedural Matters (PM)

All classes of performance assessed development are excluded from notification except where they involve any of the following:

- (a) the site of the development is adjacent land to land in a different zone
- (b) development identified as "all other code assessed development" in Suburban Business and Innovation Zone Table 3
- (c) development that fails to comply with DPF 3.1

- (d) hotel
- (e) industry (other than a light industry)
- (f) shop, office or consulting room with a floor area exceeding 500m<sup>2</sup>

# Suburban Neighbourhood Zone

Table 1 – Accepted Development Classification

Class of Development
----------------------

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

# **Accepted Development Classification Criteria**

## Carport

Except where any of the following apply:

- Building Near Airfields Overlay
- Character Preservation District Overlay
- Coastal Areas Overlay
- Hazards (Acid Sulfate Soils)
   Overlay
- Hazards (Flooding) Overlay
- Character Area Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Future Road Widening Overlay where an existing access is altered or a new access is created
- Key Railway Crossings Overlay where an existing access is altered or a new access is created

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 It is ancillary to a dwelling erected on the site
- 3 Primary street setback at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary
- 4 Secondary street setback at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)
- 5 Total floor area does not exceed 40m<sup>2</sup>
- 6 Post height does not exceed 3m measured from natural ground level (and not including a gable end)
- 7 Building height does not exceed 5m
- 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) a length not exceeding 10m unless:
  - (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
  - (b) 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
- 9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
  - (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the	
'Accepted Development Classification Criteria'	
<ul> <li>Key Outback and Rural Routes         Overlay where an existing access         is altered or a new access is         created</li> <li>Major Urban Transport Routes         Overlay where an existing access</li> </ul>	
is altered or a new access is created	
<ul> <li>Non-stop Corridor Overlay where an existing access is altered or a new access is created</li> </ul>	
<ul> <li>Urban Transport Routes Overlay where an existing access is altered or a new access is created</li> <li>Water Resources Overlay</li> </ul>	

#### **Accepted Development Classification Criteria**

- (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure
- 10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 50% of the area of the allotment
- 11 Door opening for vehicle access does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
- 12 The carport:
  - (a) is located so that vehicle access:
    - i.is 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
    - ii. will use a driveway that:
      - A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and
      - B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or
    - iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and
  - (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and

The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access

#### Demolition

Except where any of the following apply:

None.

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul> <li>Historic Area Overlay</li> <li>A Local Heritage Place identified in the Local Heritage Place Overlay</li> <li>State Heritage Area Overlay</li> <li>A State Heritage Place identified in the State Heritage Place Overlay</li> </ul>	
<ul> <li>Internal building work</li> <li>Except where any of the following apply:</li> <li>A Local Heritage Place identified in the Local Heritage Place Overlay</li> <li>State Heritage Area Overlay</li> <li>A State Heritage Place identified in the State Heritage Place Overlay</li> </ul>	<ul> <li>There will be no increase in the total floor area of the building</li> <li>There will be no alteration to the external appearance of the building.</li> </ul>
Outbuilding (in the form of a garage) Except where any of the following apply:  Character Preservation District Overlay  Coastal Areas Overlay Hazards (Acid Sulfate Soils) Overlay Hazards (Flooding) Overlay Character Area Overlay Historic Area Overlay Local Heritage Place Overlay State Heritage Place Overlay Native Vegetation Overlay State Significant Native Vegetation Overlay	<ul> <li>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>2 It is detached from and ancillary to a dwelling erected on the site.</li> <li>3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary</li> <li>4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</li> <li>5 Total floor area - does not exceed 40m²</li> <li>6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</li> <li>7 Building height - does not exceed 5m</li> <li>8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</li> </ul>

#### **Class of Development**

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Future Road Widening Overlay where an existing access is altered or a new access is created
- Key Railway Crossings Overlay where an existing access is altered or a new access is created
- Key Outback and Rural Routes
   Overlay where an existing access
   is altered or a new access is
   created
- Major Urban Transport Routes
   Overlay where an existing access is altered or a new access is created
- Non-stop Corridor Overlay where an existing access is altered or a new access is created
- Urban Transport Routes Overlay where an existing access is altered or a new access is created
   Water Resources Overlay

#### **Accepted Development Classification Criteria**

- (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
- (b) 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
- 9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
  - (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
  - (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure
- 10 Total roofed area of all existing and proposed buildings on the allotment does not exceed 50%
- 11 Door opening for vehicle access does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
- 12 The garage:
  - (a) is located so that vehicle access:
    - i.is 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
    - ii. will use a driveway that:
      - A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and
      - B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or
    - iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria		
	<ul> <li>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</li> <li>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</li> <li>If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</li> </ul>		
Outbuilding (not being a garage) Except where any of the following apply:  Character Preservation District Overlay  Coastal Areas Overlay Hazards (Acid Sulfate Soils) Overlay Hazards (Flooding) Overlay Historic Area Overlay Historic Area Overlay Local Heritage Place Overlay State Heritage Area Overlay State Heritage Place Overlay State Significant Native Vegetation Overlay Ramsar Wetlands Overlay River Murray Flood Plain Overlay Sloping Land Overlay Water Resources Overlay	<ul> <li>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>2 It is detached from and ancillary to a dwelling erected on the site</li> <li>3 Primary street setback – at least as far back as the building line of the building to which it is ancillary</li> <li>4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</li> <li>5 Side boundary setbacks – at least 900mm from the boundary of the allotment</li> <li>6 Total floor area does not exceed 40m²</li> <li>7 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</li> <li>8 Building height - does not exceed 5m</li> <li>9 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ul> <li>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</li> <li>(b) 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> </ul>		

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	10 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
	(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
	(b) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure
	11 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 50%
	If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.
Shade sail Except where any of the following	1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
<ul><li>apply:</li><li>Character Preservation District</li></ul>	2 Shade sail consists of permeable material
Overlay	3 The total area of the sail - does not exceed 40m <sup>2</sup>
<ul><li>Coastal Areas Overlay</li><li>Hazards (Acid Sulfate Soils)</li></ul>	4 No part of the shade sail will be:
Overlay  Character Area Overlay	(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment
<ul><li>Historic Area Overlay</li><li>Local Heritage Place Overlay</li><li>State Heritage Area Overlay</li></ul>	(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment
<ul> <li>State Heritage Area Overlay</li> <li>State Heritage Place Overlay</li> <li>State Significant Native Vegetation Overlay</li> <li>Ramsar Wetlands Overlay</li> <li>River Murray Flood Plain Overlay</li> <li>Sloping Land Overlay</li> <li>Water Resources Overlay</li> </ul>	5 Primary street setback – at least as far back as the building line of the building to which it is ancillary
	6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m
	1 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
<ul> <li>Solar photovoltaic panels (roof mounted)</li> <li>Except where any of the following apply: <ul> <li>Historic Area Overlay</li> <li>A Local Heritage Place identified in the Local Heritage Place Overlay</li> <li>State Heritage Place identified in the State Heritage Place Overlay</li> </ul> </li> </ul>	<ul> <li>Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</li> <li>Panels and associated components do not overhang any part of the roof</li> <li>Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</li> </ul>
<ul> <li>Spa pool</li> <li>Swimming pool</li> <li>Except where any of the following apply:</li> <li>Character Preservation District Overlay</li> <li>Coastal Areas Overlay</li> <li>Hazards (Acid Sulfate Soils) Overlay</li> <li>Hazards (Flooding) Overlay</li> <li>Character Area Overlay</li> <li>Historic Area Overlay</li> <li>Local Heritage Place Overlay</li> <li>State Heritage Place Overlay</li> <li>State Heritage Place Overlay</li> <li>Native Vegetation Overlay</li> <li>State Significant Native Vegetation Overlay</li> <li>Ramsar Wetlands Overlay</li> </ul>	<ul> <li>16 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>17 It is ancillary to a dwelling erected on the site</li> <li>18 Allotment boundary setback – not less than 1m</li> <li>19 Primary street setback – at least as far back as the building line of the building to which it is ancillary</li> <li>20 Location of filtration system from a dwelling on an adjoining allotment: <ul> <li>(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise</li> <li>not less than 12m in any other case.</li> </ul> </li> </ul>

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul><li>River Murray Flood Plain Overlay</li><li>Sloping Land Overlay</li><li>Water Resources Overlay.</li></ul>	
<ul> <li>Verandah</li> <li>Except where any of the following apply:</li> <li>Character Preservation District Overlay</li> <li>Coastal Areas Overlay</li> <li>Hazards (Acid Sulfate Soils) Overlay</li> <li>Hazards (Flooding) Overlay</li> <li>Character Area Overlay</li> <li>Historic Area Overlay</li> <li>Local Heritage Place Overlay</li> <li>State Heritage Area Overlay</li> <li>State Heritage Place Overlay</li> <li>Native Vegetation Overlay</li> <li>State Significant Native Vegetation Overlay</li> <li>Ramsar Wetlands Overlay</li> <li>River Murray Flood Plain Overlay</li> </ul>	<ul> <li>The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>It is ancillary to a dwelling erected on the site</li> <li>Primary street setback – as far back as the building line of the building to which it is ancillary</li> <li>Total floor area - does not exceed 40m²</li> <li>Post height - does not exceed 3m measured from natural ground level</li> <li>Building height - does not exceed 5m</li> <li>Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment</li> <li>Total roofed area of all existing and proposed buildings on the allotment - does not exceed 50%.</li> </ul>
Water Resources Overlay  Water tank (above ground)  Except where any of the following apply:  Character Preservation District Overlay  Coastal Areas Overlay  Hazards (Flooding) Overlay  Character Area Overlay  Historic Area Overlay	<ul> <li>The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>The tank is part of a roof drainage system</li> <li>Total floor area - not exceeding 15m²</li> <li>The tank is located wholly above ground</li> <li>Tank height - does not exceed 4m above natural ground level</li> </ul>

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul> <li>Local Heritage Place Overlay</li> <li>State Heritage Area Overlay</li> <li>State Heritage Place Overlay</li> <li>Native Vegetation Overlay</li> <li>State Significant Native Vegetation Overlay</li> <li>Ramsar Wetlands Overlay</li> <li>River Murray Flood Plain Overlay</li> <li>Sloping Land Overlay</li> <li>Water Resources Overlay</li> </ul>	<ul> <li>6 Primary street setback – at least as far back as the building line of the building to which it is ancillary</li> <li>8 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.</li> </ul>
<ul> <li>Water tank (underground)</li> <li>Except where any of the following apply:</li> <li>Character Preservation District Overlay</li> <li>Coastal Areas Overlay</li> <li>Hazards (Acid Sulfate Soils) Overlay</li> <li>Native Vegetation Overlay</li> <li>State Significant Native Vegetation Overlay</li> <li>Ramsar Wetlands Overlay</li> <li>Sloping Land Overlay</li> <li>Water Resources Overlay</li> </ul>	<ul> <li>The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>The tank (including any associated pump) is located wholly below the level of the ground.</li> </ul>

Table 2 – Deemed-to-Satisfy Development Classification

Class	of
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### Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Cassification Criteria	Development subject to				
accommodation  Development – Ancillary Development]:  Except where  Located within the Underground Subzone Aircraft Noise Exposure Overlay  Building Near Airfields Overlay  Character Area Overlay  Character Preservation District Overlay  Development – Ancillary Development]:  PO 17.1, 17.2  Airport Building Heights (Regulated) Overlay: All  Major Urban Transport Routes Overlay [Corner Cut-Offs]: All  Key Railway Crossings Overlay  All  All poit Building Areas) Overlay: All  Airport Building Heights (Regulated) Overlay: All  Major Urban Transport Routes Overlay [Corner Cut-Offs]: All  Key Railway Crossings Overlay  All poit Building Areas) Overlay: All  Airport Building Areas) Overlay: All  Major Urban Transport Routes Overlay: All  Native Vegetation Overlay  In Major Urban Transport Route	meeting the 'Deemed-to- Satisfy Development	Zone	General Development Policies	(applies only in the area affected by	(applies only in the area affected
Located within the Underground Subzone Aircraft Noise Exposure Overlay Building Near Airfields Overlay Character Area Overlay Character Preservation District Overlay  Airport Building Heights (Regulated) Overlay: All (Reg			Development – Ancillary Development]:	All	Airport Building Heights (Aircraft Landing Areas) Overlay: All
Aircraft Noise Exposure Overlay  Building Near Airfields Overlay Character Area Overlay  Character Preservation District Overlay  State Significant Native	·		PO 17.1, 17.2		
Overlay Building Near Airfields Overlay Character Area Overlay Character Preservation District Overlay  Key Railway Crossings Overlay All Native Vegetation Overlay [Environmental Protection]: D 1.1 State Significant Native					Major Urban Transport Routes Overlay [Corner Cut-Offs]: All
Overlay Character Area Overlay  Character Preservation District Overlay  Native Vegetation Overlay  [Environmental Protection]: D  1.1  State Significant Native	Overlay				Key Railway Crossings Overlay:
District Overlay State Significant Native	Overlay				[Environmental Protection]: DTS
					State Significant Native
('Oactal Aroac (Norlay	Coastal Areas Overlay				Vegetation Areas Overlay [Environmental Protection]: All
Hazards (Bushfire-High Risk) Overlay  Future Road Widening Overlay  All	_				Future Road Widening Overlay: All
Hazards (Medium-Risk) Overlay  Hazards (Acid Sulfate Soils) Overlay: All	,				,

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to	Deemed-to-Satisfy Development Classification Criteria  Provisions referred to are Deemed-to-Satisfy Criteria  Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
meeting the 'Deemed-to- Satisfy Development Classification Criteria'	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Hazards (General-Risk) Overlay				Urban Transport Routes Overlay [Corner Cut-Offs]: All
Hazards (Urban Interface) Overlay				
Hazards (Flooding) Overlay				
Historic Areas Overlay				
Local Heritage Place Overlay				
Marine Parks (Managed Use) Overlay Mt Lofty Ranges Catchment (Area 2) Overlay Noise and Air Emission Overlay				
Ramsar Wetlands Overlay River Murray Tributaries Overlay				

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# Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Development subject to				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
River Murray Flood Plain Overlay Significant Industry Interface Overlay State Heritage Area Overlay State Heritage Place Overlay Sloping Land Overlay				
Carport  Outbuilding (in the form of a garage)  Except where the following apply:  Character Area Overlay		Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2  Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1		Airport Building Heights (Aircraft Landing Areas) Overlay: All Airport Building Heights (Regulated) Overlay: All Key Outback and Rural Route: All Key Railway Crossings Overlay: All

Class of
Development

The following Classes of Development are classified as Deemed-to-Satisfy

### Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Development subject to				
mosting the Doomed to	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Character Preservation District Overlay		Design in Urban Areas [Residential Development – 3 Building Levels or		Major Urban Transport Routes Overlay: All
Coastal Areas Overlay		Less –		Native Vegetation Overlay
Historic Areas Overlay		Car parking, Access and Manoeuvrability]: All		[Environmental Protection]: DTS 1.1
Hazards (Bushfire-High Risk) Overlay		Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.4, 3.5		State Significant Native Vegetation Areas Overlay [Environmental Protection]: All
Hazards (Medium-Risk) Overlay				Future Road Widening Overlay:
Hazards (General-Risk) Overlay				Hazards (Acid Sulfate Soils) Overlay: All
Hazards (Urban Interface) Overlay				Urban Transport Routes Overlay:
Hazards (Flooding) Overlay				
Local Heritage Place Overlay				
Marine Parks (Managed Use) Overlay				

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The following Classes of Development are classified as Deemed-to-Satisfy

# Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Development subject to				
meeting the 'Deemed-to- Satisfy Development Classification Criteria'	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Mt Lofty Ranges Catchment (Area 2) Overlay Non-Stop Corridors Overlay				
River Murray Tributaries Overlay				
River Murray Flood Plain Overlay				
State Heritage Area Overlay				
State Heritage Place Overlay				
Sloping Land Overlay				
Dwelling addition  Except where	[Site Coverage]: PO 3.1 [Building Height]: PO 4.1	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2	AII	Airport Building Heights (Aircraft Landing Areas) Overlay: All Airport Building Heights (Regulated) Overlay: All

Class of
Development

The following Classes of Development are classified

### Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be

as Deemed-to-Satisfy Development subject to	the sum of the criteria for each Class of Development.				
meeting the 'Deemed-to- Satisfy Development Classification Criteria'	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
Located in the Underground Subzone  Aircraft Noise Exposure Overlay  Building Near Airfields Overlay Character Area Overlay  Character Preservation District Overlay  Coastal Areas Overlay  Hazards (Bushfire-High Risk) Overlay  Hazards (Medium-Risk) Overlay  Hazards (General-Risk) Overlay	[Primary Street Setback]: PO 5.1 [Secondary Street Setback]: PO 6.1 [Boundary Walls] PO 7.1, 7.2 [Side Boundary Setback] PO 8.1 [Rear Boundary Setback] PO 9.1	Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2  Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1  Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1  Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1, 19.2, 19.3  Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: DTS 20.1  Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: DTS 20.1		Key Outback and Rural Route: All Key Railway Crossings Overlay: All Major Urban Transport Routes Overlay [Access – Safe Entry and Exit: All Native Vegetation Overlay [Environmental Protection]: DTS 1.1 State Significant Native Vegetation Areas Overlay [Environmental Protection]: DTS 1.1 Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All	

Class of
Development

# Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Development subject to				
mosting the Deemed to	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Hazards (Urban Interface) Overlay		Less -Private Open Space]: DTS 21.1, 21.2		Urban Transport Routes Overlay: All
Hazards (Flooding) Overlay Historic Areas Overlay		Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: DTS 22.1, 22.2		
Local Heritage Place Overlay  Marine Parks (Managed Use) Overlay Mt Lofty Ranges Catchment (Area 2) Overlay Non-Stop Corridors Overlay Noise and Air Emission Overlay Ramsar Wetlands Overlay River Murray Tributaries Overlay		Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1  Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2  Interface Between Land Uses [Activities Generating Noise or Vibration]: DTS 4.4  Site Contamination: DTS 1.1		

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to- Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria  Provisions referred to are Deemed-to-Satisfy Criteria  Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
River Murray Flood Plain Overlay  Significant Industry Interface Overlay State Heritage Area Overlay  State Heritage Place Overlay  Sloping Land Overlay					
Detached Dwelling (not being in a Battle-axe arrangement)  Except where: located within the Underground Subzone; Aircraft Noise Exposure Overlay	[Site Dimensions and Land Division]: DTS 2.1, 2.2 [Site Coverage]: DTS 3.1 [Building Height]: DTS 4.1 [Primary Street Setback]: 5.1	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2	AII	Affordable Housing Overlay: All Airport Building Heights (Aircraft Landing Areas) Overlay: All Airport Building Heights (Regulated) Overlay: All Key Outback and Rural Route Overlay: All	

Class of
Development

The following Classes of Development are classified

#### Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be

as Deemed-to-Satisfy Development subject to	the sum of the criteria for each Class of Development.				
meeting the 'Deemed-to- Satisfy Development Classification Criteria'	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
Building Near Airfields Overlay Character Area Overlay Character Preservation District Overlay Coastal Areas Overlay Hazards (Bushfire-High Risk) Overlay Hazards (Medium-Risk) Overlay Hazards (General-Risk) Overlay Hazards (Urban Interface) Overlay	[Secondary Street Setback]: DTS 6.1 [Boundary Walls]: DTS 7.1, 7.2 [Side Boundary Setbacks]: DTS 8.1 [Rear Boundary Setbacks]: 9.1	Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1  Design in Urban Areas [All Development – Car Parking Appearance]: DTS 6.1  Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1, 14.2  Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1  Design in Urban Areas [All Residential Development – Access and Servicing]: DTS 16.1  Design in Urban Areas [All Residential Development – Flooding]: DTS 18.1		Key Railway Crossings Overlay: All  Major Urban Transport Routes Overlay: All  Native Vegetation Overlay [Environmental Protection]: DTS 1.1  State Significant Native Vegetation Areas Overlay [Environmental Protection]: DTS 1.1  Future Road Widening Overlay: All  Hazards (Acid Sulfate Soils) Overlay: All	
Hazards (Flooding) Overlay Historic Areas Overlay		Design in Urban Areas [All Residential Development – 3 Building Levels or		Urban Transport Routes Overlay: All	

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to- Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria  Provisions referred to are Deemed-to-Satisfy Criteria  Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Local Heritage Place Overlay		Less – External Appearance]: DTS 19.1, 19.2, 19.3		
Marine Parks (Managed Use) Overlay Mt Lofty Ranges Catchment (Area 2) Overlay		Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: DTS 20.1		
Non-Stop Corridors Overlay  Noise and Air Emission  Overlay  Ramsar Wetlands Overlay		Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: DTS 21.1, 21.2		
River Murray Tributaries Overlay		Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: DTS 22.1, 22.2		
River Murray Flood Plain Overlay Significant Industry		Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: DTS		
Interface Overlay State Heritage Area Overlay		23.1, 23.2, 23.3  Design in Urban Areas [All Residential Development – 3 Building Levels or		

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to- Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria  Provisions referred to are Deemed-to-Satisfy Criteria  Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
State Heritage Place Overlay Sloping Land Overlay		Less – Car Parking and Manoeuvrability]: DTS 24.1, 24.2, 24.3, 24.4, 24.5, 24.6  Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1  Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2  Interface Between Land Uses [Interface Between Rural Activities]: DTS 9.3, 9.4, 9.5  Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas]: DTS 10.1  Site Contamination: DTS 1.1			

Class of
Development

The following Classes of Development are classified

# Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be

Development subject to	the sum of the criteria for each Class of Development.					
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)		
Dwelling, dwellings or residential flat building undertaken by:		Housing Renewal: All DTS		Affordable Housing Overlay [Land Division] DTS 1.1		
a) the South				Airport Building Heights (Aircraft Landing Areas) Overlay: All		
Australian Housing Trust either individually or jointly with other				Airport Building Heights (Regulated) Overlay: All		
persons or bodies; or				Key Outback and Rural Route: All		
b) registered Community Housing providers participating				Key Railway Crossings Overlay: All		
in housing renewal programs endorsed by				Major Urban Transport Routes Overlay: All		
the South Australian Housing Authority				Native Vegetation Overlay [Environmental Protection]: DTS 1.1		
located within the Underground Subzone;				State Significant Native Vegetation Areas Overlay [Environmental Protection]: DTS 1.1		

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to- Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria  Provisions referred to are Deemed-to-Satisfy Criteria  Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
Aircraft Noise Exposure Overlay				Future Road Widening Overlay:	
Building Near Airfields Overlay				Hazards (Acid Sulfate Soils) Overlay: All	
Character Area Overlay  Character Preservation  District Overlay				Urban Transport Routes Overlay: All	
Coastal Areas Overlay					
Hazards (Bushfire-High Risk) Overlay					
Hazards (Medium-Risk) Overlay					
Hazards (General-Risk) Overlay					
Hazards (Urban Interface) Overlay					
Hazards (Flooding) Overlay					

Class of	Deemed-to-Satisfy Development Classification Criteria					
Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to- Satisfy Development Classification Criteria'	Provisions referred to are Deemed-to-Satisfy Criteria  Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.					
	Historic Areas Overlay					
Local Heritage Place Overlay						
Marine Parks (Managed Use) Overlay Mt Lofty Ranges Catchment (Area 2) Overlay Non-Stop Corridors Overlay						
Noise and Air Emission Overlay						
Ramsar Wetlands Overlay						
River Murray Tributaries Overlay						
River Murray Flood Plain Overlay						
Significant Industry Interface Overlay						

Class of
Development

The following Classes of Development are classified as Deemed-to-Satisfy

# Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Development subject to					
mosting the /Deemed to	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
State Heritage Area Overlay					
State Heritage Place Overlay					
Sloping Land Overlay					
Excavation and filling  Except where		Design in Urban Areas [ All Development – Fences and Walls]: DTS 8.2		Native Vegetation Overlay [Environmental Protection]: DTS 1.1	
Character Area Overlay Character Preservation				State Significant Native Vegetation Areas Overlay	
District Overlay  Coastal Areas Overlay				[Environmental Protection]: DTS 1.1	
Hazards (Flooding) Overlay					
Historic Areas Overlay					

Class of	Deemed-to-Satisfy Development Classification Criteria					
Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to- Satisfy Development Classification Criteria'	Provisions referred to are Deemed-to-Satisfy Criteria  Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.					
	Local Heritage Place Overlay					
Marine Parks (Managed Use) Overlay Mt Lofty Ranges Catchment (Area 2) Overlay Ramsar Wetlands Overlay						
River Murray Tributaries Overlay						
River Murray Flood Plain Overlay						
State Heritage Area Overlay						
State Heritage Place Overlay						
Sloping Land Overlay						

Class of
Development

# Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Development subject to				
meeting the 'Deemed-to- Satisfy Development Classification Criteria'	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Outbuilding (not being a garage)		Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2		Major Urban Transport Routes Overlay [Corner Cut-Offs]: All
Verandah  Except where the following apply:		DIS 17.1, 17.2		Native Vegetation Overlay [Environmental Protection]: DTS 1.1
Character Area Overlay  Character Preservation				State Significant Native Vegetation Areas Overlay [Environmental Protection]: All
District Overlay				Future Road Widening Overlay:
Coastal Areas Overlay Hazards (Flooding) Overlay				Hazards (Acid Sulfate Soils) Overlay: All
Historic Areas Overlay  Local Heritage Place				Urban Transport Routes Overlay [Corner Cut-Offs]: All
Overlay  Marine Parks (Managed Use) Overlay  Mt Lofty Ranges Catchment (Area 2) Overlay				

Class of	Deemed-to-Satisfy Development Classification Criteria				
Development	Provisions referred to are Deemed-to-Satisfy Criteria  Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.				
The following Classes of Development are classified as Deemed-to-Satisfy					
Development subject to meeting the 'Deemed-to- Satisfy Development Classification Criteria'	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
River Murray Tributaries Overlay					
River Murray Flood Plain Overlay					
State Heritage Area Overlay					
State Heritage Place Overlay					
Sloping Land Overlay					
State Heritage Area Overlay State Heritage Place Overlay					

Table 3 - Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies  The following policies are applicable to the assessment of the identified Class of Development.					
	Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.					
			nt nolicies will be taken to	he the sum of the applicable policies for each Class		
	Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.					
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)		
Ancillary accommodation		Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2		Aircraft Noise Exposure Overlay: All		
				Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Character Preservation District Overlay: All		
				Coastal Areas Overlay: All		
				Character Area Overlay: All		
				Future Road Widening Overlay: All		
				Hazards (Acid Sulfate Soils) Overlay: All		
				Hazards (Bushfire-High Risk) Overlay: All		
				Hazards (Medium-Risk) Overlay: All		
				Hazards (General-Risk) Overlay: All		
				Hazards (Urban Interface) Overlay: All		
				Hazards (Flooding) Overlay: All		
				Historic Areas Overlay: All		
				Local Heritage Place Overlay: All		
				Major Urban Transport Routes Overlay: All		
				Mt Lofty Ranges Catchment (Area 2) Overlay: Al		
				Native Vegetation Overlay: All		
				Noise and Air Emission Overlay: All		
				Ramsar Wetlands Overlay: All		
				River Murray Tributaries Overlay: All		
				River Murray Flood Plain Overlay: All Significant Industry Interface Overlay: All		

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.					
	Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.					
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)		
Carport Outbuilding (in the form of a garage)		Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2  Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1  Design in Urban Areas [Residential Development – 3 Building Levels or Less –  Car parking, Access and Manoeuvrability]: All  Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.4, 3.5		State Significant Native Vegetation Areas Overlay: A State Heritage Area Overlay: All State Heritage Place Overlay: All Sloping Land Overlay: All  Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Coastal Areas: All Future Road Widening: All Hazards (Flooding): All Historic Area: All Local Heritage Place: All Noise and Air Emissions: All Regulated Trees: All Sloping Land: All State Heritage Place: All Local Heritage Place: All Character Area Overlay: All		

Class of Development	Applicable Policie The following policies as	<b>s</b> re applicable to the assessment of the identified Class of Dev	velopment.		
	Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone	Overlay	
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)	
				Key Railway Crossings Overlay: All	
				Major Urban Transport Routes: All	
				Native Vegetation Overlay [Environmental Protection]: All	
				State Significant Native Vegetation Areas Overlay: A	
				Mt Lofty Ranges Catchment (Area 2) Overlay: All	
				Future Road Widening Overlay: All	
				Hazards (Acid Sulfate Soils) Overlay: All	
				Non-Stop Corridors Overlay: All	
				Character Preservation District Overlay: All	
				Hazards (Flooding) Overlay: All	
				Coastal Areas Overlay : All	
				River Murray Tributaries Overlay: All	
				River Murray Flood Plain Overlay: All	
Consulting room	[Land Use and	Clearance from Overhead Powerlines: PO 1.1		Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area)	
Office	Intensity]: PO 1.3, 1.4, PO 1.5, PO 1.6	Design in Urban Areas [External Appearance]: PO 1.4		Overlay: All	
Preschool	[Site Coverage]: PO	Design in Urban Areas [Car Parking Appearance]: PO 6.1,		Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All	
	3.1 [Building Height]: PO	6.4, 6.5		Character Area Overlay: All	
	4.1	Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3		Character Preservation District: All Coastal Areas: All	
	[Primary Street Setback]: PO 5.1	Interface Between Land Uses [Hours of Operation]: PO		Future Road Widening: All	
	[Secondary Street	2.1		Hazards (Acid Sulfate Soils): All	
	Setback]: PO 6.1	Interface Between Land Uses [Overshadowing]: PO 3.1,		Hazards (Bushfire – High Risk): All	
	[Boundary Walls]: PO 7.1	3.2		Hazards (Bushfire – Medium Risk): All Hazards (Bushfire – General Risk): All	
	[Side Boundary			Hazards (Bushfire – Urban Interface): All	
	Setback]: PO 8.1			Hazards (Bushfire – Regional): All Hazards (Flooding): All	

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development.				
		Performance Outcome policies, and any associated Designat elation to a Performance Assessed Development.	ed Performance Features	s. Relevant Desired Outcomes are not listed, but	
	Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone	Overlay	
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)	
	[Rear Boundary Setback]: PO 9.1	Transport, Access and Parking [Movement Systems]: PO 1.4  Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2  Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6  Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1  Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6  Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1		Key Outback and Rural Routes Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes: All Mt Lofty Ranges Catchment (Area 2) Overlay: All Marine Parks (Managed Use): All Murray Darling Basin: All Native Vegetation: All Noise and Air Emissions: All Non-stop Corridor Overlay: All Ramsar Wetlands Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Significant Industry Interface Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All	
Demolition of a State or Local Heritage Place	None	None	None	Water Resources Overlay: All Local Heritage Place: All State Heritage Place: All	
Demolition within an Historic Areas Overlay area or State Heritage Area	None	None	None	Historic Areas: All State Heritage Area: All	
Dwelling addition	[Land Use and Intensity]: PO 1.2 [Site Coverage]: PO 3.1 [Building Height]: PO 4.1	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2		Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Building Near Airfields: All Character Area Overlay: All Character Preservation District: All	

Class of Development	Applicable Policie The following policies as	<b>s</b> re applicable to the assessment of the identified Class of Dev	elopment.		
	Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.				
	Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
	[Primary Street Setback]: PO 5.1 [Secondary Street Setback]: PO 6.1 [Boundary Walls]: PO 7.1, 7.2 [Side Boundary Setback]: PO 8.1 [Rear Boundary Setback]: PO 9.1	Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1  Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1  Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3  Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 20.1  Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 21.1, 21.2  Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 22.1, 22.2  Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1  Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2  Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4  Site Contamination: PO 1.1		Coastal Areas: All  Defence Aviation Area Overlay: All Future Road Widening: All  Hazards (Acid Sulfate Soils): All Hazards (Bushfire – High Risk): All Hazards (Bushfire – Medium Risk): All Hazards (Bushfire – General Risk): All Hazards (Bushfire – General Risk): All Hazards (Bushfire – Regional): All Hazards (Bushfire – Regional): All Hazards (Flooding): All Historic Area: All  Key Outback and Rural Routes Overlay: All Key Railway Crossings Overlay: All Key Railway Crossings Overlay: All Major Urban Transport Routes: All Marine Parks (Managed Use): All Murray Darling Basin: All Notive Vegetation: All Non-stop Corridor Overlay: All Rouse and Air Emissions: All Non-stop Corridor Overlay: All Regulated Trees Overlay: All River Murray Tributaries Area Overlay: All Significant Industry Interface Overlay: All Significant Overlay: All State Heritage Place Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All	
Detached dwelling (not being in a Battle-axe arrangement)	[Land Use and Intensity]: PO 1.2	Clearance from Overhead Powerlines: PO 1.1		Aircraft Noise Exposure Overlay: All	

Class of Development	Applicable Policies  The following policies are applicable to the assessment of the identified Class of Development.				
	Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.				
	Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
emi-detached dwelling	[Site Dimensions and Land Division]: 2.1, 2.2 [Site Coverage]: PO 3.1 [Building Height]: PO 4.1 [Primary Street Setback]: PO 5.1 [Secondary Street Setback]: PO 6.1 [Boundary Walls]: PO 7.1, 7.2 [Side Boundary Setback]: PO 8.1 [Rear Boundary Setback]: PO 9.1	Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2  Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2  Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6  Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1  Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1  Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2  Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1  Design in Urban Areas [All Residential Development – Access and Servicing]: PO 16.1  Design in Urban Areas [All Residential Development – Flooding]: PO 18.1  Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3  Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 20.1  Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 21.1, 21.2  Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 21.1, 21.2		Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Building Near Airfields: All Character Area Overlay: All Character Preservation District: All Coastal Areas: All  Defence Aviation Area Overlay: All Future Road Widening: All Hazards (Acid Sulfate Soils): All Hazards (Bushfire – High Risk): All Hazards (Bushfire – General Risk): All Hazards (Bushfire – General Risk): All Hazards (Bushfire – Regional): All Hazards (Bushfire – Regional): All Hazards (Flooding): All Historic Area: All  Key Outback and Rural Routes Overlay: All Key Railway Crossings Overlay: All Major Urban Transport Routes: All Major Urban Transport Routes: All Marine Parks (Managed Use): All Mit Lofty Ranges Catchment (Area 2) Overlay: All Murray Darling Basin: All Non-stop Corridor Overlay: All Ramsar Wetlands Overlay: All Regulated Trees Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Significant Industry Interface Overlay: All Significant Industry Interface Overlay: All State Heritage Place Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay:	

Class of Development	Applicable Po	olicies icies are applicable to the assessment of the identified Class of De	velopment.		
	Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.				
	Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
		Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 23.1, 23.2, 23.3  Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 24.1, 24.2, 24.3, 24.4, 24.5, 24.6  Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1  Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2  Interface Between Land Uses [Interface Between Rural Activities]: PO 9.3, 9.4, 9.5  Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas]: PO 10.1  Site Contamination: PO 1.1		Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All	
Dwelling, dwellings or residential flat building undertaken by:  a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or  b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority		Housing Renewal: All		Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Building Near Airfields: All Character Area Overlay: All Character Preservation District: All Coastal Areas: All  Defence Aviation Area Overlay: All Future Road Widening: All Hazards (Acid Sulfate Soils): All Hazards (Bushfire – High Risk): All Hazards (Bushfire – General Risk): All Hazards (Bushfire – Urban Interface): All Hazards (Bushfire – Regional): All Hazards (Flooding): All	

Class of Development	Applicable Po	olicies icies are applicable to the assessment of the identified Class of De	evelopment.				
		Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.					
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)			
				Historic Area: All			
				Key Outback and Rural Routes Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes: All Marine Parks (Managed Use): All Mt Lofty Ranges Catchment (Area 2) Overlay: All Murray Darling Basin: All Native Vegetation: All Noise and Air Emissions: All Non-stop Corridor Overlay: All Ramsar Wetlands Overlay: All Regulated Trees Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Significant Industry Interface Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All			
the second curves				Water Resources Overlay: All			
xcavation and filling		Design in Urban Areas [ All Development – Fences and Walls]: PO 8.2		Coastal Areas: All  Future Road Widening: All			
				Hazards (Flooding): All			
				Historic Area: All			
				Local Heritage Place: All			
				Major Urban Transport Routes: All			
				Noise and Air Emissions: All			
				Regulated Trees: All			

Class of Development		Applicable Policies  The following policies are applicable to the assessment of the identified Class of Development.					
		Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.					
	Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.						
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)			
				Sloping Land: All			
				State Heritage Area: All			
				State Heritage Place: All			
				Local Heritage Place Overlay: All			
				Character Area Overlay: All			
				Historic Areas Overlay: All			
				Urban Transport Routes: All			
				Key Outback and Rural Route Overlay All			
				Key Railway Crossings Overlay: All			
				Major Urban Transport Routes: All			
				Mt Lofty Ranges Catchment (Area 2) Overlay: All Native Vegetation Overlay [Environmental Protection]: All			
				State Significant Native Vegetation Areas Overlay:			
				Future Road Widening Overlay: All			
				Hazards (Acid Sulfate Soils) Overlay: All			
				Non-Stop Corridors Overlay: All			
				Character Preservation District Overlay: All			
				Hazards (Flooding) Overlay: All			
				Coastal Areas Overlay : All			
				River Murray Tributaries Overlay: All			
				River Murray Flood Plain Overlay: All			
Fence		Design in Urban Areas [ All Development – Fences and		Coastal Areas: All			
		Walls]: PO 8.1		Future Road Widening: All			

Class of Development	Applicable P The following po	<b>olicies</b> licies are applicable to the assessment of the identified Cla	ss of Development.				
		Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.					
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)			
				Hazards (Flooding): All			
				Historic Area: All			
				Local Heritage Place: All			
				Major Urban Transport Routes: All			
				Noise and Air Emissions: All			
				Regulated Trees: All			
				Sloping Land: All			
				State Heritage Area: All			
				State Heritage Place: All			
				Local Heritage Place Overlay: All			
				Character Area Overlay: All			
				Historic Areas Overlay: All			
				Urban Transport Routes: All			
				Key Outback and Rural Route Overlay All			
				Key Railway Crossings Overlay: All			
				Major Urban Transport Routes: All			
				Mt Lofty Ranges Catchment (Area 2) Overlay: All Native Vegetation Overlay [Environmental Protection]: All			
				State Significant Native Vegetation Areas Overlay:			
				Future Road Widening Overlay: All			
				Hazards (Acid Sulfate Soils) Overlay: All			
				Non-Stop Corridors Overlay: All			
				Character Preservation District Overlay: All			
				Hazards (Flooding) Overlay: All			

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development.				
	Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.				
	Where a development of Development.	comprises more than one Class of Development the	relevant policies will be taken to	be the sum of the applicable policies for each Class o	
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
				Coastal Areas Overlay : All	
				River Murray Tributaries Overlay: All	
				River Murray Flood Plain Overlay: All	
Land division	[Site Dimensions and Land Division] PO 2.1, 2.2	Land Division in Urban Areas: All		Affordable Housing Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Environment and Food Production Area Overlay: A Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Key Outback and Rural Routes Overlay: All Key Railway Crossings Overlay: All Key Railway Crossings Overlay: All Limited Land Division Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Murray Darling Basin Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Regulated Trees Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All River Murray Tributaries Area Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All	

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
				Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All	
Retirement facility Supported accommodation	[Land Use and Intensity] PO 1.2, 1.5 [Site Dimensions and Land Division] PO 2.1 [Site Coverage]: PO 3.1 [Building Height]: PO 4.1 [Primary Street Setback]: PO 5.1 [Secondary Street Setback]: PO 6.1 [Boundary Walls]: PO 7.1, 7.2 [Side Boundary Setback]: PO 8.1 [Rear Boundary Setback]: PO 9.1	Clearance from Overhead Powerlines: PO 1.1  Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2  Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2  Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, 3.9  Transport, Access and Parking [ Access for People with Disabilities]: All  Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1  Transport, Access and Parking [Vehicle Parking Areas]: All  Transport, Access and parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All  Design in Urban Areas [All Development]: All  Design in Urban Areas [Residential Development]: All  Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All  Design in Urban Areas [ Supported Accommodation, Housing for Aged Persons, and People with Disabilities]: All Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2		Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Building Near Airfields: All Character Area Overlay: All Character Preservation District: All Coastal Areas: All  Defence Aviation Area Overlay: All Future Road Widening: All Hazards (Acid Sulfate Soils): All Hazards (Bushfire – High Risk): All Hazards (Bushfire – General Risk): All Hazards (Bushfire – General Risk): All Hazards (Bushfire – Regional): All Hazards (Flooding): All Hazards (Flooding): All Hazards (Flooding): All Historic Area: All  Key Outback and Rural Routes Overlay: All Key Railway Crossings Overlay: All Major Urban Transport Routes: All Marine Parks (Managed Use): All Marine Parks (Managed Use): All Murray Darling Basin: All Notive Vegetation: All Noise and Air Emissions: All Ron-stop Corridor Overlay: All Ramsar Wetlands Overlay: All Regulated Trees Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All	

Class of Development	Applicable Policies  The following policies are applicable to the assessment of the identified Class of Development.						
	Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.						
	Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.						
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)			
		Interface Between Land Uses [ Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4  Interface Between Land Uses [ Air Quality]: PO 5.2  Interface Between Land Uses [ Light Spill]: All  Site Contamination: PO 1.1		Significant Industry Interface Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All			
Shop	[Land Use and Intensity] PO 1.3, 1.4, 1.5, 1.6 [Site Coverage]: PO 3.1 [Building Height]: PO 4.1 [Primary Street Setback]: PO 5.1 [Secondary Street Setback]: PO 6.1 [Boundary Walls]: PO 7.1, 7.2 [Side Boundary Setback]: PO 8.1 [Rear Boundary Setback]: PO 9.1	Clearance from Overhead Powerlines: PO 1.1  Design in Urban Areas [External Appearance]: PO 1.4  Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5  Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3  Interface Between Land Uses [Hours of Operation]: PO 2.1  Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2  Transport, Access and Parking [Movement Systems]: PO 1.4  Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2  Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6  Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1  Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6		Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Building Near Airfields: All Character Area Overlay: All Character Preservation District: All Coastal Areas: All Future Road Widening: All Hazards (Acid Sulfate Soils): All Hazards (Bushfire – High Risk): All Hazards (Bushfire – General Risk): All Hazards (Bushfire – General Risk): All Hazards (Bushfire – Regional): All Hazards (Bushfire – Regional): All Hazards (Flooding): All Historic Area: All  Key Outback and Rural Routes Overlay: All Key Railway Crossings Overlay: All Major Urban Transport Routes: All Major Urban Transport Routes: All Marine Parks (Managed Use): All Murray Darling Basin: All Native Vegetation: All Noise and Air Emissions: All			

Class of Development	Applicable Policies  The following policies are applicable to the assessment of the identified Class of Development.					
		to are Performance Outcome policies, and any associated Design ply in relation to a Performance Assessed Development.	nated Performance Feature	s. Relevant Desired Outcomes are not listed, but		
	Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.					
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)		
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1 Interface Between Lands Uses [Air Quality]: PO 5.2		Non-stop Corridor Overlay: All Ramsar Wetlands Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Significant Industry Interface Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All		
				Water Resources Overlay: All		
Tree damaging activity				Regulated Trees Overlay: All		
All other Code Assessed Development						

Table 4 – Restricted Development Classification

- 1	Class of Development	Exclusions
- 1	The following Classes of Development are classified as Restricted subject to any 'Exclusions'	
	Shop	With a gross leasable area less than 1000m2.

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Low or very low-density housing that is consistent with the existing local context and development pattern. Services and community facilities will contribute to making the neighbourhood a convenient place to live without compromising residential amenity and character.

DO 2

Development on sloping land that is sensitive to the topography of the area and minimises environmental and visual impacts.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria Land Use and Intensity

PO 1.1

Residential development and supporting uses that provide housing and supporting services and facilities that preserve a low density residential character.

DTS 1.1

Development comprises one or more of the following land uses:

Community facility

**Dwelling** 

Educational establishment

Office

Pre-school

Recreation area

Shop.

PO 1.2

Dwellings complement the low-density or very-low density character of the neighbourhood.

DTS 1.2

None are applicable.

PO 1.3

Shops, consulting rooms and offices of a scale to maintain the amenity of nearby residents.

DTS 1.3

Other than a change in the use of an existing building that has been lawfully used as a shop, office or consulting room (or any combination thereof), shops, offices and consulting rooms do not exceed 100m2 in gross leasable floor area (individually or combined).

PO 1.4

Larger scale shops, offices and consulting rooms established on higher order roads and adjacent existing commercial and retail precincts.

# DTS/DPF 1.4

Shop, consulting room and office:

- (a) floor area does not exceed 200m2; and
- (b) are located on sites with a frontage to an arterial or collector road or adjacent a Main Street or Activity Centre Zone.

#### PO 1.5

Non-residential development located and designed to improve community accessibility to services, primarily in the form of:

- (a) commercial uses including small scale offices, personal and domestic services and consulting rooms;
- (b) community services such as educational establishments, community centres, places of worship, pre-schools, childcare and other health and welfare services;
- (c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities;
- (d) open space and recreation facilities.

#### DTS 1.5

None are applicable

#### PO 1.6

Non-residential development compatible with the low density suburban character and amenity.

# DTS 1.6

None are applicable

# Site Dimensions and Land Division

# PO 2.1

Allotments/sites created for residential purposes are of suitable size and dimension and are compatible with the housing pattern consistent to the locality.

# DTS/DPF 2.1

Where the allotment has a slope less than 12.5% (1-in-8), development accords with the following:

- a) site areas (or allotment areas in the case of land division) not less than the minimum allotment size specified in the *Minimum Allotment Size Technical and Numeric Variation Overlay; and*
- b) site frontages not less than the minimum allotment frontage specified in the *Minimum Allotment Frontage Technical and Numeric Variation Overlay*.

# PO 2.2

Allotments/sites created for residential purposes are of suitable size and dimension to accommodate residential development that is sensitive to the topography of the locality.

# DTS/DPF 2.2

Where the allotment has a slope equal to or greater than 12.5% (1-in-8), development accords with the greater of the following:

(a) the site areas and site frontages specified in DTS/DPF 2.1; or

(b) the site areas and site frontages specified below:

Development- Type¤	Gradient¤		Minimum- Frontage- (m)¤	
All·Dwelling· Types¤	>1:8·&· <1:4¤	1000¤	15¤	1
	≥1:4¤	1500¤	20¤	1

# Site coverage

#### PO 3.1

Building footprints consistent with the character and pattern of a low-density suburban neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.

# DTS / DPF 3.1

The development does not result in a total roofed area (excluding eaves of a dwelling) on the site exceeding 50%.

# **Building Height**

# PO 4.1

Buildings contribute to a low-rise suburban character and complement the height of nearby buildings.

# DTS/DPF 4.1

Building height (excluding garages, carports and outbuildings) no greater than that specified in the *Building Height Technical and Numeric Variations Overlay*.

# Primary Street Setback

# PO 5.1

Buildings are setback from primary street boundaries to complement the existing suburban streetscape character.

# DTS/DPF 4.1

Buildings are setback from the primary street boundary either:

- (a) at least the average of existing buildings on the adjoining sites which face the same street; or
- (b) in relation to a site on the corner of two streets or adjacent a public space or thoroughfare, at least the distance of existing buildings on the adjacent site or the closest site away from the corner, public space or thoroughfare that contains a building facing the same primary street without crossing another street, public space or thoroughfare; or
- (c) at least 8m where no buildings exist on the adjoining or adjacent sites.

# Secondary Street Setback

## PO 6.1

Buildings are set back from secondary street boundaries to maintain a pattern of separation between buildings and public streets and reinforce streetscape character.

# DTS/DPF 6.1

Buildings are set back at least 900mm from the boundary of the allotment with the secondary street frontage, or if a dwelling on any adjoining allotment is closer to the secondary street than 900 millimetres, the distance of that dwelling from the boundary with the secondary street (being, if relevant, the lesser of the 2 distances).

# **Boundary Walls**

PO 7.1

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

### DTS/DPF 7.1

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 either:

- (a) adjoin or abut a boundary wall of a building on adjoining land for the same length and height; or
- (b) do not exceed the following:
  - (i) 3m in height from the top of the footings;
  - (ii) 10m in length;
  - (iii) when combined with other walls on the boundary of the subject development site, maximum 45% of the length of the boundary; and
  - (iv) setback at least 3 metres from any other existing or proposed boundary walls on the subject land.

#### PO 7.2

Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a low density suburban streetscape character.

# DTS / DPF 7.2

Dwellings in a semi-detached, row or terrace arrangement are setback from side boundaries shared with allotments outside the development site at least the minimum distance identified in DTS / DPF 6.1.

# Side Boundary Setback

PO 8.1

Buildings are set back from side boundaries to provide:

- (a) separation between dwellings in a way that complements the established character of the locality;
- (b) access to natural light and ventilation for neighbours.

## DTS/DPF 8.1

Buildings are setback from the side boundary at least:

- A. On sites greater than 800m2:
  - (i) Other than a wall facing a southern boundary 1900mm
  - (ii) At least 1900mm plus a 1/3 of the wall height above 3m measured from the top of the footings for walls facing a southern boundary
- B. On sites less than 800m2, and other than walls located on a side boundary:
  - (i) at least 900mm where the wall is up to 3m measured from the top of the footings;

- (ii) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m measured from the top of the footings; and
- (iii) at least 1900mm plus 1/3 of the wall height above 3m measured from the top of the footings for walls facing a southern side boundary.

# Rear Boundary Setback

PO 9.1

Buildings are set back from rear boundaries to provide:

- (a) separation between dwellings in a way that complements the established character of the locality;
- (b) access to natural light and ventilation for neighbours;
- (c) private opens space; and
- (d) space for landscaping and vegetation.

DTS/DPF 9.1

Buildings are set back from the rear boundary at least:

- (a) 3m for the first building level; and
- (b) 5m for any second building level.

Procedural Matters (PM)

# **Notification**

All classes of performance assessed development are excluded from notification except where they involve any of the following:

- (a) the site of the development is adjacent land to land in a different zone
- (b) development identified as "all other code assessed development" in Suburban Neighbourhood (Low Density) Zone Table 3;
- (c) development involving the creation of four or more additional dwellings or allotments; or
- (d) development exceed the height specified in DTS / DPF 4.1.

Underground Subzone

Assessment Criteria (AC)

Desired Outcome (DO)

DO 1

Low density housing that contributes to the existing local context and development pattern primarily in the form of underground dwellings.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

#### PO 1.1

Underground dwellings located in areas that are best suited for subterranean development.

#### **DTS 1.1**

None are applicable.

# PO 1.2

Underground dwellings designed and constructed to avoid impacts beyond the development site.

# **DTS 1.2**

None are applicable.

# Built Form and Character

#### PO 2 1

Underground dwellings constructed in a manner that minimises alteration to the natural landform, including the removal of vegetation.

#### DTS 2 1

None are applicable.

Side and Rear Boundary Setbacks

# PO 2.2

Underground dwellings are set back from allotment boundaries to provide adequate separation between dwellings.

# DTS/DPF 2.2

Underground dwellings are set back at least 2m from side and rear boundaries.

# Earthworks

#### PO 3.1

Incomplete excavation is returned to the naturally occurring landform.

# DTS 3.1

None are applicable.

# Township Activity Centre Zone

# Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Air handling unit, air conditioning system or exhaust fan including any associated components and any associated building alteration or addition necessary or incidental to its installation Except where any of the following apply:  State Heritage Place Overlay  Local Heritage Place Overlay	The item will be installed on or within an existing building The item being installed does not encroach on a public street or affect the ability of the building to resist the spread of fire.  If the associated building is in a Local Heritage Area Overlay or State Heritage Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street.
<ul> <li>Internal building work</li> <li>Except where any of the following apply:</li> <li>State Heritage Place Overlay</li> <li>Local Heritage Place Overlay</li> </ul>	<ul> <li>There will be no increase in the total floor area of the building</li> <li>There will be no alteration to the external appearance of the building.</li> </ul>
<ul> <li>Shade sail</li> <li>Except where any of the following apply:</li> <li>Airport Building Heights (Regulated) Overlay</li> <li>Building Near Airfields Overlay</li> <li>Defence Aviation Area Overlay</li> <li>Local Heritage Place Overlay</li> <li>Historic Area Overlay</li> <li>River Murray Tributaries Area Overlay</li> </ul>	<ul> <li>8 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>9 Shade sail consists of permeable material</li> <li>10 The total area of the sail - does not exceed 40m²</li> <li>11 No part of the shade sail will be: <ul> <li>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</li> <li>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</li> </ul> </li> <li>12 Primary street setback – at least as far back as the building line of the building to which it is ancillary</li> <li>13 If any part of the sail will be situated on a boundary of the</li> </ul>
<ul> <li>Murray Darling Basin</li> <li>Overlay</li> </ul>	allotment, the length of sail along a boundary does not exceed 8m

<ul><li>State Heritage Place Overlay</li><li>State Heritage Area Overlay</li></ul>	14 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
Solar photovoltaic panels (roof mounted) Except where any of the following apply:  • State Heritage Area Overlay  • State Heritage Place Overlay  • Local Heritage Place Overlay	<ul> <li>Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</li> <li>Panels and associated components do not overhang any part of the roof</li> <li>Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</li> </ul>
Water tank (underground)	<ul> <li>The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>The tank (including any associated pump) is located wholly below the level of the ground.</li> </ul>

Table 2 – Deemed-to-Satisfy Development Classification

	Deemed-to-Satis	sfy Development Classification Criteria			
The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed- to-Satisfy Development Classification Criteria'	Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.				
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)	
Advertisement attached to a building or structure Except where any of the following apply:  • State Heritage Area Overlay  • State Heritage Place Overlay	None	Clearance from Overhead Powerlines: DTS 1.1  Advertisements [Appearance]: DTS 1.1, 1.3, 1.4  Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2  Advertisements [Advertising Content]: DTS 3.1  Advertisements [Amenity Content]: DTS 4.1  Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Advertising Near Signalised Intersections Overlay: All DTS	
Freestanding advertisement located on private land	[Advertisemen ts]: DTS 5.1	Clearance from Overhead Powerlines: DTS 1.1	None	Advertising Near Signalised Intersections Overlay: All DTS Airport Building Heights (Aircraft Landing Areas) Overlay: All DTS	

	Deemed-to-Satisfy Development Classification Criteria				
The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed- to-Satisfy Development Classification Criteria'	Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.				
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)	
Except where any of the following apply:  • State Heritage Area Overlay  • State Heritage Place Overlay		Advertisements [Appearance]: DTS 1.1, 1.3, 1.4  Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2  Advertisements [Advertising Content]: DTS 3.1  Advertisements [Amenity Content]: DTS 4.1  Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5		Airport Building Heights (Regulated) Overlay: All DTS Future Road Widening Overlay: DTS 1.1	
Change of use to a shop, office, consulting room or any combination of these uses where the area to be occupied by the proposed development is located in an existing building and	None	Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1	None	Major Urban Transport Routes Overlay: [Access – Existing Access Points] DTS 3.1 Key Outback and Rural Routes Overlay: Access – Existing Access Points] DTS 3.1	

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed- to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria  Provisions referred to are Deemed-to-Satisfy Criteria  Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.				
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)	
utilises existing on-site car parking Except where any of the following apply: • State Heritage Area Overlay • State Heritage Place Overlay					
Land division	None	Land Division in Urban Areas [All Land Division – Allotment Configuration]: DTS 1.1	None	None	
Temporary change of use to a <u>sales office</u> within an existing building for no more than 2 years	None	None	None	None	
The construction of a new building in the same, or substantially the same, position as a building which was demolished	None	None	None	None	

	Deemed-to-Satisfy Development Class	sification Criteria			
The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed- to-Satisfy Development Classification Criteria'	Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.				
		(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)		
within the previous 3 years where the new building has the same, or substantially the same, layout and external appearance as the previous building Except where any of the following apply:  • Historic Area Overlay • A Historic Shipwreck identified in the Historic Shipwrecks Overlay • A Local Heritage Place identified In the Local Heritage Place Overlay • State Heritage Area Overlay					

Deemed-to-Satisfy Development Classification Criteria					
The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed- to-Satisfy Development Classification Criteria'	Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.				
			(applies only in the area affected by the Subzone)	the Overlay)	
<ul> <li>A State Heritage Place identified in the State Heritage Place Overlay</li> </ul>					

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Poli	cies		
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	[Advertisements]: PO 5.1	Clearance from Overhead Powerlines: PO 1.1 Advertisements: All	None	AII
Bulky goods outlet	[Land use and intensity]: PO 1.1 and 1.4 [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1  Design in Urban Areas [All Development]: All  Design in Urban Areas [All Development – 4 or More Building Levels]: All  Design in Urban Areas [All Non Residential Development]: All	None	AII

Class of Development	Applicable Policies  The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
		Policies	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)	
		Interface Between Land Uses [Hours of Operation]: PO 2.1			
		Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2			
		Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2			
		Interface Between Land Uses [Light Spill]: PO 6.1, 6.2			
		Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1			
		Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2			

Class of Development	Applicable Poli	cies			
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
		Transport, Access and Parking [Movement Systems]: All			
		Transport, Access and Parking [Sightlines]:			
		Transport, Access and Parking [Vehicle Access]: All			
		Transport, Access and Parking [Access to People with Disabilities]: All			
		Transport, Access and Parking [Vehicle Parking Rates]: All			
		Transport, Access and Parking [Vehicle Parking Areas]: All			

Class of Development	Applicable Poli	cies			
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
		Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All  Transport, Access and Parking [Bicycle Parking in Designated Areas]: All			
Carport Car park Car parking structure	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1  Design in Urban Areas [All Development]: All  Design in Urban Areas [All Development – 4 or More Building Levels]: All  Design in Urban Areas [All Non Residential Development]: All P	None	AII	

Class of Development	Applicable	Policies		
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development	Subzone	Overlay
		Policies	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
		Interface Between Land Uses [Hours of Operation]: PO 2.1		
		Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2		
		Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2		
		Interface Between Land Uses [Light Spill]: PO 6.1, 6.2		
		Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1		
		Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2		

Class of Development	Applicable Po	licies			
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
		Transport, Access and Parking [Movement Systems]: All			
		Transport, Access and Parking [Sightlines]:			
		Transport, Access and Parking [Vehicle Access]: All			
		Transport, Access and Parking [Access to People with Disabilities]: All			
		Transport, Access and Parking [Vehicle Parking Rates]: All			
		Transport, Access and Parking [Vehicle Parking Areas]: All			

Class of Development	Applicable Policies  The following policies are applicable to the assessment of the identified Class of Development.				
	Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
		Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All  Transport, Access and Parking [Bicycle			
		Parking in Designated Areas]: All			
Cinema	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1  Design in Urban Areas [All Development]: All	None	All	
	anu setuacksj: All	Design in Urban Areas [All Development – 4 or More Building Levels]: All  Design in Urban Areas [All Non Residential Development]: All			

Class of Development	Applicable	Policies		
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone	Overlay
		Policies	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
		Interface Between Land Uses [Hours of Operation]: PO 2.1		
		Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2		
		Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6		
		Interface Between Lands Uses [Air Quality]: PO 5.2		
		Interface Between Land Uses [Light Spill]: PO 6.1, 6.2		
		Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1		

Class of Development	Applicable P	Policies		
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development	Subzone	Overlay
		Policies	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
		Infrastructure and Renewable Energy		
		Facilities [Wastewater Services]: PO 12.1, 12.2		
		Transport, Access and Parking [Movement Systems]: All		
		Transport, Access and Parking [Sightlines]: All		
		Transport, Access and Parking [Vehicle Access]: All		
		Transport, Access and Parking [Access to People with Disabilities]: All		
		Transport, Access and Parking [Vehicle Parking Rates]: All		

Class of Development	Applicable Poli	cies			
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
		Transport, Access and Parking [Vehicle Parking Areas]: All  Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All  Transport, Access and Parking [Bicycle Parking in Designated Areas]: All			
Community facility	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1  Design in Urban Areas [All Development]: All  Design in Urban Areas [All Development – 4 or More Building Levels]: All	None	All	

Class of Development	Applicable P	olicies			
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
		Design in Urban Areas [All Non Residential Development]: All P			
		Interface Between Land Uses [Hours of Operation]: PO 2.1			
		Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2			
		Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2			
		Interface Between Land Uses [Light Spill]: PO 6.1, 6.2			
		Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1			

Class of Development	Applicable Policies			
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	Zone General Development	Subzone Overlay	
		Policies	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
		Infrastructure and Renewable Energy		
		Facilities [Wastewater Services]: PO 12.1, 12.2		
		Transport, Access and Parking [Movement Systems]: All		
		Transport, Access and Parking [Sightlines]: All		
		Transport, Access and Parking [Vehicle Access]: All		
		Transport, Access and Parking [Access to People with Disabilities]: All		
		Transport, Access and Parking [Vehicle Parking Rates]: All		

Class of Development	Applicable Policies				
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
		Transport, Access and Parking [Vehicle Parking Areas]: All  Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All  Transport, Access and Parking [Bicycle Parking in Designated Areas]: All			
Consulting room	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1  Design in Urban Areas [All Development]: All  Design in Urban Areas [All Development – 4 or More Building Levels]: All	None	All	

Class of Development	Applicable Policies				
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
		Design in Urban Areas [All Non Residential Development]: All P			
		Interface Between Land Uses [Hours of Operation]: PO 2.1			
		Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2			
		Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2			
		Interface Between Land Uses [Light Spill]: PO 6.1, 6.2			
		Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1			

Class of Development	Applicable Policies			
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	Zone General Development	Subzone Overlay	
		Policies	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
		Infrastructure and Renewable Energy		
		Facilities [Wastewater Services]: PO 12.1, 12.2		
		Transport, Access and Parking [Movement Systems]: All		
		Transport, Access and Parking [Sightlines]: All		
		Transport, Access and Parking [Vehicle Access]: All		
		Transport, Access and Parking [Access to People with Disabilities]: All		
		Transport, Access and Parking [Vehicle Parking Rates]: All		

Class of Development	Applicable Policies  The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
		Transport, Access and Parking [Vehicle Parking Areas]: All  Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All  Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
	Cut/fill Earthworks	[Built form and character]: All	Design in Urban Areas [Earthworks]: PO 7.1	None
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place Overlay: All State Heritage Place Overlay: All
Demolition within the Historic Area Overlay or	All	None	None	Historic Area Overlay: All State Heritage Area Overlay: All

Class of Development	Applicable Policies  The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	the State Heritage Area Overlay			
Dwelling Residential flat building	[Land use and intensity]: PO 1.1-1.2 (inclusive) [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1  Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2  Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2  Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6  Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1	None	All

Class of Development	Applicable Policies				
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
		Design in Urban Areas [All Development]: All  Design in Urban Areas [All Development – 4 or More Building Levels]: All  Design in Urban Areas [All Residential Development]: All  Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All  Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All			

Class of Development	Applicable Poli	cies			
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
		Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All  Interface Between Land Uses [General Land Use Compatibility]: PO 1.1  Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2  Interface Between Land Uses [ Activities Generating Noise or Vibration]: PO 4.4  Site Contamination: PO 1.1			
Educational establishment	[Land use and intensity]: PO 1.1 [Built form and character]: All	Clearance from Overhead Powerlines: PO 1.1  Design in Urban Areas [All Development]: All	None	AII	

Class of Development	The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
		[Building height and setbacks]: All	Design in Urban Areas [All Development – 4 or More Building Levels]: All  Design in Urban Areas [All Non Residential Development]: All P  Interface Between Land Uses [Hours of Operation]: PO 2.1  Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2  Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2  Interface Between Land Uses [Light Spill]: PO 6.1, 6.2		

Class of Development	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
		Policies	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)	
		Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1			
		Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2			
		Transport, Access and Parking [Movement Systems]: All			
		Transport, Access and Parking [Sightlines]: All			
		Transport, Access and Parking [Vehicle Access]: All			
		Transport, Access and Parking [Access to People with Disabilities]: All			

Class of Development	Applicable Poli	cies			
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
		Transport, Access and Parking [Vehicle Parking Rates]: All  Transport, Access and Parking [Vehicle Parking Areas]: All  Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All  Transport, Access and Parking [Bicycle Parking in Designated Areas]: All			
Emergency services facility	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1  Design in Urban Areas [All Development]: All	None	AII	

Class of Development	Applicable Poli	icies			
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
		Design in Urban Areas [All Development – 4 or More Building Levels]: All			
		Design in Urban Areas [All Non Residential Development]: All			
		Interface Between Land Uses [Hours of Operation]: PO 2.1			
		Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2			
		Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2			
		Interface Between Land Uses [Light Spill]: PO 6.1, 6.2			

Class of Development	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
		Policies	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)	
		Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1			
		Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2			
		Transport, Access and Parking [Movement Systems]: All			
		Transport, Access and Parking [Sightlines]: All			
		Transport, Access and Parking [Vehicle Access]: All			
		Transport, Access and Parking [Access to People with Disabilities]: All			

Class of Development	Applicable Poli	cies			
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
		Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All			
Fence	[Built form and character]: All	Design in Urban Areas [Fences and Walls]: PO 8.1	None	All	
Hospital	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1  Design in Urban Areas [All Development]: All  Design in Urban Areas [All Development – 4 or More Building Levels]: All  Design in Urban Areas [All Non Residential Development]: All P	None	AII	

Class of Development	Applicable	Policies			
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development	Subzone	Overlay	
		Policies		(applies only in the area affected by the Overlay)	
		Interface Between Land Uses [Hours of Operation]: PO 2.1			
		Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2			
		Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2			
		Interface Between Land Uses [Light Spill]: PO 6.1, 6.2			
		Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1			
		Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2			

Class of Development	Applicable Po	Applicable Policies				
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.					
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)		
		Transport, Access and Parking [Movement Systems]: All				
		Transport, Access and Parking [Sightlines]: All				
		Transport, Access and Parking [Vehicle Access]: All				
		Transport, Access and Parking [Access to People with Disabilities]: All				
		Transport, Access and Parking [Vehicle Parking Rates]: All				
		Transport, Access and Parking [Vehicle Parking Areas]: All				

Class of Development	Applicable Policies  The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
		Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All  Transport, Access and Parking [Bicycle Parking in Designated Areas]: All			
Hotel	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1  Design in Urban Areas [All Development]: All  Design in Urban Areas [All Development – 4 or More Building Levels]: All  Design in Urban Areas [All Non Residential Development]: All	None	All	

Class of Development	Applicable	Policies			
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development	Subzone	Overlay	
		Policies	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)	
		Interface Between Land Uses [Hours of Operation]: PO 2.1			
		Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2			
		Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6			
		Interface Between Lands Uses [Air Quality]: PO 5.2			
		Interface Between Land Uses [Light Spill]: PO 6.1, 6.2			
		Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1			

Class of Development	Applicable	Policies		
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development	Subzone	Overlay
		Policies	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
		Infrastructure and Renewable Energy		
		Facilities [Wastewater Services]: PO 12.1, 12.2		
		Transport, Access and Parking [Movement Systems]: All		
		Transport, Access and Parking [Sightlines]: All		
		Transport, Access and Parking [Vehicle Access]: All		
		Transport, Access and Parking [Access to People with Disabilities]: All		
		Transport, Access and Parking [Vehicle Parking Rates]: All		

Class of Development		Applicable Policies				
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.					
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)		
		Transport, Access and Parking [Vehicle Parking Areas]: All  Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All  Transport, Access and Parking [Bicycle Parking in Designated Areas]: All				
Indoor recreation facility	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1  Design in Urban Areas [All Development]: All  Design in Urban Areas [All Development – 4 or More Building Levels]: All	None	All		

Class of Development	Applicable	Policies			
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development	Subzone	Overlay	
		Policies	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)	
		Design in Urban Areas [All Non Residential Development]: All			
		Interface Between Land Uses [Hours of Operation]: PO 2.1			
		Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2			
		Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6			
		Interface Between Lands Uses [Air Quality]: PO 5.2			
		Interface Between Land Uses [Light Spill]: PO 6.1, 6.2			

Class of Development	Applicable Policies  The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
		Policies	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)	
		Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1			
		Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2			
		Transport, Access and Parking [Movement Systems]: All			
		Transport, Access and Parking [Sightlines]: All			
		Transport, Access and Parking [Vehicle Access]: All			
		Transport, Access and Parking [Access to People with Disabilities]: All			

Class of Development	Applicable Policies  The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed  Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Rates]: All  Transport, Access and Parking [Vehicle Parking Areas]: All  Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All  Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Library	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1  Design in Urban Areas [All Development]: All	None	AII

Class of Development	Applicable Poli	icies			
	The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
		Design in Urban Areas [All Development – 4 or More Building Levels]: All  Design in Urban Areas [All Non Residential Development]: All  Interface Between Land Uses [Hours of Operation]: PO 2.1  Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2  Interface Between Land Uses [Activities			
		Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2			

Class of Development	Applicable Policies  The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
		Policies	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)	
		Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1			
		Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2			
		Transport, Access and Parking [Movement Systems]: All			
		Transport, Access and Parking [Sightlines]: All			
		Transport, Access and Parking [Vehicle Access]: All			
		Transport, Access and Parking [Access to People with Disabilities]: All			

Class of Development	Applicable Poli	icies			
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
		Transport, Access and Parking [Vehicle Parking Rates]: All  Transport, Access and Parking [Vehicle Parking Areas]: All  Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All  Transport, Access and Parking [Bicycle Parking in Designated Areas]: All			
Land division	[Land Division]: PO 4.1	Land Division in Urban Areas: All	None	AII	
Office Bank Civic centre	[Land use and intensity]: PO 1.1 [Built form and character]: All	Clearance from Overhead Powerlines: PO 1.1	None	All	

Class of Development	Applicable Policies				
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
	[Building height and setbacks]: All	Design in Urban Areas [All Development]: All  Design in Urban Areas [All Development – 4 or More Building Levels]: All  Design in Urban Areas [All Non Residential Development]: All  Interface Between Land Uses [Hours of Operation]: PO 2.1  Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2			
		Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2			

Class of Development	Applicable Policies				
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
		Interface Between Land Uses [Light Spill]: PO 6.1, 6.2			
		Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1, 12.2			
		Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1			
		Transport, Access and Parking [Movement Systems]: All			
		Transport, Access and Parking [Sightlines]: All			
		Transport, Access and Parking [Vehicle Access]: All			

Class of Development	Applicable Poli	icies			
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development	Subzone	Overlay	
		Policies (applies only	(applies only in the area affected by the Overlay)		
		Transport, Access and Parking [Access to People with Disabilities]: All			
		Transport, Access and Parking [Vehicle Parking Rates]: All			
		Transport, Access and Parking [Vehicle Parking Areas]: All			
		Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All			
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: All			
Outbuilding Store	[Land use and intensity]: PO 1.1	None	None	AII	

Class of Development	Applicable Poli	cies			
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
	[Built form and character]: All [Building height and setbacks]: All				
Place of worship	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1  Design in Urban Areas [All Development]: All  Design in Urban Areas [All Development – 4 or More Building Levels]: All  Design in Urban Areas [All Non Residential Development]: All  Interface Between Land Uses [Hours of Operation]: PO 2.1	None	All	

Class of Development	Applicable	Policies			
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by	Overlay (applies only in the area affected by the Overlay)	
		Late Comp Returned Land House	the Subzone)		
		Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2			
		Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2			
		Interface Between Land Uses [Light Spill]: PO 6.1, 6.2			
		Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1			
		Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2			
		Transport, Access and Parking [Movement Systems]: All			

Class of Development	Applicable	Policies			
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
		Transport, Access and Parking [Sightlines]: All  Transport, Access and Parking [Vehicle Access]: All  Transport, Access and Parking [Access to People with Disabilities]: All  Transport, Access and Parking [Vehicle Parking Rates]: All  Transport, Access and Parking [Vehicle Parking Areas]: All  Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All			

Class of Development	Applicable Poli	cies			
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: All			
Pre-school	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1  Design in Urban Areas [All Development]: All  Design in Urban Areas [All Development – 4 or More Building Levels]: All  Design in Urban Areas [All Non Residential Development]: All  Interface Between Land Uses [Hours of Operation]: PO 2.1	None	AII	

Class of Development	Applicable	Policies			
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by	Overlay (applies only in the area affected by the Overlay)	
		Late Comp Returned Land House	the Subzone)		
		Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2			
		Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2			
		Interface Between Land Uses [Light Spill]: PO 6.1, 6.2			
		Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1			
		Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2			
		Transport, Access and Parking [Movement Systems]: All			

Class of Development	Applicable	Policies			
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
		Transport, Access and Parking [Sightlines]: All  Transport, Access and Parking [Vehicle Access]: All  Transport, Access and Parking [Access to People with Disabilities]: All  Transport, Access and Parking [Vehicle Parking Rates]: All  Transport, Access and Parking [Vehicle Parking Areas]: All  Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All			

Class of Development	Applicable Poli	cies			
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: All			
Public transport terminal	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1  Design in Urban Areas [All Development]: All  Design in Urban Areas [All Development – 4 or More Building Levels]: All  Design in Urban Areas [All Non Residential Development]: All  Interface Between Land Uses [Hours of Operation]: PO 2.1	None	AII	

Applicable Policies  The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2  Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2  Interface Between Land Uses [Light Spill]: PO 6.1, 6.2  Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1  Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2			
	The following Policies referr Relevant Desi Development Where a deve	The following policies are applicable to the assessment of the Policies referred to are Performance Outcome policies, and Relevant Desired Outcomes are not listed, but automatically Development.  Where a development comprises more than one Class of Develop the sum of the applicable policies for each Class of Develop  Zone  General Development Policies  Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2  Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2  Interface Between Land Uses [Light Spill]: PO 6.1, 6.2  Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1  Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1,	The following policies are applicable to the assessment of the identified Cla Policies referred to are Performance Outcome policies, and any associated I Relevant Desired Outcomes are not listed, but automatically apply in relation Development.  Where a development comprises more than one Class of Development the the sum of the applicable policies for each Class of Development.  Zone  General Development Policies  General Development (applies only in the area affected by the Subzone)  Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2  Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2  Interface Between Land Uses [Light Spill]: PO 6.1, 6.2  Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1  Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2	

Class of Development	Applicable	Policies			
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
		Transport, Access and Parking [Sightlines]: All  Transport, Access and Parking [Vehicle Access]: All  Transport, Access and Parking [Access to People with Disabilities]: All  Transport, Access and Parking [Vehicle Parking Rates]: All  Transport, Access and Parking [Vehicle Parking Areas]: All  Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All			

Class of Development	Applicable Policies  The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: All			
Recreation area	[Land use and intensity]: PO 1.1 [Built form and character]: All	Open Space and Recreation: All Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All	None	All	

Class of Development	Applicable Poli	cies			
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
		Transport, Access and Parking [Vehicle Parking Areas]: All  Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All  Transport, Access and Parking [Bicycle Parking in Designated Areas]: All			
Retail fuel outlet	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1  Design in Urban Areas [All Development]: All  Design in Urban Areas [All Development – 4 or More Building Levels]: All	None	AII	

Class of Development	Applicable Po	olicies			
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
		Design in Urban Areas [All Non Residential Development]: All			
		Interface Between Land Uses [Hours of Operation]: PO 2.1			
		Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2			
		Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2			
		Interface Between Land Uses [Light Spill]: PO 6.1, 6.2			
		Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1			

Class of Development	Applicable	Policies		
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone General Development	Subzone	Overlay	
		Policies	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
		Infrastructure and Renewable Energy		
		Facilities [Wastewater Services]: PO 12.1, 12.2		
		Transport, Access and Parking [Movement Systems]: All		
		Transport, Access and Parking [Sightlines]: All		
		Transport, Access and Parking [Vehicle Access]: All		
		Transport, Access and Parking [Access to People with Disabilities]: All		
		Transport, Access and Parking [Vehicle Parking Rates]: All		

Class of Development	Applicable Policies  The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
		Transport, Access and Parking [Vehicle Parking Areas]: All  Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All  Transport, Access and Parking [Bicycle Parking in Designated Areas]: All			
Restaurant	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1  Design in Urban Areas [All Development]: All  Design in Urban Areas [All Development – 4 or More Building Levels]: All	None	All	

Class of Development	Applicable Policies  The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
				Designated Performance Features. on to a Performance Assessed
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design in Urban Areas [All Non Residential Development]: All		
		Interface Between Land Uses [Hours of Operation]: PO 2.1		
		Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2		
		Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2		
		Interface Between Lands Uses [Air Quality]: PO 5.2		
		Interface Between Land Uses [Light Spill]: PO 6.1, 6.2		

Class of Development	Applicable P	Policies			
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	Overlay			
		Policies	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)	
		Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1			
		Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2			
		Transport, Access and Parking [Movement Systems]: All			
		Transport, Access and Parking [Sightlines]: All			
		Transport, Access and Parking [Vehicle Access]: All			
		Transport, Access and Parking [Access to People with Disabilities]: All			

Class of Development	Applicable Poli	cies		
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Feature Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Rates]: All  Transport, Access and Parking [Vehicle Parking Areas]: All  Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All  Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Retaining wall	[Built form and character]: All	Design in Urban Areas [All Development – Fences and Walls]: All	None	AII
Shop (not being a restaurant or bulky goods outlet)	[Land use and intensity]: PO 1.1	Clearance from Overhead Powerlines: PO 1.1	None	AII

Class of Development	Applicable Policies				
	The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Feat Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taker the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
	[Built form and character]: All [Building height and setbacks]: All	Design in Urban Areas [All Development]: All  Design in Urban Areas [All Development – 4 or More Building Levels]: All  Design in Urban Areas [All Non Residential Development]: All  Interface Between Land Uses [Hours of Operation]: PO 2.1  Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2  Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2			

Class of Development	Applicable	Policies		
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development	Overlay	
		Policies	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
		Interface Between Land Uses [Light Spill]: PO 6.1, 6.2		
		Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1		
		Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2		
		Transport, Access and Parking [Movement Systems]: All		
		Transport, Access and Parking [Sightlines]:		
		Transport, Access and Parking [Vehicle Access]: All		

Class of Development	of Development Applicable Policies				
	The following policies are applicable to the assessment of the identified Class of Development.  Policies referred to are Performance Outcome policies, and any associated Designated Performance Features.  Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.  Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone General Development Subzone Overlay				
		Policies	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)	
		Transport, Access and Parking [Access to People with Disabilities]: All			
		Transport, Access and Parking [Vehicle Parking Rates]: All			
		Transport, Access and Parking [Vehicle Parking Areas]: All			
		Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All			
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: All			
Telecommunications facility	[Built form and character]: All	Infrastructure and Renewable Energy Facilities [General]: All	None	AII	

#### Class of Development **Applicable Policies** The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development. Zone **General Development** Subzone **Overlay Policies** (applies only (applies only in the area affected in the area by the Overlay) affected by the Subzone) Infrastructure and Renewable Energy Facilities [Visual Amenity]: All Infrastructure and Renewable Energy Facilities [Telecommunication Facilities]: All Regulated Tree Overlay: All None None None Tree-damaging activity ΑII Verandah [Built form and None None character]: All Shade sail ΑII ΑII ΑII None

All other Code Assessed

**Development** 

Table 4 – Restricted Development Classification

The following Classes of Development are classified as Restricted	
Industry	<u>Light industry</u>

# **Assessment Provisions**

# **Desired Outcomes (DO)**

#### DO 1

A cohesive, active, accessible and welcoming centre for local residents and visitors to shop, work, meet, entertain and relax in an attractive and safe environment.

### DO 2

The range of land uses that occur in the centre will provide important services to town residents, rural hinterland and the broader region.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria Land Use and Intensity

#### PO 1.1

Retail, office, entertainment, health and recreation related uses supplemented by other businesses that provide a range of goods and services to the local community and the surrounding district.

#### DTS/DPF 1.1

Development comprises one or more of the following land uses:

Cinema

Community facility

Consulting room

Educational establishment

Emergency services facility

Health facility

Hospital

Hotel

Indoor recreation facility

Library

Office

Place of worship

Pre-school

Public transport terminal

Recreation area

Restaurant

Retail fuel outlet

Service trade premises

Shop

Tourist accommodation.

#### PO 1.2

Residential development that does not prejudice the operation of existing or future retail, <u>office</u>, entertainment or recreation related activity within the zone

DTS/DPF 1.2

#### **Dwellings** are:

- (a) developed in conjunction with non-residential uses; and
  - (b) sited either behind or above non-residential uses on the same allotment

#### PO 1.3

Tourist accommodation and visitor attractions that that support the visiting public and holiday makers.

**DTS 1.3** 

None are applicable.

#### PO 1.4

Bulky goods outlets are sited and designed to achieve or maintain a vibrant and interesting streetscape within retail areas.

#### DTS/DPF 1.4

Bulky goods outlets with a gross leaseable area of 500m2 or more are located towards the periphery of the zone.

#### **Built Form and Character**

#### PO 2.1

Buildings are sited and designed to create pedestrian, vehicular and visual linkages between the various built-form elements within the zone and adjoining main roads.

#### DTS 2.1

None are applicable.

#### PO 2.2

Buildings are sited and designed to create streetscapes and spaces that encourage social interaction.

#### **DTS 2.2**

None are applicable.

# Building height and setbacks

#### PO 3.1

Buildings set back from primary and secondary street boundaries to contribute to the consistent established streetscape.

#### DTS/DPF 3.1

Buildings set back from road boundaries to align with buildings on adjoining land.

# PO 3.2

Building height of a low to medium rise that complements the established streetscape and minimises impact on adjoining residential properties.

#### DTS/DPF 3.2

Building height does not exceed:

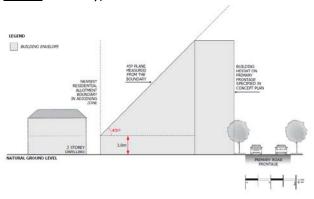
- (b) where provided, the relevant maximum height provided within the *Building Height Technical and Numeric Variation Overlay*; or
- (c) in all other cases 3 building levels or 12 metres.

#### PO 3.3

Buildings mitigate visual impacts of building massing on residential development within a neighbourhood zone.

### DTS / DPF 3.3

Buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3 metres above natural ground level at the allotment boundary of a residential allotment within a neighbourhood zone as shown in the following diagram (except where this boundary is a southern boundary in which case DTS/DPF 3.4 will apply, or where this boundary is the <u>primary</u> street boundary):

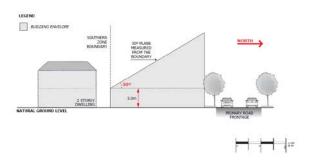


PO 3.4

Buildings mitigate overshadowing of residential development within a neighbourhood zone.

# DTS / DPF 3.4

Buildings on sites with a southern boundary adjoining a residential allotment within a neighbourhood zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram:



#### Land division

#### PO 4.1

Land division that creates allotments that vary in size and are suitable for a variety of business and community facilities.

#### DTS 4.1

None are applicable.

#### Advertisements

### PO 5.1

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

#### DTS 5.1

Freestanding advertisements:

- (a) do not exceed 8m in height; and
- (b) do not have a sign face that exceeds 6m<sup>2</sup> per side.

### Procedural Matters (PM)

# **Notification of Performance assessed development**

All classes of performance assessed development are excluded from notification except where they involve any of the following:

development on a site located adjacent a dwelling within a neighbourhood zone and which comprises:

- (a) development defined as 'all other code assessed development' in Township Activity Centre Zone Table 3
  - (b) construction of a building which fails to comply with DTS 3.2 to 3.4 (inclusive)
  - (c) the construction of or change of use to a <u>retail fuel outlet</u>, <u>educational</u> <u>establishment</u>, emergency services facility, entertainment venue, hospital, <u>hotel</u>, <u>light industry</u>

# Placement of Notices – Exemptions for Performance Assessed Development

None specified.

# Placement of Notices – Exemptions for Restricted Development

None specified.

# Part 3 – Overlays

# Airport Building Heights (Aircraft Landing Areas) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Management of potential impacts of buildings on the operational and safety requirements of aircraft landing areas.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria Built Form

PO 1.1

Building height does not pose a hazard to the operation of an aircraft landing area.

#### DTS/DPF 1.1

The distance from any part of a runway centreline to the closest point of the building is greater than 30 times building height.

### Procedural Matters (PM)

Referrals				
Class of Development / Activity	Referral Body	Purpose of Referral		
None	None	None		

# **Building Near Airfields Overlay**

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Management of lighting and bird attraction impacts on the operational and safety requirements of certified commercial and military airfields, airports, airstrips and helicopter landing sites.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

PO 1.1

Outdoor lighting does not pose a hazard to commercial or military aircraft operations.

### DTS/DPF 1.1

Development does not include outdoor floodlighting

#### PO 1.2

Development likely to attract birds adequately separated from airfields to minimise the potential for aircraft bird strike.

#### DTS/DPF 1.2

Development incorporating one or more of the following land uses is located not less than 3km from the boundaries of an airport used by commercial or military aircraft:

a. food packing/processing plant;

- b. horticulture;
- c. intensive animal husbandry;
- d. showground;
- e. waste management facility;
- f. waste transfer station;
- g. wetland; or
- h. wildlife sanctuary.

# PO 1.3

Buildings and structures that are sensitive to aircraft noise designed to minimise aircraft noise intrusion and provide appropriate interior amenity.

# DTS/DPF 1.3

None are applicable

# Procedural Matters

Referrals					
Class of Development / Activity	Referral Body	Purpose of Referral			
None	None	None			

# Hazards (Bushfire – Outback) Overlay

Assessment Provisions (AP)

**Desired Outcomes (DO)** 

#### DO 1

Development is located to minimise the threat and impact of bushfires on life and property.

### DO 2

To facilitate access for emergency service vehicles to protect assets and lives from bushfire danger.

# Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria Habitable Buildings

#### PO 1.1

Residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers accommodation):

- (a) are sited to avoid, narrow gullies, steep slopes (especially slopes with a northerly or westerly aspect) and vegetated areas (including unmanaged grasslands) that pose an unacceptable bushfire risk; and
- (b) minimise the need to clear native vegetation.

#### DTS/DPF 1.1

Development meets the following requirements:

- (a) an asset protection zone with a minimum width of 50m already exists and can continue to be maintained around the accommodation; and
- (b) the asset protection zone is contained wholly within the allotment of the development.

# Vehicle Access –Roads and Driveways

#### PO 2.1

Roads are designed and constructed to:

- (a) facilitate the safe and effective:
  - i. use, operation and evacuation of fire-fighting and emergency personnel; and
  - ii. evacuation of residents; and
- (b) avoid the unnecessary clearance of native vegetation

# DTS/DPF 2.1

#### Roads:

- (a) do not require the clearance of native vegetation;
- (b) are constructed with a formed, all-weather surface;
- (c) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road;
- (d) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road;
- (e) (e) have a minimum formed road width of 6m;
- (f) provide overhead clearance of not less than 4.0m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 2);
- (g) 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 3);
- (h) incorporating use of cul-de-sac endings or dead end roads to not exceed 200m in length and the end of the road to have either:

- a. a turning area with a minimum formed surface radius of 12.5m (Figure 4); or
- b. a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 5); and
- (i) incorporate solid, all-weather crossings that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes, over any watercourse.

#### PO 2.2

Where the furthest point of the building from the nearest public road is greater than 30m, driveways are designed and constructed to:

- (a) facilitate the safe and effective:
  - use, operation and evacuation of fire-fighting and emergency personnel; and
  - ii. evacuation of residents; and
- (b) avoid the unnecessary clearance of native vegetation.

#### DTS/DPF 2.2

#### Driveways:

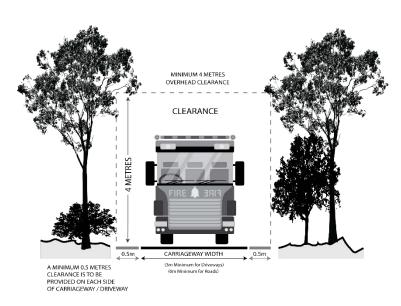
- (a) do not require the clearance of native vegetation;
- (b) do not exceed 600m in length;
- (c) are constructed with a formed, all-weather surface;
- (d) are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8);
- (e) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway;
- (f) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the driveway;
- (g) 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 2);
- (h) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 6);
- (i) 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 2);
- (j) 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 3);
- (k) allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by incorporating at the end of the driveway either:
  - i. a loop road around the building; or
  - ii. a turning area with a minimum radius of 12.5m (Figure 4); or
  - iii. 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 5).
- (I) incorporate solid, all-weather crossings that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes, over any watercourse.

# Procedural Matters (PM)

Referrals				
Class of Development / Activity	Referral Body	Purpose of Referral		
None	None	None		

# **Fire Appliance Clearances**

Figure 1 – Overhead and Side Clearances



# **Roads and Driveway Design**

Figure 2 - Road and Driveway Curves

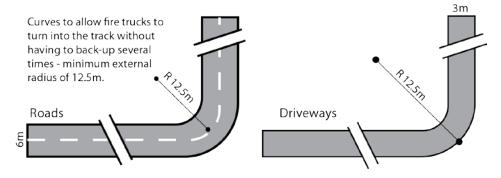


Figure 3 - Full Circle Turning Area

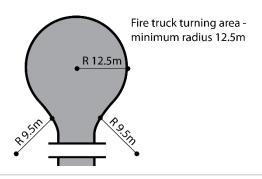
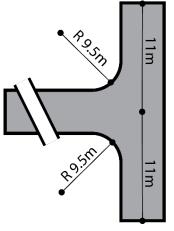


Figure 4 - 'T' or 'Y' Shaped Turning Head



"T" shaped turning area for fire trucks to reverse into so they can turn around

- minimum length 11m.

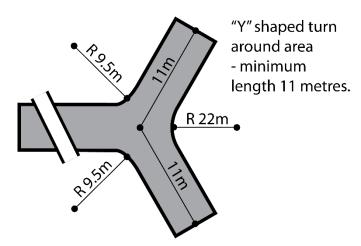
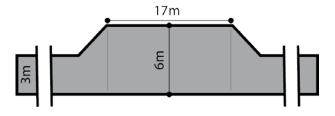


Figure 5 - Driveway Passing Bays

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



# Hazards (Bushfire – Regional) Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Development is located to minimise the threat and impact of bushfires on life and property.

DO 2

To facilitate access for emergency service vehicles to protect assets and lives from bushfire danger.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria Siting

PO 1.1

Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of:

- (a) vegetation cover comprising trees and/or shrubs and/or unmanaged grasslands;
- (b) poor access;
- (c) rugged terrain;
- (d) isolated location (e.g. more than 600m from a public road);
- (e) inability to provide an adequate asset protection zone; and/or
- (f) inability to provide a suitable site for an adequate supply of water for firefighting purposes.

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 existing 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

None are applicable

Habitable Buildings

PO 3 1

To minimise the threat, impact and exposure to bushfires on life and property, residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers accommodation) are sited on the flatter portion of allotments and avoid steep slopes, especially:

- (a) upper slopes;
- (b) narrow ridge crests and the tops of narrow gullies; and
- (c) slopes with a northerly or westerly aspect.

#### DTS/DPF 3.1

None are applicable

#### PO 3.2

Residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers accommodation):

- (a) are sited away from vegetated areas that pose an unacceptable bushfire risk; and
- (b) minimise the need to clear native vegetation.

#### DTS/DPF 3.2

Development meets the following requirements:

- (a) an asset protection zone with a minimum width of 50m already exists and can continue to be maintained around the accommodation; and
- (b) the asset protection zone is contained wholly within the allotment of the development.

### PO 3.3

Residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers accommodation) have a dedicated and accessible water supply available at all times for fire-fighting purposes.

#### DTS/DPF 3.3

Development has a dedicated water supply available at all times for fire-fighting purposes:

- (a) comprising a minimum of 5000 litres; and
- (b) positioned in an accessible location and accompanied with necessary equipment to allow occupants to minimise the spread of bushfire to the accommodation.

#### Land Division

### PO 4.1

Land division is designed to:

- (a) minimise fire risk danger to residents, other occupants of buildings and firefighting personnel;
- (b) minimise the potential risk of damage to buildings and other property during a bushfire; and
- (c) ensure each allotment contains a suitable building envelope that is located away from any vegetation that would pose an unacceptable risk in the event of bushfire.

#### DTS/DPF 4.1

None are applicable

#### PO 4.2

Land division designed in accordance with Figure 1 to:

- (a) facilitate the movement of emergency vehicles through, within and out of bushfire risk areas;
- (b) provide a mainly continuous street pattern serving new allotments that eliminates the use of cul-de-sacs or dead end roads. Where cul-de-sacs/dead end roads are proposed an alternative emergency evacuation route is provided;
- (c) facilitate the safe and efficient evacuation of residents, visitors and other personnel during a bushfire event and not rely on fire tracks as means of evacuation; and
- (d) include at least two separate entry/exit points where 10 or more allotments are proposed.

#### DTS/DPF 4.2

None are applicable

#### PO 4.3

Land division will ensure provision of a bushfire buffer zone that isolates residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road and other means such as open parks and sporting areas that achieve adequate separation (Figure 1).

### DTS/DPF 4.3

None are applicable

### Vehicle Access –Roads and Driveways

#### PO 5.1

Roads are designed and constructed to:

- (a) facilitate the safe and effective:
  - i. use, operation and evacuation of fire-fighting and emergency personnel; and
  - ii. evacuation of residents; and
- (b) avoid the unnecessary clearance of native vegetation avoid the unnecessary clearance of native vegetation

#### DTS/DPF 5.1

#### Roads:

- (a) do not require the clearance of native vegetation;
- (b) are constructed with a formed, all-weather surface;
- (c) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road;
- (d) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road;
- (e) have a minimum formed road width of 6m;
- (f) provide overhead clearance of not less than 4.0m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 2);
- (g) 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 3);
- (h) incorporating use of cul-de-sac endings or dead end roads to not exceed 200m in length and the end of the road to have either:
  - (i) a turning area with a minimum formed surface radius of 12.5m (Figure 4); or
  - (ii) a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 5); and

(i) incorporate solid, all-weather crossings that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes, over any watercourse.

#### PO 5.2

Where the furthest point of the building from the nearest public road is greater than 30m, driveways are designed and constructed to:

- (a) facilitate the safe and effective:
  - i. use, operation and evacuation of fire-fighting and emergency personnel; and
  - ii. evacuation of residents; and
- (b) avoid the unnecessary clearance of native vegetation

#### DTS/DPF 5.2

### Driveways:

- (a) do not require the clearance of native vegetation;
- (b) do not exceed 600m in length;
- (c) are constructed with a formed, all-weather surface;
- (d) 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);
- (e) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway;
- (f) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the driveway;
- (g) 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 2);
- (h) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 6);
- (i) 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 2):
- (j) 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 3);
- (k) allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by incorporating at the end of the driveway either:
  - i. a loop road around the building; or
  - ii. a turning area with a minimum radius of 12.5m (Figure 4); or
  - iii. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 5).
- (I) incorporate solid, all-weather crossings that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes, over any watercourse.

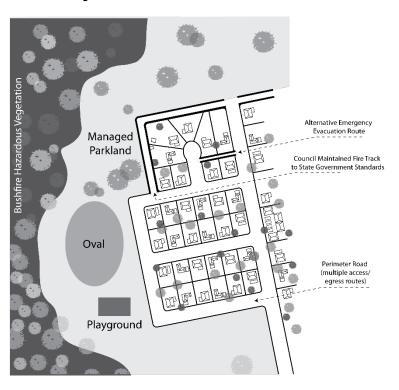
# Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
None	None	None

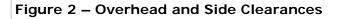
# Figures and Diagrams

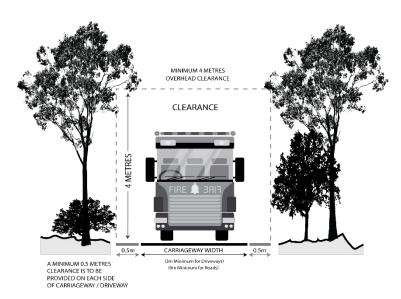
# **Land Division**

Figure 1 – Land Division Layout



# **Fire Appliance Clearances**





# **Roads and Driveway Design**

Figure 3 - Road and Driveway Curves

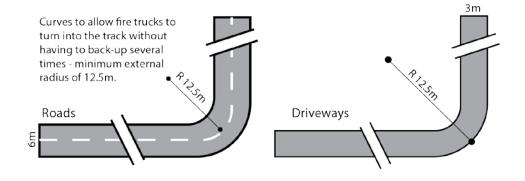


Figure 4 - Full Circle Turning Area

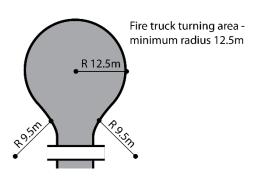
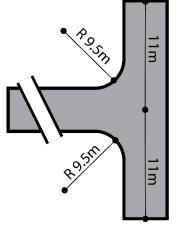


Figure 5 - 'T' or 'Y' Shaped Turning Head



"T" shaped turning area for fire trucks to reverse into so they can turn around

- minimum length 11m.

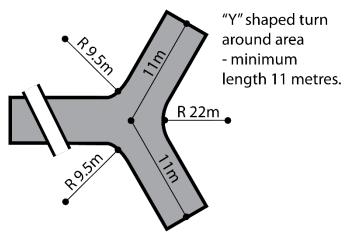
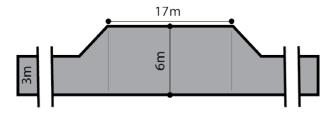
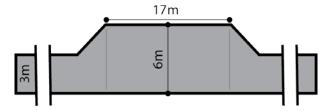


Figure 6 - Driveway Passing Bays

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



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



# **Key Outback and Rural Route Overlay**

Assessment Provisions (AP)

Desired Outcomes (DO)

#### $DO_{1}$

Safe and efficient movement of vehicle and freight traffic on key outback and rural routes.

#### DO2

Provision of safe and efficient vehicular access to and from key outback and rural routes.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria Access — Safe Entry and Exit (Traffic Flow)

#### PO 1.1

Access points designed to allow safe entry and exit to and from a site to meet the needs of development, to ensure traffic flow interference associated with access movements is minimised.

#### DTS/DPF 1.1

An access point is located outside of a Township Zone and is designed to ensure:

- (a) the following for the largest vehicle expected to access the site:
  - entry and exit movements are left turn only;
  - ii. access to and from the site is in a forward direction, with on-site manoeuvring available through circulation around the site or no more than a 3-point turn;
  - iii. vehicles cross the property boundary at an angle between 70 and 90 degrees; and
  - iv. iv) access to and from the site using the kerbside lane of the road; and
- (b) where the access point services or is intended to service:
  - a single dwelling, the access point has a width of no more than 4m (measured at the site boundary); or
  - ii. development other than a single dwelling, the access point has:
    - A. a width of at least 6.0 m (measured at the site boundary) where vehicles 12.5m or less in length are expected to access the site; or
    - B.a width of at least 8.0m (measured at the site boundary) where vehicles over 12.5m in length are expected to access the site; and
- (c) the access point is located 10m or more from any roadside infrastructure or trees.

# Access – On-Site Queuing

#### PO 2.1

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

#### DTS/DPF 2.1

An access point:

- a. will be used by vehicles no greater than 12.5m in length and is not connected to internal intersections, car parking spaces, car park isles or any internal obstructions within 20m of the access point; or
- b. serves a single dwelling and there are no internal driveway intersections car parking spaces or gates within 6.0m of the access point

# Access - Existing Access Points

#### PO 3.1

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

#### DTS/DPF 3.1

An existing access point:

- a. will not service and is not intended to service more than 6 dwellings; or
- b. will service development that will not result in:
  - an increase in traffic using an existing access point that is greater than 10% of the traffic volumes using the existing access prior to the development or 60 vehicles per day (whichever is the lesser); or
  - ii. a larger class of vehicle expected to access the site using the existing access.

# Access – Location (Spacing)

#### PO 4.1

New access points are widely spaced apart from any existing access point or public road junction to not impede traffic flow and ensure safe and efficient road operating conditions.

#### DTS/DPF 4.1

Where access from an alternative road at least 25m from the Key Outback and Rural Route is not available, a new access point is:

- a. not located on a section affected by double barrier lines between either edge of the access point; and
- b. at least the following distance from a public road junction or railway, or terminating / merging lane or another access point:
  - i. 110 km/h road 325m
  - ii. 100 km/h road 280m
  - iii. 90 km/h road 240m
  - iv. 80 km/h road 200m
  - v. 70 km/h road 165m
  - vi. 60 km/h road 135m
- vii. 50km/h or less road 105m

# Access – Location (Sight Lines)

# PO 5.1

Access points located and designed to ensure appropriate sight distances are provided so that drivers:

- (a) on the road approaching the access point are able to recognise the presence of the access point and/or see a vehicle turning into or out of the access point in time to slow down or stop in a safe and controlled manner; and
- (b) exiting the access point onto the road can see approaching vehicles to avoid potential conflict.

#### DTS/DPF 5.1

Drivers approaching or exiting a new access point have an unobstructed line of sight to or from the new access point in accordance with the following distances:

- i. 110 km/h road 325m
- ii. 100 km/h road 280m
- iii. 90 km/h road 240m

- iv. 80 km/h road 200m
- v. 70 km/h road 165m
- vi. 60 km/h road 135m; and
- vii. 50km/h or less road 105m.

# Access - Mud and Debris

#### PO 6.1

Access points constructed to minimise mud or other debris being carried or transferred onto roads, to ensure safe road operating conditions.

#### DTS/DPF 6.1

The access way is spray sealed (except where the access point is for a single dwelling, or where the Key Outback or Rural Route is unsealed) from the road to a point not less than 10m into the site.

# Access - Stormwater

#### PO 7.1

Access points designed to minimise negative impact on roadside drainage of water.

#### DTS/DPF 7.1

Development does not:

- (a) decrease the capacity of an existing drainage point; or
- (b) restrict or prevent the flow of stormwater to an existing drainage point and system.

# **Building on Road Reserve**

#### PO 8.1

Buildings or structures that encroach onto, above or below road reserves designed and sited to minimise impact on safe movements by all road users.

### DTS/DPF 8.1

No encroachment of buildings or structures onto, above or below the road reserve.

# **Public Road Junctions**

#### PO 9.1

New junctions with public roads (including the opening of unmade public road junctions) and modifications to existing road junctions located and designed to ensure safe and efficient road operating conditions.

#### DTS/DPF 9.1

Development does not involve creation of a new junction with a public road, opening of an unmade public road junction or modification to an existing public road junction.

### Corner Cut-Offs

#### PO 10.1

Development located and designed to ensure drivers can safely turn into and out of public road junctions.

#### **DTS/DPF 10.1**

None are applicable.

# Procedural Matters (PM)

Referrals				
Class of Development / Activity	Referral Body	Purpose of Referral		
Except where all of the relevant deemed- to-satisfy criteria are met, development (including the division of land) that:	Commissioner of Highways	To provide expert technical assessment and direction to the Relevant		
(a) creates a new access or junction; or		Authority on the safe and efficient operation and		
(b) proposes either of the following (except where deemed to be minor in the opinion of the relevant authority):		management of all roads relevant to the Commissioner of Highways as described in		
i.alters an existing access or public road junction; or		the Planning and Design Code.		
ii.may change the nature of vehicular movements or increase the number or frequency of movements through an existing access;				
on a Key Outback or Rural Routes road or within 25m of an intersection with such a road.				

# **Native Vegetation Overlay**

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Protect, retain and restore areas of native vegetation.

# Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria Environmental Protection

PO 1.1

Development avoids, or where it cannot be practically avoided, minimises the clearance of native vegetation taking into account the siting of buildings, access points, bushfire protection measures and building maintenance.

#### DTS / DPF 1.1

An application is accompanied by:

- (a) a declaration stating that the proposal will not, or would not, involve clearance of native vegetation under the Native Vegetation Act 1991, including any clearance that may occur:
- (i) in connection with a relevant access point and / or driveway;
- (ii) within 10m of a building (other than a residential building or tourist accommodation);
- (iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control; and/or
- (iv) within 50m of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area; or
- (b) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the clearance is categorised as 'low level clearance'.

PO 1.2

Native vegetation clearance in association with development avoids the following:

- (a) significant wildlife habitat and movement corridors;
- (b) of rare, vulnerable or endangered plants species;
- (c) that is significant because it is located in an area which has been extensively cleared; or
- (d) that is growing in, or in association with, a wetland environment. None are applicable.

#### PO 1.3

Intensive animal husbandry and agricultural activities are sited, setback and designed to minimise impacts on native vegetation, including impacts on native vegetation in State Significant Native Vegetation Areas, from:

- (a) the spread of pest plants and phytophthora;
- (b) the spread of non-indigenous plants species;
- (c) excessive nutrient loading of the soil or arising from surface water runoff;
- (d) soil compaction; or
- (e) chemical spray drift. DTS / DPF 1.3

All classes of development, other than the following located within 500 metres of a boundary of an area identified in the State Significant Native Vegetation Areas Overly:

- (a) horticulture;
- (b) intensive animal husbandry;
- (c) dairy;

- (d) commercial forestry; or
- (e) aquaculture. Land division

#### PO 2.1

Land division that 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, accessways, fire breaks, boundary fencing, and potential building siting or the like.

### DTS / DPF 2.1

Land division where:

- (a) an application is accompanied by:
- (i) a declaration stating that none of the allotments in the proposed plan of division contain native vegetation under the Native Vegetation Act 1991; or
- (ii) a declaration stating that no native vegetation clearance under the Native Vegetation Act 1991 will be required as a result of the division of land; or
- (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 'low level clearance'.
- (b) an application for land division is being considered concurrently with a proposal to develop each allotment which will satisfy, or would satisfy, the requirements of DTS / DPF 1.1, including any clearance that may occur; or
- (c) the division is to support a Heritage Agreement under the Native Vegetation Act 1991 or the Heritage Places Act 1993.

# Procedural Matters (PM)

### Referrals

Class of Development / Activity Referral Body Purpose of Referral Except where all of the relevant deemed-to-satisfy criteria are met, the following:

(a) all classes of development where a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 in connection with a development application categorises the clearance, or potential clearance, as 'major level clearance'.

Native Vegetation Council

To provide expert assessment and direction to the relevant authority on the potential impacts of development on native vegetation.

# State Significant Native Vegetation Areas Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Protect, retain and restore significant areas of native vegetation.

### Performance Outcome (PO) • Deemed to Satisfy Criteria (DTS)

(required for development to be classified as Deemed-to-Satisfy)

Designated Performance Feature (DPF)

(used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)

# **Environmental Protection**

PO 1 1

Development enhances biodiversity and habitat values through revegetation and avoiding native vegetation clearance except to promote an appreciation and awareness of wildlife areas, including visitor parking and amenities, or for the administration and management of a reserve or park established for the protection and conservation of wildlife.

#### DTS / DPF 1.1

An application is accompanied by:

- (a) a declaration stating that the proposal will not, or would not, involve clearance of native vegetation under the Native Vegetation Act 1991, including any clearance that may occur:
- (i) in connection with a relevant access point and / or driveway;
- (ii) within 10m of a building (other than a residential building or tourist accommodation);
- (iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control; and/or
- (iv) within 50m of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area; or
- (b) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the clearance is categorised as 'low level clearance'.

Land division

#### PO 2.1

Land division that contributes to the conservation, protection and enhancement of native vegetation.

#### DTS / DPF 2.1

Land division to:

- (a) create a public road or a public reserve where the application is accompanied by a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 in which the extent of native vegetation clearance proposed to be undertaken in connection with the division is categorised as 'low level clearance'; or
- (b) realign allotment boundaries to incorporate land into a park or reserve established under the National Parks and Wildlife Act 1972.

# Procedural Matters (PM)

### Referrals

Class of Development / Activity Referral Body Purpose of Referral

Except where all of the relevant DTS / DPF are met, the following:

- (a) land division where a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 in connection with a development application categorises the clearance, or potential clearance, as 'moderate level clearance' or 'major level clearance';
- (b) all other classes of development. Native Vegetation Council

To provide expert assessment and direction to the relevant authority on the potential impacts of development on native vegetation.

# Non-Stop Corridors Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Safe and efficient operation of non-stop corridors, where free-flowing traffic movement is prioritised.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria Non-Stop Corridor Overlay

PO 1.1

The safety, efficiency and functional performance of non-stop corridors is maintained.

# DTS/DPF 1.1

None are applicable.

Procedural Matters (PM)

Referrals						
Clas	s of D	evelopment / Activity	Referral Body	Purpose of Referral		
satisfy (include) (a) (b)	y criteri ding the create propo (excepthe op (i) (ii)	e all of the relevant deemed-to- a are met, development e division of land) that: es a new access or junction; or ses either of the following pt where deemed to be minor in pinion of the relevant authority): alters an existing access or public road junction; or may change the nature of vehicular movements or increase the number or frequency of movements through an existing access; op Corridor or within 25m of an with such a road.	Commissioner of Highways	To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.		
Except where all of the relevant deemed-to- satisfy criteria are met, development that includes an advertisement or advertising hoarding that is on a Non-Stop Corridor or is on land abutting a Non-Stop Corridor; and (a) is within 100m of an on or off ramp to a Non-Stop Corridor as shown in the Non-Stop Corridors Overlay; and (b) will:  (i) be internally illuminated;		Commissioner of Highways	To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.			

Referrals							
Class of Development / Activity		Referral Body	Purpose of Referral				
(ii)	incorporate a moving or changing display or message; or						
(iii)	incorporate a flashing light.						

# Prescribed Wells Area Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Sustainable water use in prescribed wells areas.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

PO 1.1

All development, but in particular involving:

- (a) horticulture;
- (b) activities requiring irrigation;
- (c) aquaculture;
- (d) industry;
- (e) intensive animal husbandry; or
- (f) commercial forestry

having a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed wells areas.

# DTS/DPF 1.1

None are applicable.

Procedural Matters (PM)

Referrals						
Class of Development / Activity	Referral Body	Purpose of Referral				
Development involving:  (a) horticulture;  (b) activities requiring irrigation;  (c) aquaculture;  (d) industry;  (e) intensive animal husbandry;  (f) which may require water to be taken over and above any allocation	The Chief Executive of the Department of the Minister responsible for the administration of the Natural Resources Management Act 2004	To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably.				

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
that has already been granted under the <i>Natural Resources Management</i> <i>Act 2004</i> , or (g) commercial forestry that requires a forest water licence under Chapter 7 Part 5A of the Natural Resources Management Act 2004		

# State Heritage Place Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Development maintains the heritage and cultural values of State Heritage Places through conservation, ongoing use and adaptive reuse.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

# **Built Form**

PO 1.1

The form of new buildings and structures maintains the heritage values of the Place.

**DTS 1.1** 

None are applicable.

PO 1.2

Massing and scale of development maintains the heritage values of the Place.

DTS 1.2

None are applicable.

PO 1.3

Design and architectural detailing maintains the heritage values of the Place.

**DTS 1.3** 

None are applicable.

PO 1.4

Development is consistent with boundary setbacks and setting.

DTS 1.4

None are applicable.

PO 1.5

Materials and colours are either consistent with or complement the heritage values of the Place.

**DTS 1.5** 

None are applicable.

#### PO 1.6

New buildings are not placed or erected between the front street boundary and the façade of a State Heritage Place.

**DTS 1.6** 

None are applicable.

PO 1.7

Development of a State Heritage Place retains elements contributing to its heritage value.

DTS 1.7

None are applicable.

# **Alterations and Additions**

PO 2.1

Alterations and additions complement the subject building and are sited to be unobtrusive, not conceal or obstruct heritage elements and detailing, or dominate the Place or its setting.

DTS 2.1

None are applicable.

# **Ancillary Development**

PO 3.1

Ancillary development, including carports, outbuildings and garages, complement the heritage values of the Place.

DTS 3.1

None are applicable.

PO 3.2

Ancillary development, including carports, outbuildings and garages, is located behind the building line of the principal building(s).

DTS 3.2

None are applicable.

PO 3.3

Advertising and advertising hoardings are designed and located to complement the State Heritage Place, be unobtrusive, not conceal or obstruct heritage elements and detailing, or dominate the building or the setting.

DTS 3.3

None are applicable.

# **Land Division**

PO 4.1

Land division creates allotments that:

- (a) are compatible with the surrounding pattern of subdivision of the State Heritage Place; and
- (b) are of a dimension to accommodate new development that reinforces and is compatible with the heritage values of the State Heritage Place.

DTS 4.1

None are applicable.

# Landscape Context and Streetscape Amenity

#### PO 5.1

Individually heritage listed trees, parks, historic gardens and memorial avenues retained unless:

- (a) trees / plantings are, or have the potential to be, a danger to life or property; or
- (b) trees / plantings are significantly diseased and their life expectancy is short.

# DTS 5.1

None are applicable.

#### Demolition

#### PO 6.1

State Heritage Places are not demolished, destroyed or removed in total or in part unless either of the following apply:

- (a) the portion of the Place to be demolished, destroyed or removed is excluded from the extent of listing that is of heritage value; or
- (b) the structural condition of the Place represents an unacceptable risk to public or private safety and results from actions and unforeseen events beyond the control of the owner and is irredeemably beyond repair.

#### DTS 6.1

None are applicable.

# **Conservation Works**

#### PO 7.1

Conservation works to the exterior of a Place and other features of identified heritage value match existing materials to be reparied and utilise traditional work methods.

#### DTS 7.1

None are applicable.

### Procedural Matters (PM)

Referrals				
Class of Development / Activity	Referral Body	Purpose of Referral		
<ul> <li>(i) the development is to be undertaken in accordance with a Heritage Agreement under the Heritage Places Act 1993; or</li> <li>(ii) the development is, in the opinion of the relevant authority, minor in nature or like for like maintenance and would not warrant a referral when considering the purpose of the referral</li> </ul>	The Minister responsible for administering the Heritage Places Act 1993	To provide expert assessment and direction to the relevant authority on the potential impacts of development on State Heritage Places.		

Ref	erra	ls		
Cla	ss o	f Development / Activity	Referral Body	Purpose of Referral
the f	follow	ing forms of development:		
(a)		olition of internal or external ificant building fabric;		
(b)	and visib thor	standing advertisements, signs associated structures that are ble from a public street, road or oughfare that abuts the State tage Place;		
(c)	alter that	rations or additions to buildings :		
	(i)	are visible from a public street, road or thoroughfare that abuts the State Heritage Place;		
	(ii)	may materially affect the context of a State Heritage Place; or		
	(iii)	involve substantive physical impact to the fabric of significant buildings;		
(d)	new	buildings that:		
	(i)	are visible from a public street, road or thoroughfare that abuts the State Heritage Place; or		
	(ii)	may materially affect the context of the State Heritage Place;		
(e)	not	servation repair works that are representative of 'like for like' ntenance;		
(f)	publ	r panels that are visible from a ic street, road or thoroughfare abuts the State Heritage Place;		
(g)	land	division;		
(h)	of fe	removal, alteration or installation encing where visible from a public et, road or thoroughfare that ts the State Heritage Place; or		
(i)	tree	removal of an individual tree or a within a garden or park of tified heritage significance.		

# **Sloping Land Overlay**

Assessment Provision (AP)

Desired Outcomes (DO)

DO 1

Development on sloping land designed to protect public safety, maintain and improve soil stability and minimise environmental and visual impacts.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria Land slip and Soil Erosion

PO 1.1

Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.

DTS/DPF 1.1

None are applicable.

PO 1.2

Steep slopes stabalised through retention and replanting of vegetation.

DTS/DPF 1.2

None are applicable.

PO 1.3

Development includes site drainage systems that minimise erosion and avoid adverse impacts on slope stability.

DTS/DPF 1.3

None are applicable.

PO 1.4

Development avoids the alteration and obstruction of natural drainage lines.

DTS/DPF 1.4

None are applicable.

Visual Impacts

PO 2.1

Buildings sited and designed to integrate with the natural topography of the land using measures such as split level building construction and other approaches that minimise the extent of cut and fill.

DTS/DPF 2.1

None are applicable

**Driveways and Access Tracks** 

PO 3 1

Driveways and access tracks are of a suitable gradient to allow safe and convenient access.

DTS/DPF 3.1

Driveways and access tracks do not have a gradient exceeding 25% (1-in-4) at any point along the driveway.

#### PO 3.2

Driveways and access tracks are of suitable construction to allow safe and convenient access.

#### DTS/DPF 3.2

Driveways and access tracks are constructed with an all-weather trafficable surface.

#### PO 3.3

Driveways and access tracks do not cause or contribute to the instability of embankments and cuttings.

# DTS/DPF 3.3

None are applicable.

#### PO 3.4

Driveways and access tracks are sited and designed to integrate with the natural topography.

#### DTS/DPF 3.4

None are applicable.

#### PO 3.5

Driveways and access tracks provide level transition areas to enable safe movement of people and goods to and from the development.

# DTS/DPF 3.5

None are applicable.

#### Earthworks

#### PO 4.1

Earthworks located outside townships and urban areas is limited and only undertaken to reduce the visual impact of buildings and structures and where it preserves the natural form of the land and native vegetation.

# DTS/DPF 4.1

Development does not involve either:

- (b) excavation exceeding a vertical height of 0.75m; or
- (c) filling exceeding a vertical height of 0.75m;

and, if the development involves both excavation and filling, the total combined excavation and filling does not exceed a vertical height of 1.5m.

# Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
None	None	None

# **Urban Transport Routes Overlay**

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Safe and efficient operation of urban transport routes for all road users.

DO 2

Provision of safe and efficient access to and from urban transport routes.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Access – Safe Entry and Exit (Traffic Flow)

PO 1.1

Access points designed to allow safe entry and exit to and from a site to meet the needs of development, to ensure traffic flow interference associated with access movements is minimised.

DTS/DPF 1.1

An access point is designed to ensure:

- a. the following for the largest vehicle expected to access the site:
  - (i) entry and exit movements are left turn only;
  - (ii) access to and from the site is in a forward direction, with on-site manoeuvring available through circulation around the site of no more than a 3-point turn;
  - (iii) vehicles cross the property boundary at an angle between 70 and 90 degrees; and
  - (iv) access to and from the site fully within the kerbside lane of the road; and
- b. where the access point services, or is intended to service:
  - (i) a single dwelling, the access point has a width of between 3m and 4m (measured at the site boundary); or
  - (ii) between 2 and 6 dwellings, the access point has a width of between 6m and 7m (measured at the site boundary); or
  - (iii) over 6 dwellings or any other non-residential land use, then:
    - A. where vehicles 6.4m or less are expected to access the site, the access point has a width of between 7m and 10m (measured at the site boundary); or
    - B. where vehicles between 6.4m and 8.8m in length are expected to access the site, the access point has a width of between 12m and 16m (measured at the site boundary); or
    - C. where vehicles up to 12.5m in length are expected to access the site, the access point has a width of between 16m and 22m (measured at the site boundary); and
- c. the access point is located 1m or more from any roadside infrastructure or trees.

Access – On-Site Queuing

PO 2.1

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

DTS/DPF 2.1

An access point:

(a) will not service, or is not intended to service, more than 6 dwellings and there are no internal driveways, intersections, car parking spaces or gates within 6.0m of the access point; or

- (b) will service development that will generate less than 60 vehicle movements per day; and
  - (i) where vehicles no greater than 6.4m in length are expected to access the site, there are no internal driveways, intersections, car parking spaces, car park isles or any other internal obstructions within 10.5m of the access point;
  - (ii) where vehicles between 6.4m and 8.8m in length are expected to access the site, there are no internal driveways, intersections, car parking spaces, car park isles or any other internal obstructions within 14.5m of the access point;
  - (iii) where vehicles no greater than 12.5m in length are expected to access the site, there are no internal driveways, intersections, car parking spaces, car park isles or any internal obstructions within 20m of the access point; or
  - (iv) where vehicles over 12.5m in length are expected to access the site, no Deemed-to-Satisfy Criteria applies.

# Access - Existing Access Point

#### PO 3.1

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

## DTS/DPF 3.1

An existing access point:

- (a) will not service and is not intended to service more than 6 dwellings; or
- (b) will service development that will not result in:
  - (i) an increase in traffic using an existing access point that is 10% greater than the traffic volumes using the existing access prior to the development or 60 vehicles per day (whichever is the lesser); or
  - (ii) a larger class of vehicle expected to access the site using the existing access.

# Access – Location (Spacing)

# PO 4.1

New access points are widely spaced apart from any existing access point or public road junction to not impede traffic flow and ensure safe and efficient road operating conditions.

#### DTS/DPF 4.1

Where access from an alternative local road at least 25m from the Urban Route is not available, and the access is not located on a Controlled Access Road, a new access point is:

- a. not located on a section affected by double barrier lines between either edge of the access point; and
- b. at least the following distance from a public road junction, or terminating / merging lane on a public road:
  - (a) 110 km/h road 190m
  - (b) 100 km/h road 165m
  - (c) 90 km/h road 140m
  - (d) 80 km/h road 110m
  - (e) 70 km/h road 90m
  - (f) 60 km/h road 70m
  - (g) 50km/h or less road 50m; and
- c. at least the following distance from another private (non-public road) access point:
  - (a) 110 km/h road 130m
  - (b) 100 km/h road 105m

- (c) 90 km/h road 85m
- (d) 80 km/h road 70m
- (e) 70 km/h road 55m
- (f) 60 km/h road 40m
- (g) 50km/h or less road 30m

# Access – Location (Sight Lines)

#### PO 5.1

Access points located and designed to ensure appropriate sight distances are provided so that drivers:

- (a) on the road approaching the access point are able to recognise the presence of the access point and/or see a vehicle turning into or out of the access point in time to slow down or stop in a safe and controlled manner; and
- (b) exiting the access point onto the road can see approaching vehicles to avoid potential conflict.

# DTS/DPF 5.1

Drivers approaching or exiting a new access point have an unobstructed line of sight to or from the new access point in accordance with the following distances:

- (a) 110 km/h road 325m
- (b) 100 km/h road 280m
- (c) 90 km/h road 240m
- (d) 80 km/h road 200m
- (e) 70 km/h road 165m
- (f) 60 km/h road 135m; and
- (g) 50km/h or less road 105m.

# Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
Except where all of the relevant deemed- to-satisfy criteria are met, development (including the division of land) that:  (a) creates a new access or junction; or (b) proposes either of the following	Commissioner of Highways	To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
within 25m of an intersection with such a road.		

# **Water Resources Overlay**

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Protection of the quality of surface waters.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Water Catchment

PO 1.1

Watercourses and their beds, banks, wetlands and floodplains are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.

DTS/DPF 1.1

None are applicable.

PO 1.2

Development avoids interfering with the hydrology or water regime of swamps and wetlands.

DTS/DPF 1.2

None are applicable.

PO 1.3

Wetlands and low-lying areas providing habitat for native flora and fauna are not drained, except temporarily for essential management purposes to enhance environmental values.

DTS/DPF 1.3

None are applicable.

PO 1.4

Along watercourses, areas of remnant native vegetation, or areas prone to erosion, that are capable of natural regeneration are fenced off to limit stock access.

DTS/DPF 1.4

None are applicable.

PO 1.5

Development that increases surface water run-off includes a suitably sized strip of vegetated land on each side of a watercourse to filter runoff so as to:

- (a) reduce the impacts on native aquatic ecosystems; and
- (b) minimise soil loss eroding into the watercourse.

# DTS/DPF 1.5

A strip of land 20m or more wide measured from the top of existing banks on each side of the watercourse is free from development, livestock use and revegetated with locally indigenous vegetation.

# PO 1.6

Development resulting in the depositing or placing of an object or solid material in a watercourse or lake only occurs where it involves:

- (a) the construction of an erosion control structure;
- (b) devices or structures used to extract or regulate water flowing in a watercourse;
- (c) devices used for scientific purposes; or
- (d) the rehabilitation of watercourses.

#### DTS/DPF 1.6

None are applicable.

#### PO 1.7

Watercourses, floodplains and wetlands protected and enhanced by retaining and protecting existing native vegetation.

# DTS/DPF 1.7

None are applicable.

#### PO 1.8

Watercourses, floodplains and wetlands protected and enhanced by stabilising watercourse banks and reducing sediments and nutrients entering the watercourse.

#### DTS/DPF 1.8

None are applicable.

#### PO 1.9

Dams, water tanks and diversion drains are located and constructed to maintain the quality and quantity of flows required to meet environmental and downstream needs.

# DTS/DPF 1.9

None are applicable.

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
None	None	None

# Part 4 – General Development Policies

# **Advertisements**

# Assessment Provisions (AP)

# Desired Outcome (DO)

#### DO 1

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

# Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria Appearance

#### PO 1.1

Advertisements are compatible and integrated with the design of the building and/or land they are located on.

#### DTS/DPF 1.1

Advertisements attached to a building:

- (a) if located below canopy level, are flush with a wall;
- (b) if located at canopy level, are in the form of a fascia sign;
- (c) if located above a canopy:
  - i. are flush with a wall;
  - ii. do not have any part rising above parapet height; and
  - iii. are not attached to the roof of the building.
- (d) if attached to the side of a verandah, do not exceed the width of the verandah or project from the verandah;
- (e) if attached to the front of a verandah, do not exceed the length of the verandah or project from the verandah;
- (f) if attached to a two storey building, have no part located above the finished floor level of the second storey of the building; and
- (g) where they are flush with a wall, do not, in combination with any other existing sign, cover more than 15% of the building facade to which they are attached.

#### PO 1.2

Advertisements designed to conceal their supporting advertising hoarding from view.

#### **DTS 1.2**

None are applicable.

#### PO 1 3

Advertising located so as to not encroach on public land or the land of an adjacent allotment.

#### DTS/DPF 1.3

Advertisements and/or advertising hoardings are:

- (a) completely contained within the boundaries of the site; or
- (b) if a road widening is applicable, advertising and/or advertising hoarding are completely contained within the proposed property boundary realignment.

#### PO 1.4

Where possible advertisements on public land are integrated with existing structures and infrastructure.

#### DTS/DPF 1.4

An advertisement on public land:

- (a) achieves Advertisements DTS/DPF 1.1; or
- (b) is integrated with a bus shelter and it is not to be illuminated.

# PO 1.5

Advertisements and/or advertising hoarding of a scale and size appropriate to the character of the locality.

#### **DTS / DPF 1.5**

Advertising and/or advertising hoardings meet the area and height requirements set out in <u>Advertisements</u>

<u>Table 1 – Maximum Size and Height Requirements</u>

# **Proliferation of Advertisements**

#### PO 2.1

Proliferation of advertisements minimised to avoid visual clutter and untidiness.

#### DTS/DPF 2.1

No more than one advertisement is displayed on each public road per occupancy.

#### PO 2.2

Multiple-business or activity advertisements co-located and coordinated to avoid visual clutter and untidiness.

#### DTS/DPF 2.2

Advertisements for multiple-business or activity complex incorporating information regarding each business or activity in a single advertisement fixture or structure.

# **Advertising Content**

#### PO 3.1

Content of advertisements primarily limited to information relating to the lawful use of land they are located on.

## DTS/DPF 3.1

An advertisement does not contain third party content.

# **Amenity Impacts**

## PO 4.1

Light spill from advertisement illumination does not unreasonably compromise amenity of adjacent and proximate sensitive receivers.

#### DTS/DPF 4.1

An advertisement does not incorporate any illumination.

# Safety

#### PO 5.1

Advertisements and/or advertising hoardings erected on a verandah or project from a building wall designed and located to allow for safe and convenient pedestrian access.

#### DTS/DPF 5.1

An advertisement with a minimum clearance of 2.5m between the top of the footway and base of the underside of the sign.

# PO 5.2

Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.

#### DTS/DPF 5.2

No advertisement illumination is proposed.

## PO 5.3

Advertisements and/or advertising hoardings do not create a hazard to drivers by:

- (a) being liable to interpretation by drivers as an official traffic sign or signal;
- (b) obscuring or impairing a driver's view of official traffic signs or signals; or
- (c) obscuring or impairing a driver's view of features of a road that are potentially hazardous (such as junctions, bends, changes in width and traffic control devices) or other road or rail vehicles at/or approaching level crossings.

## DTS/DPF 5.3

DTS/DPF 1.1, 1.2, 5.1, 5.2 and 5.5 are met.

# PO 5.4

Advertisements and/or advertising hoardings do not create a hazard by distracting drivers from the primary driving task at a location where the demands on driver concentration are high.

#### DTS/DPF 5.4

An advertisement and/or advertising hoarding not located along or adjacent to a road having a speed limit of 80km/h or more.

#### PO 5.5

Advertisements and/or advertising hoardings provide sufficient clearance from the road carriageway to allow for safe and convenient movement by all road users

## DTS/DPF 5.5

Where the advertisement or advertising hoarding is:

- (a) on a kerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 0.6m from the roadside edge of the kerb;
- (b) on an unkerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 5.5m from the edge of the seal; or
- (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:

```
i.110 km/h road – 14m
```

ii.100 km/h road - 13m

Table 1 – Maximum Size and Height Requirements

# **Advertisements and Advertising Hoardings**

P&D Code Zone	Type of Advertisement	Advertised area	Maximu m height (metres)
Urban Activity Centre Suburban Activity Centre	Attached to building	Does not exceed 25 per cent of the ground floor wall area on the façade the sign is placed	N/A
	Freestanding	does not exceed 5m2 per side	8
	Attached to building	X	N/A
Township Activity Centre	Freestanding	Sign face does not exceed 5m2 per side	6
	Attached to building	Х	N/A
Suburban Main Street	Freestanding	Sign face does not exceed 4m2 per side	6
Township Main Street	Attached to building	Х	X
	Freestanding	Х	X
Suburban Business and Innovation Business Neighbourhood	Attached to building	Does not exceed 25 per cent of the ground floor wall area on the façade the sign is placed	N/A
	Freestanding	X	X
Employment	Attached to building	X	N/A
	Freestanding	Sign face does not exceed 8m2 per side	6
Suburban Employment	Attached to building	X	N/A
	Freestanding	X	X
City Living	Attached to building	no greater than 0.2 square metres in area, with the exception of the Wellington Square frontages of non- residential sites in the	N/A

P&D Code Zone	Type of Advertisement	Advertised area	Maximu m height (metres)
		south eastern part of the Square (sited between 2 and 38 Wellington Square, where larger advertisements may be appropriate	
	Freestanding	no greater than 0.2 square metres in area, with the exception of the Wellington Square frontages of non-residential sites in the south eastern part of the Square (sited between 2 and 38 Wellington Square, where larger advertisements may be appropriate	X
Urban Corridor (Boulevard) Urban Corridor (Business) Urban Corridor (Living)	Attached to building	Does not exceed 25 per cent of the ground floor wall area on the façade the sign is placed	X
Urban Corridor (Main Street)	Freestanding	X	X
Rural	Attached to building	2m2	X
Horticulture Viticulture	Freestanding	2m2	X
Peri-Urban	Attached to building	X	X
	Freestanding	X	X
Township	Attached to building	X	X
Settlement	Freestanding	X	X
	Attached to building	X	X
Urban Neighbourhood	Freestanding	X	X
Capital City	Attached to building	X	X

P&D Code Zone	Type of Advertisement	Advertised area	Maximu m height (metres)
City Main Street	Freestanding	X	Х
Home Industry	Attached to building	X	X
	Freestanding	X	X
Neighbourhood	Attached to building	X	X
Rural Living etc.	Freestanding	Х	Х

# Animal Keeping and Horse Keeping

# Assessment Provisions (AP)

# Desired Outcomes (DO)

## DO 1

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

# Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria Siting and Design

#### PO 1 1

Animal keeping, horse keeping and associated activities do not create adverse impacts on the environment or the amenity of the locality.

#### DTS/DPF 1.1

None are applicable

#### PO 1.2

Animal keeping and horse keeping located and managed to minimise the potential transmission of disease to other operations where animals are kept.

# DTS/DPF 1.2

None are applicable

# Horse Keeping

#### PO 2.1

Water from stable wash-down areas directed to appropriate absorption areas and/or drainage pits to minimise pollution of land and water.

## DTS/DPF 2.1

None are applicable

#### PO 2.2

Stables, horse shelters or associated yards sited appropriate distances away from sensitive receivers and/or allotments in other ownership to avoid adverse impacts from dust, erosion and odour.

# DTS/DPF 2.2

None are applicable

Stables, horse shelters and/or associated yards sited in accordance with the following:

- (a) 30m or more from any sensitive receivers or approved sensitive receivers on land in other ownership;
- (b) where an adjacent allotment is vacant and in other ownership, 30m or more from the boundary of that allotment.

#### PO 2.3

All areas accessible to horses separated from septic tank effluent disposal areas to protect the integrity of that system. Kennel flooring constructed with an impervious material to facilitate regular cleaning.

#### DTS/DPF 2.3

Septic tank effluent disposal areas enclosed with a horse proof barrier such as a fence to exclude horses from this area.

#### PO 2.4

To minimise environmental harm and adverse impacts on water resources, stables, horse shelters or associated yards are appropriately setback from a watercourse.

#### DTS/DPF 2.4

Stables, horse shelters or associated yards setback 50m or more from a watercourse

#### PO 2.5

Stables, horse shelters or associated yards are established on slopes that are stable to minimise risk of soil erosion and water run-off.

#### DTS/DPF 2.5

Stables, horse shelters or associated yards not located on land with a slope greater than 10% (1-in-10).

#### Kennels

#### PO 3.1

Kennel flooring constructed with an impervious material to facilitate regular cleaning.

#### DTS/DPF 3.1

The floor of kennels:

- (a) constructed of impervious concrete; and
- (b) designed to be self-draining when washed down.

#### PO 3.2

Kennels and exercise yards designed and sited to minimise noise nuisance to neighbours through measures such as:

- (a) adopting appropriate separation distances; and
- (b) orientating openings away from sensitive receivers.

# DTS/DPF 3.2

Kennels 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 sited in association with a permanent dwelling on the land.

## Wastes

#### PO 4.1

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; and

(c) be located outside 1% AEP flood event areas.

DTS/DPF 4.1

None are applicable

# Aquaculture

# Assessment Provisions (AP)

# Desired Outcomes (DO)

#### DO 1

Development of aquaculture facilities in an ecologically, economically and socially sustainable manner to support a fair and equitable sharing of marine, coastal and inland resources and mitigate conflict with other water-based and land-based uses.

# Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

# Land Based Aquaculture

#### PO 1 1

Land-based aquaculture and associated components sited and designed to avoid adverse impacts on nearby sensitive receivers.

#### DTS/DPF 1.1

Land-based aquaculture and associated components located:

- (a) 200m or more from a sensitive receiver in other ownership; or
- (b) 500m or more from the boundary of a zone primarily intended to accommodate sensitive receivers.

#### PO 1.2

Land-based aquaculture and associated components 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 sited and designed to prevent pond leakage that would pollute groundwater.

# DTS/DPF 1.3

None are applicable.

# PO 1.4

Land-based aquaculture and associated components sited and designed to prevent farmed species escaping and entering into any waters.

## DTS/DPF 1.4

None are applicable.

# PO 1.5

Land-based aquaculture and associated components, including intake and discharge pipes, 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 inlet and outlets associated with land-based aquaculture sited and designed to minimise the risk of disease transmission.

#### DTS/DPF 1.6

None are applicable.

#### PO 1.7

Storage areas associated with aquaculture activity integrated with the use of the land and sited and designed to minimise visual impact on the surrounding environment.

#### DTS/DPF 1.7

None are applicable.

# Marine Based Aquaculture

#### PO 2.1

Marine aquaculture sited and designed to minimise adverse impacts on sensitive ecological areas including:

- (a) creeks, and estuaries;
- (b) wetlands;
- (c) significant seagrass and mangrove communities; and
- (d) marine habitats and ecosystems.

#### DTS/DPF 2.1

None are applicable.

#### PO 2.2

Marine aquaculture sited in areas with adequate water current to disperse sediments to prevent the build-up of waste.

# DTS/DPF 2.2

None are applicable.

# PO 2.3

Marine aquaculture incorporates measures to ensure satisfactory removal and disposal of litter, disused material, shells, debris, detritus, dead animals and animal waste from the development to prevent pollution of waters, wetlands, or the nearby coastline.

# DTS/DPF 2.3

None are applicable.

## PO 2.4

Marine aquaculture designed to not involve discharge of human waste on the site, on any adjacent land or into nearby waters.

# DTS/DPF 2.4

None are applicable

#### PO 2.5

Marine aquaculture (other than inter-tidal aquaculture) located an appropriate distance seaward of the high water mark.

#### DTS/DPF 2.5

Marine aquaculture development located 100m or more seaward of the high water mark.

#### PO 2.6

Marine aquaculture sited and designed to not obstruct or interfere with:

- (a) areas of high public use;
- (b) areas, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports.

## DTS/DPF 2.6

None are applicable

#### PO 2.7

Marine aquaculture sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment.

#### DTS/DPF 2.7

None are applicable

#### PO 2.8

Marine aquaculture sited and designed at a sufficient height above the sea floor and in a manner to minimise seabed damage.

#### DTS/DPF 2.8

None are applicable

## PO 2.9

Marine aquaculture designed to be as unobtrusive as practicable by incorporating measures such as:

- (a) using feed hoppers that are painted in subdued colours and suspended as close as possible to the water surface;
- (b) positioning of structures to protrude the minimum distance practicable above the water surface;
- (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; and
- (d) positioning racks, floats and other farm structures in visually unobtrusive locations from the shoreline.

# DTS/DPF 2.9

None are applicable

# PO 2.10

Access, launching and maintenance facilities utilise existing established roads, tracks, ramps and paths to or from the sea where possible.

# DTS/DPF 2.10

None are applicable

# PO 2.11

Access, launching and maintenance facilities developed as common user facilities and co-located where practicable to mitigate adverse impacts on coastal areas.

#### **DTS/DPF 2.11**

None are applicable

#### PO 2.12

Marine aquaculture sited to minimise potential impacts on, and to protect the integrity of, reserves under the *National Parks and Wildlife Act 1972*.

#### **DTS/DPF 2.12**

Marine aquaculture located 1000m or more seaward of the boundary of any reserve under the *National Parks and Wildlife Act 1972*.

#### PO 2.13

Onshore storage, cooling and processing facilities that do not impair the coastline and its visual amenity and:

- (a) sited, designed, landscaped and developed at a scale and using external materials to minimise any adverse visual impact on the coastal landscape;
- (b) sited and designed with appropriate vehicular access arrangement; and
- (c) incorporate appropriate waste treatment and disposal.

#### **DTS/DPF 2.13**

None are applicable

# Navigation and Safety

#### PO 3.1

Marine aquaculture sites are suitably marked to maintain navigational safety.

#### DTS/DPF 3.1

None are applicable

### PO 3.2

Marine aquaculture sited to provide adequate separation between farms for safe navigation.

## DTS/DPF 3.2

None are applicable

#### PO 3 3

Structures secured and/or weighted to prevent drifting from the licensed site.

# DTS/DPF 3.3

None are applicable

# **Environmental Management**

# PO 4.1

Marine aquaculture is maintained to prevent hazards to people and wildlife, including breeding grounds and habitats of native marine mammals and terrestrial fauna, especially migratory species.

#### DTS/DPF 4.1

None are applicable

#### PO 4.2

Marine aquaculture 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 that provides for progressive or future reclamation of disturbed areas ahead of, or upon, decommissioning.

# DTS/DPF 4.3

None are applicable

# **Beverage Production in Rural Areas**

Assessment Provisions (AP)

# Desired Outcome (DO)

DO 1

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

# Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria Odour and Noise

PO 1.1

Beverage production activities are designed and sited to minimise odour impacts on 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.

# DTS/DPF 1.3

None are applicable

### PO 1.4

Breweries 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 stored in a manner that minimises odour impacts on sensitive receivers in other ownership.

#### DTS/DPF 1.5

Solid waste is collected and stored in sealed containers and removed from the site within 48 hours.

# Water Quality

## PO 2.1

Beverage production wastewater management systems (including wastewater irrigation) setback from watercourses to minimise adverse impacts on water resources.

## DTS/DPF 2.1

Wastewater management systems are setback 50m or more from the banks of watercourses and bores.

#### PO 2.2

Water resources are protected from pollution by ensuring development does not involve the storage or disposal of chemicals or hazardous substances in a manner that would pose a water pollution risk.

#### DTS/DPF 2.2

None are applicable

#### PO 2.3

Stormwater run-off from areas subject to contamination by beverage production activities (including vehicle movements and machinery operations) is drained to an onsite stormwater treatment system.

## DTS/DPF 2.3

None are applicable

#### PO 2.4

Stormwater run-off from areas not likely to be subject to 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 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 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 50 metres of any dwelling in other ownership.

#### PO 3.3

Beverage production wastewater is not irrigated onto:

- (a) waterlogged areas;
- (b) land within 50 metres of a creek, swamp or domestic or stock water bore;
- (c) land subject to flooding;
- (d) steeply sloping land; or
- (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 Outcomes (DO)

#### DO 1

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

# Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria Siting and Design

## PO 1.1

Bulk handling and storage facilities 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: 300m or more
- (b) bulk petroleum storage: 500m or more
- (c) coal handling with:
  - i. capacity up to 1 tonne per day or a storage capacity up to 50 tonnes: 500m or more
  - ii. capacity exceeding 1 tonne per day or a storage capacity exceeding 50 tonnes: 1,000m 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.

# 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 designed and surfaced to control dust emissions and 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)

DO 1

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

# Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.

# DTS/DPF 1.1

One of the following is satisfied:

- (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*; or
- (b) there are no above ground powerlines adjoining the site that is the subject of the proposed development.

# Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Development that is:

- (a) contextual by considering, recognising and carefully responding to its natural surroundings and positively contributing to the character of the immediate area;
- (b) durable fit for purpose, adaptable and long lasting;
- (c) inclusive by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and also promote 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 alike; and
- (d) sustainable by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

# ALL DEVELOPMENT

External Appearance

#### PO 1.1

Buildings that reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).

#### **DTS 1.1**

None are applicable.

#### PO 1.2

Where zero or minor setbacks are desirable, development provides shelter over footpaths to positively contribute to the walkability and comfort of the public realm.

#### **DTS 1.2**

None are applicable.

# PO 1.3

Buildings (other than ancillary buildings, group dwellings or buildings on a battle-axe allotment) designed so the main façade faces the primary street frontage of the land on which they are situated.

# **DTS 1.3**

None are applicable.

## PO 1.4

Plant, exhaust and intake vents and other technical equipment 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; and
- (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 1.5**

None are applicable.

#### Safety

#### PO 2.1

Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.

#### **DTS 2.1**

None are applicable.

#### PO 2.2

Development designed to differentiate public, communal and private areas.

#### **DTS 2.2**

None are applicable.

#### PO 2.3

Buildings designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.

#### **DTS 2.3**

None are applicable.

#### PO 2.4

Development at street level designed to maximise opportunities for passive surveillance of adjacent public realm.

#### **DTS 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 2.5**

None are applicable.

#### Landscaping

#### PO 3.1

Landscaped (including trees), permeable open spaces incorporated to:

- (a) minimise heat absorption and reflection;
- (b) maximise shade and shelter;
- (c) maximise stormwater infiltration; and
- (d) enhance the appearance of land and streetscapes.

#### **DTS 3.1**

None are applicable.

#### **Environmental Performance**

#### PO 4.1

Buildings sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.

#### **DTS 4.1**

None are applicable.

#### DO 12

Buildings sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.

#### **DTS 4.2**

None are applicable.

#### PO 4.3

Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.

#### **DTS 4.3**

None are applicable.

Water Sensitive Design

#### PO 5.1

Development sited and designed to maintain natural hydrological systems without negatively impacting:

- (a) the quantity and quality of surface and groundwater;
- (b) the depth and directional flow of surface and groundwater; or
- (c) the quality and function of natural springs.

#### **DTS 5.1**

None are applicable.

#### Car parking appearance

#### PO 6.1

Development facing the street designed to minimise the negative impacts of any semi-basement and under-croft car parking on streetscapes.

# DTS/DPF 6.1

The protrusion of semi-basement and undercroft car parking structures does not exceed 1.2m above finished ground level and is screened through appropriate plantings, except in a location or zone where a continuous ground floor façade aligned with the front property boundary is desired.

#### PO 6.2

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 6.2**

None are applicable.

#### PO 6.3

Pedestrian connections that are safe, legible, direct and accessible are provided between parking areas and the development.

#### **DTS 6.3**

None are applicable.

#### PO 6.4

Street level vehicle parking areas that are open to the sky are landscaped to provide shade and reduce solar heat absorption and reflection.

#### DTS / DPF 6.4

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 6.5

Vehicle parking areas are landscaped along public frontages, allotment boundaries and between double rows of parking spaces.

#### **DTS / DPF 6.5**

Vehicle parking areas comprising 10 or more car parking spaces contain a vegetated landscaped strip of a minimum dimension of:

- (a) 1m along all public road frontages and allotment boundaries; and
- (b) 0.6m between double rows of car parking spaces.

#### PO 6.6

Vehicle parking areas and associated driveways are landscaped to shade and positively contribute to amenity.

# DTS 6.6

None are applicable.

#### PO 6.7

Vehicle parking areas and accessways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with landscaping requirements.

#### **DTS 6.7**

None are applicable.

#### Earthworks

# PO 7.1

Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.

# DTS / DPF 7.1

Development does not involve either:

- (a) excavation exceeding a vertical height of 1m;
- (b) filling exceeding a vertical height of 1m; or
- (c) a total combined excavation and filling vertical height of 2m or more.

## Fences and walls

#### PO 8.1

Fences, walls and retaining walls of sufficient height to maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight.

#### **DTS 8.1**

None are applicable.

#### PO 8.2

Landscaping incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts.

#### **DTS / DPF 8.2**

A vegetated landscaped strip 500mm deep or more is provided against the low side of a retaining wall.

# ALL DEVELOPMENT - 4 OR MORE BUILDING LEVELS

External Appearance

#### PO 9.1

Buildings positively contribute to the character of the local area by responding to local context.

#### **DTS 9.1**

None are applicable.

#### PO 9.2

Fine-grain detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale.

#### **DTS 9.2**

None are applicable.

# PO 9.3

Buildings designed to reduce visual mass by breaking up building façades into distinct elements.

#### **DTS 9.3**

None are applicable.

#### PO 9.4

Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.

#### **DTS 9.4**

None are applicable.

# PO 9.5

External materials and finishes are durable and age well to minimise ongoing maintenance requirements.

#### DTS / DPF 9.5

Buildings utilise a combination (or thereof) of the following external materials and finishes:

- (a) masonry;
- (b) natural stone; and
- (c) pre-finished materials that minimise staining, discolouring or deterioration.

#### PO 9.6

Street facing building elevations designed to provide attractive, high quality and pedestrian friendly street frontages.

#### DTS / DPF 9.6

Building street frontages incorporate:

- (a) active uses such as shops or offices;
- (b) prominent entry areas for multi-storey buildings (where it is a common entry);
- (c) habitable rooms of dwellings; and
- (d) areas of communal public realm with public art or the like, where consistent with the Zone and/or sub zone provisions.

#### PO 9 7

Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.

## DTS / DPF 9.7

Entrances to multi-storey buildings:

- (a) oriented towards the street;
- (b) clearly visible and easily identifiable from the street and vehicle parking areas;
- (c) designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses;
- (d) provide shelter, a sense of personal address and transitional space around the entry;
- (e) located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors; and
- (f) avoid the creation of potential areas of entrapment.

#### PO 9.8

Building services, plant and mechanical equipment screened from view from the public realm.

# DTS 9.8

None are applicable.

# Landscaping

## PO 10.1

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

## DTS / DPF 10.1

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

## PO 10.2

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

# DTS / DPF 10.2

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

·Site·area¤	Minimum- deep-soil- area¤	Minimum- dimension-:	Tree/· deep· soil· zones¤
•<300m²¤	10m²¤	1.5m×	1·small· tree·/· 10m²· deep·soil¤
∙300- 1500m²¤	7%·site∙ area¤	3m×	1· medium· tree·/· 30m²· deep·soil¤
•>1500m²×	7%·site∙ area¤	6m¤	1·large· or· medium· tree·/· 60m²· deep·soil×
·Tree·size·and·site·area·definitions¤			
·Small·tree¤	4-6m·mature·height·and·<4m·canopy· spread¤		
Medium· tree¤	6-12m·mature·height·and·4-8m· canopy·spread×		
·Large·tree¤	12m·mature·height·and·>8m·canopy· spread¤		
·Site·area¤		The·total·area·for·development·site,· not·average·area·per·dwelling×	

# PO 10.3

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

# **DTS 10.3**

None are applicable.

# PO 10.4

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 storeys in height.

## DTS / DPF 10.4

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

# Environmental

# PO 11.1

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

#### DTS 11.1

None are applicable.

# PO 11.2

Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting, 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 11.2**

None are applicable.

#### PO 11.3

Development of 5 or more storeys, or 21m or more in height (as measured from natural ground level and excluding rooftop mounted mechanical plant and equipment), 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; and / or
- (d) avoid tall shear facades that create windy conditions at street level.

#### **DTS 11.3**

None are applicable.

Site Facilities / Waste Storage

#### PO 12.1

Development provides dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.

## **DTS 12.1**

None are applicable.

#### PO 12.2

Communal waste storage and collection areas located, enclosed and designed to be screened from view from the public domain, open space and dwellings.

## **DTS 12.2**

None are applicable.

#### PO 12.3

Communal waste storage and collection areas designed to be well ventilated and located away from habitable rooms.

## **DTS 12.3**

None are applicable.

# PO 12.4

Communal waste storage and collection areas designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.

## **DTS 12.4**

#### PO 12.5

For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate.

#### **DTS 12.5**

None are applicable.

## Car Parking

#### PO 13.1

Multi-level vehicle parking structures designed to contribute to active street frontages and complement neighbouring buildings.

#### **DTS/ DPF 13.1**

Multi-level vehicle parking structures within buildings to:

- (a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages; and
- (b) incorporate facade treatments along major street frontages that are sufficiently enclosed and detailed to complement adjacent buildings.

#### PO 13.2

Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.

## DTS 13.2

None are applicable.

# ALL RESIDENTIAL DEVELOPMENT

# External Appearance

## PO 14.1

Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.

# **DTS/DPF 14.1**

Each dwelling with a frontage to a public street includes at least one window with a total window area of at least 2m2 facing the primary street, from a habitable room that has a minimum room dimension of 2.7m.

# PO 14.2

Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.

# **DTS/DPF 14.2**

Dwellings with a frontage to a public street have the entry door facing the public street.

# Outlook and Amenity

#### PO 15.1

Primary living rooms have an external outlook to provide a high standard of amenity for occupants.

# DTS / DPF 15.1

Primary living rooms (other than kitchens) incorporate a window with an external outlook towards the street frontage or private open space.

#### PO 15.2

Bedrooms separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.

#### DTS 15.2

None are applicable.

# **Ancillary Development**

#### PO 16.1

Residential ancillary buildings and structures sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.

#### DTS / DPF 16.1

Residential ancillary buildings and structures:

- (a) are not being constructed, added to or altered so that any part is situated:
  - i. in front of any part of the building line of the dwelling to which it is ancillary; or
  - ii. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads);
- (b) in the case of a garage or carport, the garage or carport is setback at least 5.5m from the boundary of the primary street;
- (c) not exceeding 7m or 50% of the site frontage (whichever is the lesser) when facing a primary street or secondary street;
- (d) if situated on a boundary (not being a boundary with a primary street or secondary street), a length not exceeding 10m unless:
  - i. a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
  - ii. the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent;
- (e) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary not exceeding 45% of the length of that boundary;
- (f) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure;
- (g) have a wall height or post height not exceeding 3m above natural ground level;
- (h) have a roof height where no part of the roof is more than 5m above the natural ground level; and
- (i) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.

#### PO 16.2

Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.

#### DTS / DPF 16.2

Ancillary buildings and structures do not result in:

- (a) less private open space than specified in Design in Urban Areas Table 1 Outdoor Open Space;
- (b) less on-site car parking than specified in Transport, Access and Parking Table 1 Off-street Car Parking Requirements; and
- (c) the total roofed floor area of all existing or proposed ancillary building(s) or structure(s) exceeding 60m2.

#### PO 16.3

Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.

## **DTS/DPF 16.3**

The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:

- (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment; or
- (b) located at least 12m from the nearest habitable room located on an adjoining allotment.

## Flooding

## PO 17.1

Residential accommodation sited, designed and constructed to prevent the entry of floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.

#### DTS / DPF 17.1

Residential accommodation has a ground finished floor level 300mm above the top of the kerb level of the primary street.

# RESIDENTIAL DEVELOPMENT - 3 BUILDING LEVELS OR LESS

## External appearance

#### PO 18.1

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

## **DTS/DPF 18.1**

Garages and carports facing a street:

- (a) do not exceed 7m in width or 50% of the sites frontage (whichever is less); and
- (b) 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
- (c) are setback at least 5.5m from the boundary of the primary street; and
- (d) unless the dwelling has two storeys along the street frontage:
  - have single width car parking with a maximum garage door not exceeding 3.5m on sites with a frontage of 12m; or less
  - ii. have a garage door not exceeding 50% of the site frontage or 7m (whichever is less) on sites with a frontage greater than 12m.

# PO 18.2

Dwelling facades make a positive contribution to streetscapes and common areas by providing variation of light and shadow and creating a sense of depth.

# DTS/DPF 18.2

Each dwelling includes at least 3 of the following design features within each façade facing a public road or common driveway:

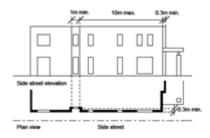
- (a) a minimum of 30% of the façade is setback an additional 300mm from the primary building line;
- (b) a porch or portico that projects at least 1m from the building façade that is open on at least 2 sides;
- (c) a balcony that projects from the building façade;
- (d) a verandah that projects at least 1m from the building façade;
- (e) eaves surrounding the dwelling of a minimum 450mm width;
- (f) 3a minimum 30% of the upper level projects forward from the lower level primary building line.

#### PO 18.3

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

# **DTS/DPF 18.3**

Buildings of 2 or more building levels and a length exceeding 20m adjacent a secondary street or side boundary incorporate a step back of the building façade of more than 300mm for a minimum length of 1m, at least every 10m.



Overlooking / Visual Privacy

#### PO 19.1

Development mitigates direct overlooking of habitable rooms and private open spaces of dwellings.

#### DTS / DPF 19.1

Upper level windows facing side or rear boundaries shared with an allotment put to residential use:

- (a) 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;
- (b) have sill heights greater than or equal to 1.5m above finished floor level; or
- (c) incorporate screening to a height of 1.5m above finished floor level; and
- (d) the building will not have a balcony or terrace on an upper building level, other than where the longest side of that balcony or terrace will face a road (including any road reserve), or reserve (including any land held as open space), and is at least 15m from the private open space of any other dwelling.

## Private Open Space

# PO 20.1

Dwellings provided with suitable sized areas of usable private open space to meet the needs of occupants.

## DTS / DPF 20.1

Private open space provided in accordance with Design in Urban Areas Table 1 - Outdoor Open Space.

## PO 20.2

Private open space positioned to provide convenient access from internal living areas.

## DTS / DPF 20.2

Private open space is directly accessible from a habitable room, other than a bedroom or study.

## PO 20.3

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;
- (c) animate the street frontage by encouraging activity between buildings and public streets;
- (d) adequately define public and private space when located forward of the building; and
- (e) prolong activity along street frontages by protecting against inclement weather.

#### DTS / DPF 20.3

A portion of the private open space specified in DTS 20.1 can be provided forward of the primary building line where:

- (a) the area is fenced to a maximum height of 1.8m;
- (b) the area incorporates a verandah with a minimum dimension of 1.5m
- (c) an area is provided behind the primary building line that has the minimum dimensions identified in DTS 20.1;

## Landscaping

#### PO 21.1

Soft landscaping incorporated into development to:

- (a) minimise heat absorption and reflection;
- (b) contribute shade and shelter;
- (c) provide for stormwater infiltration and biodiversity; and
- (d) enhance the appearance of land and streetscapes.

## DTS / DPF 21.1

Residential development incorporates areas for soft landscaping with a minimum dimension of 0.5 metres provided in accordance with the following:

(a)

Dwelling·site·area·(or· in·the·case·of· residential·flat·or· group·average·site· area)·(square·metres)¤	%-of-site-¤
<200¤	15%¤
201·-·450¤	20%¤
>450¤	25%¤

# ; and

(b) 25% of any land between the road boundary and the primary building line is provided for soft landscaping with a minimum dimension of 0.5 metres.

## PO 21.2

Tree planting provided to:

- (a) contribute shade and shelter;
- (b) improve outlook for occupants of buildings;
- (c) reduce the apparent mass of buildings;
- (d) contribute to biodiversity;
- (e) mitigate urban heat; and
- (f) improve the amenity and character of streetscapes and contribute to attractive vistas.

# DTS / DPF 21.2

Tree planting is provided in accordance with the following tables:

(a)

Allotment- size¤	Tree-size*-and-number- required- <u>per-dwelling</u> ¶ ×	
<450m <sup>2</sup> x	1·small·tree·per·dwelling×	1
450-800m <sup>2</sup> ×	1·medium·treex	1
800m <sup>2</sup> +×	1·large·tree¤	1

<sup>\*</sup>refer Table DTS 21.2 Tree Size

Table·DTS·21.2·Tree·Size¶			
		Ħ	
			Min∙soil∙area¤
Sizeox	Height™	spread <sup>op</sup>	
Small∞¤	4-6mº¤	2-4mº¤	10m <sup>2</sup> ·and·min·
			dimension·of·1.5m១
Medium®	6-12mº¤		30m²∙and∙min.∙
			dimension∙ofº2mº¤
Largeo¤	>12mº¤		60m²·and·min·
			dimension∙ofЧmञ

Table DTS 21.2 Tree Size

(b) The following discounts apply where existing trees are retained on the subject land that are not a species identified in Regulation3F(4)(b):

tree·	tree·	development- site៕ ¤	applied∞¤
4-6mº¤	<4mº¤	10m²·and·min· dimension·of· 1.5m°¤	2·small¤ j
6-12m∞¤	4-8mº¤	30m²·and·min.∙ dimension· of°3m°¤	2∙medium <sup>q</sup> i
>12mº¤	>8mº¤	60m²·and·min· dimension·of· 6m°¤	2º·largeº¤ ¡

(c) Trees can be replaced with smaller trees in accordance with the following rates:

Tree·s	ize*)Ec	juivalent∙planting¶
	¤	
Mediun	ı· 2·	small·trees <sup>ogq</sup>
tree∞¤		
Large∙t	reeº4∙	small·trees·or <sup>∞</sup>
	2.	medium·treesº¤

<sup>\*</sup>refer Table DTS 21.2 Tree Size

Water Sensitive Design

# PO 22.1

Residential development designed to capture and re-use stormwater to:

(a) maximise conservation of water resources;

- (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded; and
- (c) manage stormwater runoff quality.

#### DTS / DPF 22.1

Residential development in the form of:

- (a) detached, semi-detached or row dwellings include a retention rainwater tank storage:
  - i. connected to at least 80% of the roof area of the dwelling (row dwelling), or at least 60% of the roof area of the dwelling (detached and semi-detached dwellings);
  - ii. connected to all toilets and either the laundry cold water outlets or hot water service;
  - iii. that has a minimum total capacity in accordance with Table 1, and
  - iv. the roof is at least 80% of the impervious area; or

Table 1: Retention Rainwater Tank

Allotment size (m²)	Minimum site % perviousness	Minimum rainwater	Additional site popportunity	ermeability discount
		tank volume	Site % perviousness	Minimum rainwater tank volume (L)
<200	15%	2,000		
201-400	20%	3,000	30%	2,000
400-500	25%	5,000	35%	3,000

- (a) hammerhead dwellings have driveways and pathways constructed of a minimum of 50% permeable or porous material and include a retention rainwater tank storage:
  - i. connected to at least 60% of the roof area of the dwelling;
  - ii. connected to all toilets and either the laundry cold water outlets or hot water service; and
  - iii. that has a minimum total capacity in accordance with Table 2.

Table 2: Retention Rainwater Tank Option

■ Allotment- size-(m2)×	Site-%-pervious-ness×	Rainwater-tank- volume-(L)×
■<+200×	15%×	2,000×
■ 201-400×	20%×	3,000×
■ 401-500¤	25%¤	5,000×

## PO 22.2

Development creating 5-19 dwellings 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 22.2**

Development creating 5-19 dwellings is accompanied by an approved Stormwater Management Plan that achieves the following stormwater runoff outcomes:

- (a) 80 per cent reduction in average annual total suspended solids;
- (b) 60 per cent reduction in average annual total phosphorus; and
- (c) 45 per cent reduction in average annual total nitrogen.

# PO 22.3

Development creating 5-19 dwellings includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure the carrying capacities of downstream systems are not overloaded.

#### **DTS 22.3**

Development creating 5-19 dwellings

- (a) maintains:
  - i. a pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 5-year ARI (18.1% AEP) 30 minute storm; and
  - ii. the stormwater runoff time to peak to match that of the pre-development condition; or
- (b) capture and retain the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for a 5-year ARI (18.1% AEP) 30 minute storm; and
- (c) manage site generated stormwater runoff up to and including the 100 –year ARI flood event (1% AEP) to avoid flooding of buildings.

Car parking, access and manoeuvrability

## PO 23.1

Covered car parking spaces are of dimensions to be functional, accessible and convenient.

#### DTS / DPF 23.1

Covered car parking spaces:

- (a) where enclosed by fencing or walls, have:
  - i. a minimum internal width of 3.2m and length of 6.0m for a single space;
  - ii. a minimum internal width of 6.0m and length of 6.0m for a double space (side by side); and
  - iii. a minimum internal width of 3.2m and length of 11m for a double space (tandem); or
- (b) where not enclosed by fencing, walls or garage doors, have:
  - i. a minimum width of 3.0m and minimum length of 5.5m for a single space;
  - ii. a minimum width of 5.2m and minimum length of 5.5m for a double (side by side) space; and
  - iii. a minimum width of 3.0m and minimum length of 10.4m for a double (tandem) space.

## PO 23.2

Uncovered car parking space are of dimensions to be functional, accessible and convenient.

## DTS / DPF 23.2

Uncovered car parking spaces have a minimum width of 2.4m and a minimum length of 5.5m.

## PO 23.3

Driveways and access points located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages and on-street parking.

## DTS / DPF 23.3

Driveways and access points:

- (a) for sites with a frontage to a public road of 12m or less, have a maximum width of 3.2m measured at the property boundary and are the only access point provided on the site; or
- (b) for sites with a frontage to a public road greater than 12m:
  - i. have a maximum width of 6m measured at the property and are the only access point provided on the site; or
  - ii. have a maximum width of 3.2 metres measured at the property boundary and no more than two access points are provided on site.

## PO 23.4

Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.

#### DTS / DPF 23.4

Vehicle access to designated car parking spaces:

- (a) is 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
- (b) where newly proposed, is setback:
- (a) 500mm 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;
- (b) 2m or more from a street tree unless consent is provided from the tree owner;
- (c) 6m or more from the tangent point of an intersection of 2 or more roads or a pedestrian-actuated 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 from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport when work is completed is not steeper than 1:4 on average; and
- (b) the centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access.

#### PO 23.6

Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking (where on-street parking is appropriate).

## DTS / DPF 23.6

Where on-street parking is available directly adjacent the site, parking is retained in accordance with the following requirements:

- (a) 1 on-street car park per 3 proposed dwellings (rounded up to the nearest whole number); and
- (b) minimum car park length of 6m.

## 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

Dwellings are provided with:

- (a) an area of 3m2 or more for the storage of waste (separate from any designated car parking spaces or private open space) is provided behind the building line; and
- (b) a continuous unobstructed path of travel with a minimum width of 800mm between the waste bin storage area and the street.

## Design of Transportable Dwellings

# PO 25.1

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

# DTS 25.1

# RESIDENTIAL DEVELOPMENT - 4 OR MORE BUILDING LEVELS (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; and
- (b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage.

#### PO 26.2

The visual privacy of ground level dwellings 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 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 - Outdoor Open Space.

## **Apartment Amenity**

## 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; and
- (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 a combination (or thereof) of the following design elements:

- (a) sun screens;
- (b) pergolas;
- (c) louvres;
- (d) green facades; or

(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) a minimum dimension of 2m or more and are well proportioned to accommodate a table and 2 chairs; or
- (b) a minimum dimension of 2.4m and are well proportioned to accommodate a table and 4 chairs.

## PO 28.4

Dwellings are provided with sufficient space for storage to meet likely occupant needs.

#### DTS / DPF 28.4

Dwellings (not including student accommodation or serviced apartments) are provided with storage at the following rates:

- (a) studio: 6m3 or more;
- (b) 1 bedroom dwelling / apartment: 8m3 or more;
- (c) bedroom dwelling / apartment: 10m3 or more; and
- (d) 3+ bedroom dwelling / apartment: 12m3; and
- (e) 50% or more of the storage volume is provided within the dwelling.

## PO 28.5

Universal design features are incorporated to provide options for people living with disabilities or limited mobility and / or to facilitate ageing in place.

# DTS 28.5

None are applicable.

## Apartment Configuration

#### PO 29.1

Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity.

## DTS / DPF 29.1

Buildings containing in excess of 10 dwellings provide at least one of each of the following:

- (a) studio (where there is no separate bedroom);
- (b) 1 bedroom dwelling / apartment with a floor area of at least 50m2;
- (c) 2 bedroom dwelling / apartment with a floor area of at least 65m2; and
- (d) 3+ bedroom dwelling / apartment with a floor area of at least 80m2, and any dwelling over 3 bedrooms provides an additional 15m2 for every additional bedroom.

## PO 29.2

Dwellings located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible.

## DTS 29.2

#### Common Areas

## PO 30.1

The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.

#### DTS / DPF 30.1

Common corridor or circulation areas:

- (a) have a minimum ceiling height of 2.7m;
- (b) provide access to no more than 8 dwellings; and
- (c) incorporate a wider section of apartment entries where the corridors exceed 12m in length from a core.

# GROUP DWELLINGS, RESIDENTIAL FLAT BUILDINGS AND BATTLE-AXE DEVELOPMENT

## Amenity

#### PO 31.1

Dwellings are of a suitable size to provide high standard of amenity for occupants.

#### DTS / DPF 31.1

Dwellings have a minimum internal floor area in accordance with the following table:

Bedrooms¤	Minimum·internal· floor·area¤
Studio·(where·there· is·no·separate· bedroom)¤	35m <sup>2</sup> ×
1·bed¤	50m <sup>2</sup> ×
2·bed¤	65m <sup>2</sup> x
3+·bed¤	80m²,·and·any· dwelling·over·3· bedrooms·provides· an·additional·15m²· 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 31.1

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 neighbouring properties.

# DTS 31.3

## Communal Open Space

#### PO 32.1

Communal open space provided where private open space provision is inadequate to meet the needs of occupants or where the nature of the development is such that private open space is not ordinarily provided.

## DTS 32.1

None are applicable.

Car parking, access and manoeuvrability

#### PO 33.1

Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking (where on-street parking is appropriate).

#### DTS / DPF 33.1

Where on-street parking is available directly adjacent the site, parking is retained in accordance with the following requirements:

- (a) 1 on-street car park per 3 proposed dwellings (rounded up to the nearest whole number); and
- (b) minimum car park length of 6m.

# 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 provided via a single common driveway.

# PO 33.3

Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability of the types of vehicles that are reasonably anticipated.

## DTS / DPF 33.3

Battle-axe driveways and driveways that service more than one dwelling satisfy the following:

- (a) a width of 3m or more;
- (b) for driveways servicing three or more dwellings which exceed 30m in length, incorporate a least one vehicle passing point with a width of 5m or more and a length of 6m or more, and an additional passing point at least every 30m thereafter;
- (c) locate the passing point in (b) within 12m of the primary street boundary; and
- (d) a width of 5m or more for at least the first 6m from the primary street boundary where located on an arterial road.

#### PO 33.4

Driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site in a safe and convenient manner.

# DTS / DPF 33.4

Driveways providing access to more than one dwelling allow a B85 passenger vehicle to enter and exit all dedicated car parks and garages in a forward direction without requiring more than a 2-point-turn manoeuvre.

#### PO 33.5

Dwellings are adequately separated from common driveways and manoeuvring areas.

#### **DTS/DPF 33.5**

Dwellings are at least 1.5m from any vehicle movement path required to achieve DTS 34.3.

# Landscaping

#### PO 34.1

Landscaping is provided between dwellings and common driveways to improve the outlook for occupants and improve the appearance of common areas.

#### DTS/ DPF 34.1

Other than where located directly in front of a garage or directly adjacent a building entry door, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.

#### PO 34.2

Landscaping is provided that improves the appearance of common driveways.

#### DTS / DPF 34.2

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 required in DTS 34.3).

# Site Facilities / Waste Storage

#### PO 35.1

Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.

#### DTS 35.1

None are applicable.

# PO 35.2

Provision is made for suitable external clothes drying facilities.

## DTS 35.2

None are applicable.

# PO 35.3

Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from public view.

#### DTS 35.3

None are applicable.

# PO 35.4

Waste and recyclable material storage areas are located away from dwellings.

#### DTS / DPF 35.4

Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.

#### PO 35.5

Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.

## DTS 35.5

# SUPPORTED ACCOMMODATION, HOUSING FOR AGED PERSONS, AND PEOPLE WITH DISABILITIES

Siting and Configuration

#### PO 36.1

Supported accommodation and housing for aged persons and people with disabilities located where on-site movement of residents is not unduly restricted by the slope of the land.

## **DTS 36.1**

None are applicable.

Movement and Access

#### PO 37.1

Development 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; and
- (d) kerb ramps at pedestrian crossing points.

#### **DTS 37.1**

None are applicable.

Communal Open Space

## PO 38.1

Development designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors alike.

## DTS 38.1

None are applicable.

## PO 38.2

Communal open space provided where private open space provision is inadequate to meet the needs of occupants or where the nature of the development is such that private open space is not ordinarily provided (such as supported accommodation).

## DTS 38.2

None are applicable.

Site Facilities / Waste Storage

#### PO 39 1

Development 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 39.1

None are applicable.

# PO 39.2

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 39.2

#### PO 39.3

Provision is made for suitable external clothes drying facilities.

#### DTS 39.3

None are applicable.

#### PO 39.4

Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view.

#### DTS 39.4

None are applicable.

## PO 39.5

Waste and recyclable material storage areas are located away from dwellings.

## DTS / DPF 39.5

Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.

## PO 39.6

Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.

## DTS 39.6

None are applicable.

#### PO 39.7

Services including gas and water meters conveniently located and screened from public view.

## DTS 39.7

None are applicable.

## STUDENT ACCOMMODATION

# PO 40.1

Student accommodation is designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of student life and promote social interaction. DTS / DPF 41.1

## Student accommodation provides:

- (a) a range of living options that 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 Outdoor Open Space;
  - iii. common storage facilities at the rate of 8 cubic metres for every 2 dwellings or students;
  - iv. common on-site parking to meet anticipated demand in accordance with Transport, Access and Parking Table 1 Off-street Car Parking Requirements; and
  - v. secure and sheltered bicycle parking at the rate of one space for every 2 students.

# PO 40.2

Student accommodation designed to provide easy adaptation of the building to accommodate an alternative use of the building in the event it is no longer required for student housing.

#### DTS 40.2

None are applicable.

# ALL NON-RESIDENTIAL DEVELOPMENT

Water Sensitive Design

## PO 41.1

Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater.

#### **DTS/DPF 41.1**

Development includes stormwater management systems designed to achieve the following gross pollutant outcomes:

- (a) 80 per cent reduction in average annual total suspended solids;
- (b) 60 per cent reduction in average annual total phosphorus;
- (c) 45 per cent reduction in average annual total nitrogen;
- (d) 90 per cent reduction of litter/gross pollutants compared to untreated stormwater runoff; and
- (e) no visible oils/grease for flows up to the 1-in-3 month average return interval flood peak flow.

#### PO 41.2

Water discharged from a development site to be of a physical, chemical and biological condition equivalent to or better than its pre-developed state.

#### **DTS 41.2**

None are applicable.

### PO 41.3

Development includes stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure the carrying capacities of downstream systems are not overloaded.

## DTS / DPF 41.3

Development includes stormwater management systems that:

- (a) maintain a pre-development peak flow rate from the site, based upon a 0.35 runoff coefficient for the 20-year ARI (5% AEP) 30 minute storm, unless a lower performance measure is specified in an approved catchment based Stormwater Management Plan;
- (b) maintains the stormwater runoff time to peak to match that of the pre-development; and
- (c) manages up to and including the 100-year ARI flood event (1% AEP) to avoid flooding of buildings.

Wash-down and Waste Loading and Unloading

## PO 42.1

Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, plant or equipment that 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; and
- (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 42.1 None are applicable.

Table 1 - Outdoor Open Space

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Detached dwelling	Site area >1,000m²	Total area: 20% of total site area
Semi-detached dwelling Row dwelling		Adjacent to habitable room: 10% total site area / minimum dimension 4m.
Group dwelling	Site area 500m² – 1,000m²	Total area: 80m²
		Adjacent to habitable room: 24m² / minimum dimension 4m.
	Site area 300m <sup>2</sup> - 500m <sup>2</sup>	Total area: 60m <sup>2</sup>
		Adjacent to habitable room: 16m <sup>2</sup> / minimum dimension 4m.
	Site area <300m²	Total area: 24m²
		Adjacent to habitable room: 16m² / minimum dimension 3m
Cabin or caravan (permanently fixed to the ground) in a Residential Park Zone or Caravan and Tourist Park Zone		Total area: 16m <sup>2</sup> , which may be uses as second car parking space, provided on each site intended for residential occupation.
Apartments	Dwellings at ground level:	
	- All types	15m <sup>2</sup> / minimum dimension 3m
	Dwellings located above ground level:	
	- Studio	4m² / minimum dimension 1.8m
	- One bedroom dwelling	8m² / 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

# **Design in Rural Areas**

Assessment Provisions (AP)

# Desired Outcome (DO)

## DO 1

Development that is:

- (a) contextual by considering, recognising and carefully responding to its natural surroundings and positively contributing to the character of the immediate area;
- (b) durable fit for purpose, adaptable and long lasting;
- (c) inclusive by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and also promote 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 alike; and
- (d) sustainable by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

# ALL DEVELOPMENT

# **External Appearance**

# PO 1.1

Buildings that reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).

## **DTS 1.1**

None are applicable.

# PO 1.2

Where zero or minor setbacks are desirable, development provides shelter over footpaths to positively contribute to the walkability and comfort of the public realm.

#### **DTS 1.2**

None are applicable.

## PO 1.3

Buildings (other than ancillary buildings, group dwellings or buildings on a battle-axe allotment) designed so the main façade faces the primary street frontage of the land on which they are situated.

## **DTS 1.3**

None are applicable.

## PO 1.4

Plant, exhaust and intake vents and other technical equipment 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; and

(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 1.5**

None are applicable.

## Safety

## PO 2.1

Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.

#### DTS 2.1

None are applicable.

#### PO 2.2

Development designed to differentiate public, communal and private areas.

### **DTS 2.2**

None are applicable.

# PO 2.3

Buildings designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.

## **DTS 2.3**

None are applicable.

## PO 2.4

Development at street level designed to maximise opportunities for passive surveillance of adjacent public realm.

# **DTS 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 2.5**

None are applicable.

# Landscaping

## PO 3.1

Landscaped (including trees), permeable open spaces incorporated to:

- (a) minimise heat absorption and reflection;
- (b) maximise shade and shelter;
- (c) maximise stormwater infiltration; and
- (d) enhance the appearance of land and streetscapes.

### DTS 3.1

None are applicable.

## **Environmental Performance**

#### PO 4.1

Buildings sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.

## DTS 4.1

None are applicable.

#### PO 4.2

Buildings sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.

#### DTS 4.2

None are applicable.

#### PO 4.3

Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.

## DTS 4.3

None are applicable.

## Water Sensitive Design

#### PO 5.1

Development sited and designed to maintain natural hydrological systems without negatively impacting:

- (a) the quantity and quality of surface and groundwater;
- (b) the depth and directional flow of surface and groundwater; or
- (c) the quality and function of natural springs.

## DTS 5.1

None are applicable.

# On-site Waste Treatment Systems

# PO 6.1

Dedicated on-site effluent disposal areas that 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 would result in less private open space than that specified in Design in Rural Areas Table 1 Private Open Space;
- (b) use an area also used as a driveway; and

(c) encroach within an area used for on-site car parking or would result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - Off-Street Car Parking Requirements.

# Car parking appearance

#### PO 7.1

Development facing the street designed to minimise the negative impacts of any semi-basement and under-croft car parking on the street scape.

## DTS / DPF 7.1

The protrusion of undercroft car parks to not exceed 1.2m above finished ground level and screened through appropriate plantings, except in a location or zone where a continuous ground floor façade aligned with the front property boundary is desired.

#### 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 7.2

None are applicable.

## PO 7.3

Pedestrian connections that are safe, legible, direct and accessible are provided between parking areas and the development.

#### **DTS 7.3**

None are applicable.

## PO 7.4

Street level vehicle parking areas that are open to the sky are landscaped to provide shade and 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

Vehicle parking areas are landscaped along public frontages, allotment boundaries and between double rows of parking spaces.

## DTS / DPF 7.5

Vehicle parking areas comprising 10 or more car parking spaces contain a vegetated landscaped strip of a minimum dimension of:

- (a) 1m along all public road frontages and allotment boundaries; and
- (b) 0.6m between double rows of car parking spaces.

#### PO 7.6

Vehicle parking areas and associated driveways are landscaped to shade and positively contribute to amenity.

## DTS 7.6

## PO 7.7

Vehicle parking areas and accessways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with landscaping requirements.

### **DTS 7.7**

None are applicable.

## Earthworks

#### PO 8.1

Development, including any associated driveways and access tracks, minimise the need for earthworks to limit disturbance to natural topography.

## DTS / DPF 8.1

Development does not involve either:

- (a) excavation exceeding a vertical height of 1m;
- (b) filling exceeding a vertical height of 1m; or
- (c) a total combined excavation and filling vertical height of 2m or more.

#### Fences and walls

## PO 9.1

Fences, walls and retaining walls alongside and rear boundaries of sufficient height to maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight.

## DTS 9.1

None are applicable.

## PO 9.2

Landscaping 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 500mm deep or more is provided against the low side of a retaining wall.

# ALL RESIDENTIAL DEVELOPMENT

# External appearance

## PO 10.1

Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.

# **DTS/DPF 10.1**

Each dwelling with a frontage to a public street includes at least one window (or windows) with a total window area of at least 2m2 facing the primary street, from a habitable room that has minimum room dimension of 2.7m.

# PO 10.2

Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.

## **DTS/DPF 10.2**

Dwellings with a frontage to a public street has the entry door facing the public street.

# Outlook and amenity

#### PO 11.1

Primary living rooms have an external outlook to provide a high standard of amenity for occupants.

## DTS / DPF 11.1

Primary living rooms (other than kitchens) incorporate a window with an external outlook towards the street frontage or private open space.

#### PO 11.2

Bedrooms separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.

#### DTS 11.2

None are applicable.

## **Ancillary Development**

# PO 12.1

Residential ancillary buildings and structures sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.

## DTS / DPF 12.1

Residential ancillary buildings and structures:

- (a) are not being constructed, added to or altered so that any part is situation:
  - i. in front of any part of the building line of the dwelling to
  - ii. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)
- (b) in the case of a garage or carport, the garage or carport is setback at least 5.5m from the boundary of the primary street;
- (c) not exceeding 7m or 50% of the site frontage (whichever is the lesser) when facing a primary street or secondary street;
- (d) if situated on a boundary (not being a boundary with a primary street or secondary street), a length not exceeding 10m unless:
  - i. a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
  - ii. the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
- (e) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary not exceeding 45% of the length of that boundary;
- (f) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure;
- (g) have a wall height or post height not exceeding 3m above natural ground level;
- (h) have a roof height where no part of the roof is more than 5m above the natural ground level; and
- (i) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.

## PO 12.2

Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.

## DTS / DPF 12.2

Ancillary buildings and structures do not result in:

- (a) less private open space than specified in Design in Rural Areas Table 1 Outdoor Open Space;
- (b) less on-site car parking than specified in Transport, Access and Parking Table 1 Off-street Car Parking Requirements; and
- (c) the total roofed floor area of all existing or proposed ancillary building(s) or structure(s) exceeding 60m2.

## PO 12.3

Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.

## **DTS/DPF 12.3**

The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:

- (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment; or
- (b) located at least 12m from the nearest habitable room located on an adjoining allotment.

# RESIDENTIAL DEVELOPMENT - 3 BUILDING LEVELS OR LESS

## External appearance

### PO 13.1

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

## DTS/DPF 13.1

Garages and carports facing a street:

- (a) do not exceed 7m in width or 50% of the sites frontage (whichever is less); and
- (b) 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
- (c) are setback at least 5.5m from the boundary of the primary street;
- (d) unless the dwelling has two storeys along the street frontage:
  - i. have single width car parking with a maximum garage door not exceeding 3.5m on sites with a frontage of 12m or less
  - ii. have a garage door not exceeding 50% of the site frontage or 7m (whichever is less) on sites with a frontage greater than 12m.

## PO 13.2

Dwelling facades make a positive contribution to streetscapes and common areas by providing variation of light and shadow and creating a sense of depth.

## DTS/DPF 13.2

Each dwelling includes at least 3 of the following design features along each façade facing a public road or common driveway:

- (a) a minimum of 30% of the façade is setback an additional 300mm from the primary building line;
- (b) a porch or portico that projects at least 1m from the building façade that is open on at least 2 sides;
- (c) a balcony that projects from the building façade;
- (d) a verandah that projects at least 1m from the building façade;
- (e) eaves surrounding the dwelling of a minimum 450mm width;
- (f) a minimum 30% of the upper level projects forward from the lower level primary building line.

#### PO 13.3

The apparent mass of larger buildings is recued when viewed from adjoining allotments or public streets.

#### **DTS/DPF 13.3**

Buildings of 2 or more building levels and a length exceeding 20m adjacent a secondary street or side boundary incorporate a step back of the building façade of at least 300mm for a minimum length of 1m, at least every 10m.

# Overlooking / Visual Privacy

## PO 14.1

Development mitigates direct overlooking of habitable rooms and private open spaces of dwellings.

## DTS / DPF 14.1

Upper level windows facing side or rear boundaries shared with an allotment put to residential use:

- (a) 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;
- (b) have sill heights greater than or equal to 1.5m above finished floor level; or
- (c) incorporate screening to a height of 1.5m above finished floor level; and
- (d) the building will not have a balcony or terrace on an upper building level, other than where the longest side of that balcony or terrace will face a road (including any road reserve), or reserve (including any land held as open space), and is at least 15m from the private open space of any other dwelling.

## Private Open Space

## PO 15.1

Dwellings provided with suitable sized areas of usable private open space to meet the needs of occupants.

## DTS / DPF 15.1

Private open space provided in accordance with Design in Rural Areas Table 1 - Outdoor Open Space.

## PO 15.2

Private open space positioned to provide convenient access from internal living areas.

# DTS / DPF 15.2

Private open space is directly accessible from a habitable room, other than a bedroom or study.

## PO 15.3

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;
- (c) animate street frontages by encouraging activity between buildings and public streets;
- (d) adequately define public and private space where located forward of the building; and
- (e) prolong activity along street frontages by protecting against inclement weather.

# DTS / DPF 15.3

A portion of the private open space specified in DTS 15.1 can be provided forward of the primary building line where:

- (a) the area is fenced to a maximum height of 1.8m;
- (b) the area incorporates a verandah with a minimum dimension of 1.5m; and
- (c) an area is provided behind the primary building line that has the minimum dimensions identified in DTS 15.1.

# Water Sensitive Design

#### PO 16.1

Development creating 5-19 dwellings 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 16.1

Development creating 5-19 dwellings is accompanied by an approved Stormwater Management Plan that achieves the following stormwater runoff outcomes:

- (a) 80 per cent reduction in average annual total suspended solids;
- (b) 60 per cent reduction in average annual total phosphorus; and
- (c) 45 per cent reduction in average annual total nitrogen.

#### PO 16.2

Development creating 5-19 dwellings includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure the carrying capacities of downstream systems are not overloaded.

#### DTS 16.2

Development creating 5-19 dwellings:

- (a) maintains:
  - i. a pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 5-year ARI (18.1% AEP) 30 minute storm; and
  - ii. the stormwater runoff time to peak to match that of the pre-development condition; or
- (b) capture and retain the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for a 5-year ARI (18.1% AEP) 30 minute storm; and
- (c) manage site generated stormwater runoff up to and including the 100 –year ARI flood event (1% AEP) to avoid flooding of buildings.

Car parking, access and manoeuvrability

## PO 17.1

Covered parking spaces are of a size and dimensions to be functional, accessible and convenient.

## DTS / DPF 17.1

Covered car parking spaces:

- (a) where enclosed by fencing or walls, have:
  - i. a minimum internal width of 3.2m and length of 6.0m for a single space;
  - ii. a minimum internal width of 6.0m and length of 6.0m for a double space (side by side); and
  - iii. a minimum internal width of 3.2m and length of 11m for a double space (tandem); or
- (b) where not enclosed by fencing, walls or garage doors, have:
  - i. a minimum width of 3.0m and minimum length of 5.5m for a single space;
  - ii. a minimum width of 5.2m and minimum length of 5.5m for a double (side by side) space; and
  - iii. a minimum width of 3.0m and minimum length of 10.4m for a double (tandem) space.

#### P∩ 17 2

Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient.

## DTS / DPF 17.2

Uncovered car parking spaces have a minimum width of 2.4m and a minimum length of 5.5m.

#### PO 17 3

Driveways located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages and on-street parking.

## DTS / DPF 17.3

Driveways and access points:

- (a) for sites with a frontage to a public road of 12m or less, have a maximum width of 3.2m measured at the property boundary and are the only access point provided on the site; or
- (b) for sites with a frontage to a public road greater than 12m:
  - i. have a maximum width of 6m measured at the property and are the only access point provided on the site; or
  - ii. have a maximum width of 3.2 metres measured at the property boundary and no more than two access points are provided on site.

## PO 17.4

Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.

## DTS / DPF 17.4

Vehicle access to designated car parking spaces:

- (a) is 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
- (b) where newly proposed, is setback:
  - i. 500mm 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 a street tree unless consent is provided from the tree owner;
  - iii. 6m or more from the tangent point of an intersection of 2 or more roads or a pedestrianactuated crossing.

## PO 17.5

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

# DTS/ DPF 17.5

Driveways are designed and sited so that:

- (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport when work is completed is not steeper than 1:4 on average; and
- (b) the centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access.

# PO 17.6

Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking (where on-street parking is appropriate).

## DTS / DPF 17.6

Where on-street parking is available directly adjacent the site, parking is retained in accordance with the following requirements:

- (a) 1 on-street car park per 3 proposed dwellings (rounded up to the nearest whole number); and
- (b) minimum car park length of 6m.

## Waste storage

#### PO 18.1

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

#### DTS / DPF 18.1

Dwellings are provided with:

- (a) an area of 3m2 or more for the storage of waste (separate from any designated car parking spaces or private open space) is provided behind the building line; and
- (b) a continuous unobstructed path of travel with a minimum width of 800mm between the waste bin storage area and the street.

# Design of Transportable Dwellings

# PO 19.1

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

#### DTS 19.1

None are applicable.

# GROUP DWELLINGS, RESIDENTIAL FLAT BUILDINGS AND BATTLE-AXE DEVELOPMENT

# Amenity

## PO 20.1

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

## DTS / DPF 20.1

Dwellings have a minimum internal floor area in accordance with the following table:

Bedrooms¤	Minimum·internal· floor·area¤
1·bed¤	50m <sup>2</sup> ×
2·bed¤	65m <sup>2</sup> ×
3·bed¤	80m²,·and·any· dwelling·over·3· bedrooms·provides· an·additional·15m²· for·every·additional· bedroom¤

# PO 20.2

The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.

# DTS 20.2

## PO 20.3

Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented to towards neighbouring properties.

#### DTS 20.3

None are applicable.

# Communal Open Space

#### PO 21.1

Communal open space provided where private open space provision is inadequate to meet the needs of occupants or where the nature of the development is such that private open space is not ordinarily provided.

## DTS 21.1

None are applicable.

# Car parking, access and manoeuvrability

#### PO 22.1

Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking (where on-street parking is appropriate).

### DTS / DPF 22.1

Where on-street parking is available directly adjacent the site, parking is retained in accordance with the following requirements:

- (a) 1 on-street car park per 3 proposed dwellings (rounded up to the nearest whole number); and
- (b) minimum car park length of 6m.

# PO 22.2

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 22.2

Access to group dwellings or dwellings within a residential flat building provided via a single common driveway.

## PO 22.3

Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.

# DTS / DPF 22.3

Driveways that service more than one dwelling have:

- a) a minimum width of 3m;
- b) incorporate a least one vehicle passing point with minimum width of 5m and minimum length of 6m, and an additional passing point at least every 25m thereafter;
- c) locate the passing point in (b) within 12m of the primary street boundary; and
- d) a width of 5m for at least the first 6m from the primary street boundary where located on an arterial road.

# PO 22.4

Residential driveways that service more than one dwelling are designed to allow adequate movement.

## DTS / DPF 22.4

Where in a battle-axe configuration, a driveway servicing one dwelling to have a minimum width of 3m.

#### PO 22.5

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

## DTS / DPF 22.5

Driveways providing access to more than one dwelling allow a B85 passenger vehicle to enter and exit all dedicated car parks and garages in a forward direction without requiring more than a 3-point turn manoeuvre.

#### PO 22.6

Dwellings are adequately separated from common driveways and manoeuvring areas.

## **DTS/DPF 22.6**

Dwellings are at least 1.5m from any vehicle movement path required to achieve DTS 21.5.

## Landscaping

#### PO 23.1

Landscaping is provided between dwellings and common driveways to improve the outlook for occupants and improve the appearance of common areas.

# DTS/ DPF 23.1

Other than where located directly in front of a garage or directly adjacent a building entry door, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.

## PO 23.2

Landscaping is provided that improves the appearance of common driveways.

# DTS / DPF 23.2

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 required in DTS 21.3).

# Site Facilities / Waste Storage

## PO 24.1

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 24.1

None are applicable.

#### PO 24.2

Provision is made for suitable external clothes drying facilities.

## DTS 24.2

None are applicable.

## PO 24.3

Provision is made for suitable household waste and recyclable material storage facilities conveniently located from public view.

## DTS 24.3

None are applicable.

#### PO 24.4

Waste and recyclable material storage areas are located away from dwellings.

## DTS / DPF 24.4

Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.

#### PO 24 5

Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.

#### DTS 24.5

None are applicable.

# SUPPORTED ACCOMMODATION, HOUSING FOR AGED PERSONS, AND PEOPLE WITH DISABILITIES

Siting and Configuration

## PO 25.1

Supported accommodation and housing for aged persons and people with disabilities is located where onsite movement of residents is not unduly restricted by the slope of the land.

#### DTS 25.1

None are applicable.

## Movement and Access

#### PO 26.1

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; and
- (d) kerb ramps at pedestrian crossing points.

# DTS 26.1

None are applicable.

## Communal Open Space

## PO 27.1

Development that is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors alike.

# DTS 27.1

None are applicable.

## PO 27.2

Communal open space provided where private open space provision is inadequate to meet the needs of occupants or where the nature of the development is such that private open space is not ordinarily provided (such as supported accommodation).

## DTS 27.2

None are applicable.

# Site Facilities / Waste Storage

## PO 28.1

Development that 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 28.1

None are applicable.

## PO 28.2

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 28.2

None are applicable.

## PO 28.3

Provision is made for suitable external clothes drying facilities.

#### DTS 28.3

None are applicable.

## PO 28.4

Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view.

## DTS 28.4

None are applicable.

## PO 28.5

Waste and recyclable material storage areas are located away from dwellings.

# DTS / DPF 28.5

Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.

## PO 28.6

Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.

## DTS 28.6

None are applicable.

#### PO 28.7

Services including gas and water meters conveniently located and screened from public view.

## DTS 28.7

## ALL NON-RESIDENTIAL DEVELOPMENT

Water Sensitive Design

## PO 29.1

Development likely to result in significant risk of export of litter, oil or grease should include stormwater management systems designed to minimise pollutants entering stormwater.

## DTS/DPF 29.1

Development likely to result in significant risk of export of litter, oil or grease should include stormwater management systems designed to achieve the following gross pollutant outcomes:

- (a) 90 per cent reduction of litter/gross pollutants compared to untreated stormwater runoff; and
- (b) no visible oils/grease for flows up to the 1-in-3 month average return interval flood peak flow.

#### PO 29.2

Water discharged from a development site to be of a physical, chemical and biological condition equivalent to or better than its pre-developed state.

#### DTS 29.2

None are applicable.

## Wash-down and Waste Loading and Unloading

#### PO 30.1

Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, plant or equipment that 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; and
- (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 30.1

Table 1 - Outdoor Open Space

Dwelling Type	Dwelling / Site Configuration	Minimum Rate	
Detached dwelling	Site area 1,000m <sup>2</sup> or greater	Total area: 20% of total site area	
Semi-detached dwelling Row dwelling		Adjacent to habitable room: 10% total site area / minimum dimension 4m.	

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Group dwelling	Site area 500m <sup>2</sup> to <1,000m <sup>2</sup>	Total area: 80m <sup>2</sup> Adjacent to habitable room: 24m <sup>2</sup> / minimum dimension 4m.
	Site area 300m² to <500m²	Total area: 60m <sup>2</sup> Adjacent to habitable room: 16m <sup>2</sup> / minimum dimension 4m.
	Site area <300m²	Total area: 24m <sup>2</sup> Adjacent to habitable room: 16m <sup>2</sup> / minimum dimension 3m
Cabin or caravan (permanently fixed to the ground) in a Residential Park Zone or Caravan and Tourist Park Zone		Total area: 16m², which may be used as second car parking space, provided on each site intended for residential occupation.

# Forestry

Assessment Provisions (AP)

## Desired Outcomes (DO)

DO 1

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

# Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria Siting

PO 1.1

Commercial forestry plantations established where there is no clearance of valued trees or substantially intact strata of native vegetation, or where there is no detrimental effect on the physical environment or scenic quality of the rural landscape.

## DTS/DPF 1.1

#### PO 1.2

Commercial forestry plantations 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 appropriately setback from a 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 setback 50m or more from any sensitive receiver.

#### PO 1.4

Commercial forestry plantations separated from reserves gazetted under the National Parks and Wildlife Act 1972 and/or Wilderness Protection Act 1992 to minimise fire risk and potential for weed infestation.

## DTS/DPF 1.4

Commercial forestry plantations and operations associated with their establishment, management and harvesting are setback 50m or more of a reserve gazetted under the *National Parks and Wildlife Act 1972* or *Wilderness Protection Act 1992*.

## Water Protection

#### PO 2 1

Commercial forestry plantations incorporate artificial drainage lines (ie culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas.

## DTS/DPF 2.1

None are applicable

#### PO 2.2

Appropriate siting, layout and design measures adopted to minimise the impact of commercial forestry plantations on surface water resources.

## DTS/DPF 2.2

Commercial forestry plantations:

- (a) do not involve cultivation (excluding spot cultivation) in drainage lines;
- (b) are setback 20m or more from the banks of any major watercourse (a third order or higher watercourse), lake, reservoir, wetland and sinkhole (direct connection to aquifer); and
- (c) are setback 10m or more from the banks of any first or second order watercourse or sinkhole (nodirect connection to aquifer).

## Fire Management

#### PO 3.1

Commercial forestry plantations incorporate appropriate firebreaks and fire management design elements.

## DTS/DPF 3.1

Commercial forestry plantations provide:

- (a) 7m or more wide external boundary firebreaks for plantations of 40ha or less;
- (b) 10m or more wide external boundary firebreaks for plantations of between 40ha and 100ha; or
- (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.

#### PO 3.2

Commercial forestry plantations incorporate appropriate fire management access tracks.

#### DTS/DPF 3.2

Commercial forestry plantation fire management access tracks:

- (a) are incorporated within all firebreaks;
- (b) are 7m or more wide with a vertical clearance of 4m or more;
- (c) are aligned to provide straight through access at junctions, or if they are a no through access track are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles; and
- (d) partition the plantation into units 40ha or less in area.

## Power-line Clearances

#### PO 4.1

Commercial forestry plantations achieve and maintain appropriate clearances from aboveground power-lines.

#### DTS/DPF 4.1

Commercial forestry plantations incorporating trees with an expected mature height of greater than 6m meet the clearance requirements listed in the following table:

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

# **Housing Renewal**

Assessment Provisions (AP)

**Desired Outcomes (DO)** 

## DO 1

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

# Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria Land Use and Intensity

#### PO 1.1

Residential development provides a range of housing choices.

## DTS/DPF 1.1

**Development comprises:** 

- (a) detached dwellings;
- (b) semi-detached dwellings;
- (c) row dwellings;
- (d) group dwellings; or
- (e) residential flat buildings, except where incorporating above-ground dwellings.

## PO 1.2

Higher density housing options (such as medium rise residential flat buildings) provided in close proximity to public transit, open space or activity centres.

## DTS/DPF 1.2

None are applicable.

## **Building Height**

#### PO 2.1

Buildings contribute to a low-to-medium rise suburban character.

#### 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, except in the case of a gable end.

#### PO 2 2

Medium rise buildings in locations close to public transit, centres or open space.

## DTS/DPF 2.2

None are applicable.

#### PO 2.3

Medium rise residential flat buildings located within or at the interface with zones which restrict heights to a maximum of 2 storeys transition down in scale and height towards the periphery (side and rear boundaries) of the site.

## DTS/DPF 2.3

## **Primary Street Setback**

#### PO 3.1

Buildings are set back from the primary street boundary in a manner which is compatible with the desired outcomes of the area.

#### DTS/DPF 3.1

Buildings (excluding any balcony, verandah, porch, awning or similar structure) are set back from the primary street boundary 3m or more.

## Secondary Street Setback

#### PO 4.1

Buildings are set back from secondary street boundaries to maintain separation between building walls and public streets and contribute to a suburban streetscape character.

## DTS/DPF 4.1

Buildings are set back from any secondary street allotment boundary:

- (a) 900mm or more for any wall up to 6 metres in height
- (b) 2m or more for any wall above 6 metres in height.

## **Boundary Walls**

#### PO 5.1

Boundary walls are limited in height and length to manage visual impacts and access to natural light and ventilation.

## DTS/DPF 5.1

Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, dwellings with side boundary walls are sited on only one side boundary and either:

- (a) adjoin or abut a boundary wall of a building on adjoining land for the same length and height; or do not exceed the following:
  - i. 3m in wall height;
  - ii. 10m in length; and
- (b) setback 3m or more from any other existing or proposed boundary walls on the subject land.

#### PO 5.2

Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.

## DTS/DPF5.2

Dwellings in a semi-detached or row arrangement are setback 900mm or more from side boundaries shared with allotments outside the development site, except for a carport or garage.

## Side Boundary Setback

## PO 6.1

Buildings are set back from side boundaries to provide:

- (a) separation between dwellings in a way that contributes to a suburban character; and
- (b) access to natural light and ventilation for neighbours.

## DTS/DPF 6.1

Other than walls located on a side boundary, buildings are set back from side boundaries:

- (a) 900mm or more where the wall is up to 3m measured from the top of the footings;
- (b) other than for a wall facing a southern side boundary, 900mm or more plus 1/3 of the wall height above 3m measured from the top of the footings; and
- (c) at 1.9m or more plus 1/3 of the wall height above 3m measured from the top of the footings for walls facing a southern side boundary.

## Rear Boundary Setback

## PO 7.1

Buildings are set back from rear boundaries to provide:

- (a) separation between dwellings in a way that contributes to a suburban character;
- (b) access to natural light and ventilation for neighbours;
- (c) private opens space; and
- (d) space for landscaping and vegetation.

## DTS/DPF 7.1

Dwellings are set back from rear boundary:

- (a) 3m or more for the first building level; and
- (b) 5m or more for any subsequent building level.

## Façade design

#### PO 8.1

Dwelling facades facing public streets and common driveways make a positive contribution to the streetscape.

## DTS/DPF 8.1

Each dwelling includes at least 2 of the following design features along each façade facing a public road or common driveway:

- (a) a minimum of 25% of the façade is setback an additional 300mm
- (b) a porch or portico that projects at 1m or more from the building façade and is open on least 2 sides
- (c) a balcony that projects 1.0m or more from the building façade
- (d) a verandah that projects at least 1m from the building façade
- (e) eaves surrounding the dwelling of a minimum 450mm width
- (f) a minimum 50% of the upper level projects forward a minimum 300mm from the lower level building line.

## PO 8.2

Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.

#### DTS/DPF 8.2

Each dwelling with a frontage to a public street or common driveway includes at least one window with a total window area of at least 2m2 facing the primary street or common driveway, from a habitable room that has minimum room dimension of 2.7m.

## PO 8.3

The visual bulk of larger buildings is reduced when viewed from adjoining allotments or public streets, such as through the incorporation of windows, articulation, building materials and textures.

## DTS/DPF 8.3

None are applicable.

#### PO 8.4

Built form considers local context and provides a quality design response through scale, massing, materials, colours and architectural expression.

## DTS/DPF 8.4

None are applicable.

## PO 8.5

Entrances to apartment buildings are:

- (a) oriented towards the street
- (b) visible and easily identifiable from the street
- (c) designed to include a common mail box structure.

## DTS/DPF 8.5

None are applicable.

## Outlook and amenity

## PO 9.1

Primary living rooms have an external outlook to provide a high standard of internal amenity for occupants.

## DTS/DPF 9.1

None are applicable.

## PO 9.2

Ground level bedrooms separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.

## DTS/DPF 9.2

None are applicable.

## Private Open Space

## PO 10.1

Dwellings provided with suitable sized areas of usable private open space to meet the needs of occupants.

## **DTS/DPF 10.1**

Private open space provided in accordance with the following table:

Dwelli size:	ng·site·	Minimum· area·of· POS¤	Minimum¶ dimension¤
>·500n	n²·¤	80m²≭	4m×
300·500m²·× 200·300m²·×		60m²×	4m¤
		24m²¤	3m¤
<200¤	Three·+· bedroom·¤	15·m²¤	3m×
	Two∙ bedroom∙¤	11∙m²¤	2.5m×
	One- bedroom-×	8·m²¤	2m×
	Studio¤	8∙m²¤	2m¤

#### 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, other than a study or bedroom.

#### 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

#### P∩ 11 1

Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent dwellings.

## DTS/DPF11.1

Upper level windows facing side or rear boundaries shared with an allotment put to residential use:

- (a) 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;
- (b) have sill heights greater than or equal to 1.5m above finished floor level; or
- (c) incorporate screening to a height of 1.5m above finished floor level.

## PO 11.2

Balconies are sited and screened to minimise direct overlooking of adjacent dwellings.

## DTS/DPF11.2

The building:

- (a) will not have a balcony on an upper storey; or
- (b) the longest side of a balcony faces a road (including any road reserve) or reserve (including any land held as open space); and

(c) the balcony is 15m or more from the private open space of any other dwelling.

## Landscaping

#### PO 12.1

Soft landscaping incorporated into development to:

- (a) minimise heat absorption and reflection;
- (b) maximise shade and shelter;
- (c) maximise stormwater infiltration and biodiversity; and
- (d) enhance the appearance of land and streetscapes.

## **DTS/DPF 12.1**

Residential development incorporates areas for soft landscaping with a minimum dimension of 0.5 metres provided in accordance with the following:

Dwelling·site·area·(or- in·the·case·of- residential·flat- building·or·group- dwellings,·average- site·area)·(m²)¤	%-of-site-¤	1
<200¤	15%¤	1
201·-·450¤	20%¤	1
>450¤	25%¤	1

(a)

; and

(b) 25% of land between the road boundary and the primary building line is provided for soft landscaping with a minimum dimension of 1.5 metres.

## Water Sensitive Design

## PO 13.1

Residential development designed to capture and re-use stormwater to maximise conservation of water resources, manage peak stormwater runoff flows and volume and manage runoff quality to maintain, as close as is practical, pre development conditions.

## **DTS/DPF 13.1**

None are applicable.

## Parking

## PO 14.1

On-site car parking provided to meet the anticipated demand of residents, with less on-site parking appropriate in areas in close proximity to public transport stations.

## **DTS/DPF 14.1**

On-site car parking is provided at the following rates:

- (a) 2 or less bedroom dwelling 1 car parking space, covered or able to be covered (without impinging on building setbacks);
- (b) 3 or more bedroom dwelling 2 car parking spaces, 1 of which is covered or able to be covered (without impinging on building setbacks).

#### PO 14.2

Covered car parking spaces are of dimensions to be functional, accessible and convenient.

#### **DTS/DPF 14.2**

Covered car parking spaces:

- (a) where enclosed by fencing or walls, have:
  - i. a minimum internal width of 3.2m and length of 6.0m for a single garage;
  - ii. a minimum internal width of 6.0m and length of 6.0m for a double garage (side by side); and
- iii. a minimum internal width of 3.2m and length of 11m for a double garage (tandem); or (b) carports not enclosed by fencing, walls or garage doors, have:
  - a minimum width of 3.0m and minimum length of 5.5m for a single width carport;
  - ii. a minimum width of 5.2m and minimum length of 5.5m for double carports (side by side);
  - iii. a minimum width of 3.0m and minimum length of 10.4m for double carport (tandem).

#### PO 14.3

Uncovered car parking spaces are of dimensions to be functional, accessible and convenient.

## **DTS/DPF 14.3**

Uncovered car parking spaces have a minimum width of 2.4m and minimum length of 5.5m.

#### PO 14.4

Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand.

## **DTS/DPF 14.4**

Visitor car parking for group and residential flat buildings incorporating 4 or more dwellings is provided onsite at a minimum ratio of 0.25 car parking spaces per dwelling.

## PO 14.5

Residential flat buildings provide dedicated areas for bicycle parking

#### DTS/DPF 14.4

Residential flat buildings provide one bicycle parking space per dwelling.

## Overshadowing

## PO 15.1

Development minimises overshadowing of the private open spaces of adjoining land by ensuring that ground level open space associated with existing residential buildings receive direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.

## **DTS/DPF 15.1**

None are applicable.

#### Waste

#### PO 16.1

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

## **DTS/DPF 16.1**

Dwellings are provided with:

- (a) an area of 3m2 or more for the storage of waste (separate from any designated car parking spaces or private open space) is provided behind the building line; and
- (b) a continuous unobstructed path of travel with a minimum width of 800mm is provided between the waste storage area and the street.

#### PO 16.2

Residential apartment buildings provide a dedicated area for the on-site storage of waste which is:

- (a) easily and safely accessible for residents and for collection vehicles;
- (b) screened from adjoining land and public roads; and
- (c) of sufficient dimensions to be able to accommodate the waste storage needs of the development considering the intensity and nature of the development and the frequency of collection.

#### **DTS/DPF 16.2**

None are applicable.

## **Vehicle Access**

#### PO 17.1

Driveways located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages and on-street parking.

## DTS/DPF 17.1

None are applicable.

#### PO 17.2

Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees

#### **DTS/DPF 17.2**

Vehicle access to designated car parking spaces:

- (a) is 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
- (b) where newly proposed, is setback:
  - i. 500mm 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 a street tree unless consent is provided from the tree owner;
  - iii. 6m or more from the tangent point of an intersection of 2 or more roads or a pedestrianactuated crossing.

#### PO 17.3

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

## DTS/DPF/ DPF 17.3

Driveways are designed and sited so that:

- (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport when work is completed is not steeper than 1:4 on average; and
- (b) the centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access.

## PO 17.4

Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking (where on-street parking is appropriate).

#### DTS/DPF17.4

Where on-street parking is available directly adjacent the site, parking is retained in accordance with the following requirements:

- (a) 1 on-street car park per 3 proposed dwellings (rounded up to the nearest whole number); and
- (b) minimum car park length of 6m.

#### PO 17.5

Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.

#### **DTS/DPF 17.5**

Battle-axe driveways and driveways that service more than one dwelling satisfy the following:

- (a) a width of 3m or more;
- (b) for driveways servicing three or more dwellings which exceed 30m in length, incorporate a least one vehicle passing point with a width of 5m or more and a length of 6m or more, and an additional passing point at least every 30m thereafter;
- (c) locate the passing point in (b) within 12m of the primary street boundary; and
- (d) a width of 5m or more for at least the first 6m from the primary street boundary where located on an arterial road.

## PO 17.6

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

#### **DTS/DPF 17.6**

Driveways providing access to more than one dwelling allow a B85 passenger vehicle to enter and exit all dedicated car parks and garages in a forward direction without requiring more than a 2-point-turn manoeuvre.

#### PO 17.7

Dwellings are adequately separated from common driveways and manoeuvring areas.

## **DTS/DPF 17.7**

Dwellings are set back 0.5m or more from any vehicle movement path required to achieve DTS/DPF 18.6.

## Storage

## PO 18.1

Dwellings are provided with sufficient space for storage to meet likely occupant needs.

## **DTS/DPF 18.1**

Storage provided at the following rates:

(a) 1 bedroom: 6m3;(b) 2 bedroom: 10m3;(c) 3+ bedroom: 12m3; and

50% or more of the storage volume is provided within the dwelling.

## **Earthworks**

#### PO 19.1

Buildings are designed and sited to minimise alteration of existing landform.

## **DTS/DPF 19.1**

The development does not involve:

- (a) excavation exceeding a vertical height of 1m;
- (b) filling exceeding a vertical height of 1m; and
- (c) a total combined excavation and filling vertical height exceeding 2m.

## Service connections and infrastructure

#### PO 20.1

Dwellings are provided with appropriate service connections and infrastructure.

## **DTS/DPF 20.1**

The applicant has certified that the site and building:

- (a) has the ability to be connected to a permanent potable water supply;
- (b) has the ability to be connected to a sewerage system, or a waste water control system approved under Public and Environmental Health Act 1987;
- (c) has the ability to be connected to electricity supply;
- (d) has the ability to be connected to an adequate water supply (and pressure) for fire-fighting purposes where located in a Hazard (Bushfire Risk) Overlay; and
- (e) would not be contrary to the Regulations prescribed for the purposes of Section 86 of the Electricity Act 1996.

## Site contamination

#### PO 21.1

Development sites are suitable and safe for the intended land use, including remediation where required.

## **DTS/DPF 21.1**

The applicant has provided a declaration indicating, to the best of his or her knowledge and belief, the allotment is not, and has not 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.

## Procedural Matters (PM)

## **Notification**

All development undertaken by:

- i) the South Australian Housing Trust either individually or jointly with other persons or bodies; or
- ii)registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority

is exempt from notification, except for a residential flat building (apartment building) of 3 storeys or greater.

## Interface between Land Uses

Assessment Provisions (AP)

## **Desired Outcome (DO)**

## DO 1

Development located and designed to mitigate adverse effects on neighbouring and proximate land uses to reduce potential for conflict.

## Performance Outcome (PO)

# Deemed to Satisfy Criteria (DTS)

(required for development to be classified as Deemed-to-Satisfy)

# Designated Performance Feature (DPF)

(used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)

## **General Land Use Compatibility**

## PO 1.1

Sensitive receivers designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses and land uses desired in the zone.

None are applicable.

## PO 1.2

Development adjacent to a site containing an existing sensitive receiver or zone primarily intended to accommodate sensitive receivers designed to minimise adverse impacts.

None are applicable.

## **Hours of Operation**

#### PO 2.1

Non-residential development does not unreasonably impact the amenity of existing sensitive receivers or an adjacent zone primarily for sensitive receivers through 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; and

## DTS/DPF 2.1

Consulting room, office and shop hours of operation are limited to 7am – 9pm Monday to Friday and 8am – 5pm Saturday inclusive.

# Performance Outcome (PO)

Deemed to Satisfy Criteria (DTS)

(required for development to be classified as Deemed-to-Satisfy)

 Designated Performance Feature (DPF)

> (used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)

(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.

## Overshadowing

## PO 3.1

Overshadowing of habitable room windows of adjacent residential land uses not unreasonably interrupted to maintain access to direct winter sunlight.

## PO 3.2

Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses not unreasonably interruupted to maintain access to direct winter sunlight.

## DTS/DPF 3.1

North-facing windows of habitable rooms of adjacent residential land uses receive at least 3 hours of direct sunlight over their surface between 9.00 am and 3.00 pm on 21 June.

## DTS/DPF 3.2

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

- (a) for ground level private open space, the smaller of the following:
  - (i) half of the existing ground level open space; or
  - (ii) 35m² of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m);
- (b) for ground level communal open space, at least half of the existing ground level open space.

## PO 3.3

Development does not unduly reduce the generating capacity of existing rooftop solar energy facilities taking into account:

(a) the form of development contemplated in the relevant zone:

# **Deemed to Satisfy Criteria** Performance Outcome (PO) (DTS) (required for development to be classified as Deemed-to-Satisfy) **Designated Performance** Feature (DPF) (used for development to be assessed on its merits against the applicable policies of the Planning and Design Code) the orientation of the solar energy (b) facilities to operate effectively and efficiently; and (c) the extent to which the solar energy facilities are already overshadowed. PO 3.4 Development that incorporates moving parts, None are applicable. including windmills and wind farms, located and operated to not cause unreasonable nuisance to nearby dwellings and tourist accommodation caused by shadow flicker.

# **Activities Generating Noise or Vibration**

PO 4.1	DTS/DPF 4.1
Development that emits noise (other than	Predicted noise at the nearest existing
music noise) does not unreasonably impact	sensitive receiver achieves the relevant
acoustic amenity at the nearest existing	Environment Protection (Noise) Policy criteria.
sensitive receivers.	

## 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 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

## **Deemed to Satisfy Criteria** Performance Outcome (PO) (DTS) (required for development to be classified as Deemed-to-Satisfy) **Designated Performance** Feature (DPF) (used for development to be assessed on its merits against the applicable policies of the Planning and Design Code) intended to accommodate sensitive receivers; (c) housing plant and equipment within an enclosed structure or acoustic enclosure; and providing a suitable acoustic barrier (d) between the plant and / or equipment and the adjacent sensitive receiver boundary or zone. PO 4.3 **DTS/DPF 4.3** Fixed plant and equipment in the form of The pump and/or filtration system is ancillary pumps and/or filtration systems for a to a dwelling erected on the same site and is: swimming pool or spa positioned and/or (a) enclosed in a solid acoustic structure housed to not cause unreasonable noise that is located at least 5m from the nuisance to adjacent sensitive receivers. nearest habitable room located on an adjoining allotment; or located at least 12m from the nearest (b) habitable room located on an adjoining allotment. PO 4.4 DTS/DPF 4.4 External noise into bedrooms minimised by Adjacent land is used for residential purposes. separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment. PO 4.5 DTS/DPF 4.4 Outdoor areas associated with licensed None are applicable. premises (such as beer gardens or dining areas) designed and/or sited to not cause unreasonable noise impact on existing

adjacent sensitive receivers.

# Performance Outcome (PO)

# Deemed to Satisfy Criteria (DTS)

(required for development to be classified as Deemed-to-Satisfy)

# Designated Performance Feature (DPF)

(used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)

## PO 4.6

Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver or zone primarily intended to accommodate sensitive receivers.

## DTS/DPF 4.6

Development incorporating music includes noise attenuation measures that will achieve the following noise levels:

Assessment location	Music noise level
Externally at the nearest existing 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 (LOCT10,15 < LOCT90,15 + 8dB)

## **Air Quality**

## PO 5.1

Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of existing sensitive receivers within the locality and zones primarily intended to accommodate sensitive receivers.

## DTS/DPF 5.1

None are applicable.

## PO 5.2

Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to nearby sensitive receivers by:

- (a) incorporating appropriate treatment technology before exhaust emissions are released; and
- (b) locating and designing chimneys or exhaust flues to maximise dispersion of exhaust emissions taking into account

## **DTS/DPF 5.2**

# **Deemed to Satisfy Criteria** Performance Outcome (PO) (DTS) (required for development to be classified as Deemed-to-Satisfy) **Designated Performance** Feature (DPF) (used for development to be assessed on its merits against the applicable policies of the Planning and Design Code) the location of nearby sensitive receivers. **Light Spill** DTS/DPF 6.1 PO 6.1 None are applicable. External lighting positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers. PO 6.2 DTS/DPF 6.2 External lighting is not hazardous to motorists None are applicable. and cyclists. Solar Reflectivity / Glare PO 7.1 **DTS/DPF 7.1** Development designed and comprised of None are applicable. materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and microclimatic impacts on adjacent buildings and land uses as a result of reflective solar glare. **Electrical Interference** PO 8.1 **DTS/DPF 8.1**

## Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference.

The building or structure:

- (a) is no greater than 10m in height, measured from existing ground level; or
- (b) is not within a line of sight between an existing fixed transmitter and fixed receiver (antenna) other than where an alternative service is available (via a different fixed transmitter or cable).

# Performance Outcome (PO)

Deemed to Satisfy Criteria (DTS)

(required for development to be classified as Deemed-to-Satisfy)

 Designated Performance Feature (DPF)

> (used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)

## **Interface with Rural Activities**

## PO 9.1

Sensitive receivers located and designed to mitigate impacts from lawfully existing horticultural and farming activities including chemical spray drift and noise.

## DTS/DPF 9.1

None are applicable.

## PO 9.2

Sensitive receivers located and designed to mitigate potential impacts from lawfully existing intensive animal husbandry activities and not prejudice the continued operation of these activities.

None are applicable.

## PO 9.3

Sensitive receivers located and designed to mitigate potential impacts from lawfully existing land-based aquaculture activities and 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 located and designed to mitigate potential impacts from lawfully existing dairies including associated wastewater lagoons and liquid/solid waste storage and disposal facilities and not prejudice the continued operation of these activities.

## **DTS/DPF 9.4**

Sensitive receivers 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 located and designed to mitigate 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 not

## **DTS/DPF 9.5**

Sensitive receivers are located at least 300m from the boundary of a site used for the handling, transportation and storage of bulk commodities in other ownership.

# **Deemed to Satisfy Criteria** Performance Outcome (PO) (DTS) (required for development to be classified as Deemed-to-Satisfy) **Designated Performance** Feature (DPF) (used for development to be assessed on its merits against the applicable policies of the Planning and Design Code) prejudice the continued operation of these activities. PO 9.6 None are applicable. Setbacks and vegetation plantings along allotment boundaries should be incorporated to mitigate the potential impacts of chemical spray drift and other impacts associated with agricultural and horticultural activities. PO 9.7 None are applicable. Urban development should not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques. Interface with Mines and Quarries (Rural and Remote Areas)

## PO 10.1

Sensitive receivers are separated from existing mines to minimise adverse impacts from noise, dust and vibration.

## **DTS/DPF 10.1**

Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the *Mining Act* 1971.

# Infrastructure and Renewable Energy Facilities

## Assessment Provisions (AP)

## Desired Outcomes (DO)

## 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 that suitably manages adverse visual impacts on natural and rural landscapes and residential amenity.

# Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

## General

## PO 1.1

Development 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, renewable energy facilities (excluding wind farms), energy storage facilities and ancillary development from townships, scenic routes and public roads is minimised and managed 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; and
- (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

Substations, 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 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

## Rehabilitation

#### PO 3.1

Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors.

## DTS/DPF 3.1

None are applicable.

## Hazard Management

#### PO 4.1

Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips.

## DTS/DPF 4.1

None are applicable.

#### PO 4.2

Facilities for energy generating, power storage and transmission separated from dwellings, tourist accommodation and frequently visited public places (such as viewing platforms / lookouts) to reduce risks to public safety from fire or equipment malfunction.

## DTS/DPF 4.2

None are applicable.

#### PO 4.3

Bushfire hazard risk minimised for renewable energy facilities by providing appropriate access tracks, safety equipment, and water tanks and establishing cleared areas around substations, battery storage and operations compounds.

## DTS/DPF 4.3

None are applicable.

# Electricity Infrastructure and Battery Storage Facilities

## PO 5.1

Electricity infrastructure located to minimise visual impacts through techniques including:

- (a) siting utilities and services:
  - (i) on areas already cleared of native vegetation; or
  - (ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity; and
- (b) grouping utility buildings and structures with non-residential development, where practicable.

## DTS/DPF 5.1

None are applicable.

## PO 5.2

Electricity supply (excluding transmission lines) serving new development in urban areas and townships installed underground, excluding lines having a capacity exceeding or equal to 33kV.

## DTS/DPF 5.2

## PO 5.3

Battery storage facilities co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts.

#### DTS/DPF 5.3

None are applicable.

## Telecommunication Facilities

#### PO 6.1

Where technically feasible, telecommunications facilities seek to reduce visual impact by incorporating techniques such as:

- (a) avoiding proliferation of facilities in a local area;
- (b) co-locating with other communications facilities;
- (c) locating antennae as close as practical to support structures; and
- (d) screening using landscaping and existing vegetation, particularly for equipment shelters and huts.

#### DTS/DPF 6.1

None are applicable.

#### PO 6.2

Telecommunications facilities sited and designed to minimise visual impact having regard to:

- (a) the size, scale, context and characteristics of existing structures, heritage, landforms and vegetation so as to be compatible with the local environment;
- (b) incorporating the facility within an existing structure that may serve another purpose; and
- (c) using existing buildings and vegetation for screening.

#### DTS/DPF 6.2

None are applicable.

## Renewable Energy Facilities

#### PO 7.1

Renewable energy facilities located as close as practicable to existing transmission infrastructure to facilitate connections and minimise environmental impacts as a result of extending transmission infrastructure.

## **DTS/DPF 7.1**

None are applicable.

## Renewable Energy Facilities (Wind Farm)

## PO 8.1

Visual impact of wind turbine generators on the amenity of residential and tourist development reduced through appropriate separation.

## DTS/DPF 8.1

Wind turbine generators are:

- (a) setback at least 1,200m from the base of the turbine to non-associated (non-stakeholder) dwellings and tourist accommodation;
- (b) setback at least 2,000m from the base of a turbine to any of the following zones:
  - i. Settlement Zone;
  - ii. Township Zone;

- iii. Rural Living Zone; or
- iv. Rural Neighbourhood Zone

with an additional 10m setback per additional metre over 150m overall turbine height (measured from the base of the turbine).

#### PO 8.2

The visual impact of wind turbine generators on natural landscapes managed by:

- (a) designing wind turbine generators to be uniform in colour, size and shape;
- (b) coordinating blade rotation and direction; and
- (c) mounting wind turbine generators on tubular towers as opposed to lattice towers.

#### DTS/DPF 8.2

None are applicable.

#### PO 8.3

Wind turbine generators and ancillary development minimise potential for bird and bat strike.

#### DTS/DPF 8.3

None are applicable.

#### PO 8.4

Wind turbine generators incorporate recognition systems or physical markers to minimise the risk to aircraft operations.

## DTS/DPF 8.4

No Commonwealth air safety (CASA / ASA) or Defence requirement is applicable.

## PO 8.5

Meteorological masts and guidewires identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes.

## DTS/DPF 8.5

None are applicable.

## Renewable Energy Facilities (Solar Power)

#### PO 9.1

Solar power facilities generating 5MW or more are not located on land of high environmental, scenic or cultural value.

## DTS/DPF 9.1

None are applicable.

#### PO 9.2

Solar power facilities allow for movement of wildlife by:

- (d) incorporating wildlife corridors and habitat refuges; and
- (e) avoiding the use of extensive security or perimeter fencing; or
- (f) incorporating fencing that enables the passage of small animals without unreasonably compromising the security of the facility.

## DTS/DPF 9.2

#### PO 9.3

Amenity impacts of solar power facilities minimised through separation from sensitive receivers.

## DTS/DPF 9.3

Solar power facilities are setback at least:

- (a) 500 metres from conservation areas;
- (b) 100 metres from Township, Settlement, Rural Neighbourhood and Rural Living Zones; and
- (c) 30 metres from adjoining land.

#### PO 9.4

Solar power facilities incorporate landscaping within setbacks from adjacent road frontages and boundaries of adjacent allotments accommodating non-host dwellings.

## DTS/DPF 9.4

None are applicable.

## Hydropower / Pumped Hydropower Facilities

## PO 10.1

Hydropower / pumped hydropower facility storage designed and operated to minimise the risk of storage dam failure.

## **DTS/DPF 10.1**

None are applicable.

#### PO 10.2

Hydropower / pumped hydropower facility storage designed and operated to minimise water loss through increased evaporation or system leakage, with the incorporation of appropriate liners, dam covers, operational measures or detection systems.

#### **DTS/DPF 10.2**

None are applicable.

## PO 10.3

Hydropower / pumped hydropower facilities on existing or former mine sites minimise environmental impacts from site contamination, including from mine operations or water sources subject to such processes, now or in the future.

## **DTS/DPF 10.3**

None are applicable.

## Water Supply

## PO 11.1

Development connected to an appropriate water supply to meet the ongoing requirements of the intended

## **DTS/DPF 11.1**

Development is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the on-going requirements of the development.

## PO 11.2

Dwellings connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided.

## **DTS/DPF 11.2**

A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development. Where this is not available it is instead serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is:

- (a) exclusively for domestic use; and
- (b) connected to the roof drainage system of the dwelling.

## Wastewater Services

## PO 12.1

Development is connected to an approved common waste water 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 on-going requirements of the intended use in accordance with the following:

- (a) it is wholly located and contained within the allotment of the development they will service.
- (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes are to include disposal systems that minimise the risk of pollution to those water resources
- (c) ensures septic tank effluent drainage fields and other waste water disposal areas located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm.

## **DTS/DPF 12.1**

Development is connected, or will be connected, to an approved common waste water disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead serviced by an on-site waste water treatment system in accordance with the following:

- (a) is wholly located and contained within the allotment of development it will service; and
- (b) ensures no part of a septic tank effluent drainage field or any other waste water disposal system is located:
  - i. within 50m of a watercourse, bore, well or dam;
  - ii. on any land with a slope greater than 20% (1-in-5), or a depth to bedrock or seasonal or permanent water table less than 1.2m; and
  - iii. on land that is waterlogged, saline, part of a runway area or likely to be inundated by a 10% AEP flood event.

#### PO 12.2

Effluent drainage fields and other waste water disposal areas maintained to ensure the effective operation of waste systems and minimise risks to human health and environmental harm.

## **DTS/DPF 12.2**

Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.

## **Temporary Facilities**

#### PO 13.1

In rural and remote locations, development that is likely to generate significant waste material during construction, including packaging waste, makes provision for a temporary on-site waste storage enclosure to minimise the incidence of wind-blown litter.

#### **DTS/DPF 13.1**

A waste collection and disposal service will be used to dispose of the volume of waste and at a rate it is generated.

#### PO 13.2

Temporary facilities to support the establishment of renewable energy facilities (including borrow pits, concrete batching plants, laydown, storage, access roads and worker amenity areas) are sited and operated to minimise environmental impact.

## **DTS/DPF 13.2**

None are applicable.

# Intensive Animal Husbandry and Dairies

## Assessment Provisions (AP)

## Desired Outcome (DO)

## DO 1

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

# Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria Siting and Designs

#### PO 1.1

Intensive animal husbandry, dairies and associated activities 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 sited, designed, constructed and managed to minimise 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 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

## PO 1.4

Dairies and associated activities such as wastewater lagoons and liquid/solid waste disposal areas 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 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 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 setback 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; and
- (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 appropriately setback from:

- (a) public water supply reservoirs;
- (b) major watercourses (third order or higher stream); and
- (c) any other watercourse, bore or well used for domestic or stock water supplies.

## DTS/DPF 3.1

Intensive animal husbandry operations are setback:

- (a) 800m or more from a public water supply reservoir;
- (b) 200m or more from a major watercourse (third order or higher stream); and
- (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:

- (a) that have sufficient capacity to hold effluent and runoff from the operations on site; and
- (b) ensure that effluent does not infiltrate and pollute groundwater, soil or other water resources.

#### DTS/DPF 3.2

## Land Division in Urban Areas

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Land division that:

- (c) creates allotments having appropriate dimensions and shape for intended use;
- (d) allows efficient provision of new infrastructure and optimum use of existing underutilised infrastructure;
- (e) 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;
- (f) supports energy efficiency in building orientation;
- (g) creates a compact urban form that supports active travel, walkability and the use of public transport; and
- (h) avoids areas of high natural hazard risk.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

## ALL LAND DIVISION

Allotment configuration

#### PO 1.1

Land division creates allotments suitable for their intended use taking into account physical characteristics of the land, preservation of environmental and cultural features of value and the prevailing context of the locality.

## DTS/DPF 1.1

Land division for the:

- (a) minor adjustment of allotment boundaries to remove an anomaly in existing boundaries with respect to the location of existing buildings or structures where no additional allotments are created; or
- (b) creation of a single additional allotment for residential purposes where:
  - i. the allotment will contain a single lawfully existing dwelling or an approval for a single dwelling exists and is operative;
  - ii. access is provided via a lawfully existing driveway or access point or an access point for which approval under the Local Government Act exists and is operative; and
  - iii. the resulting allotment achieves any minimum site area and frontage width specified by the relevant zone or a relevant Technical and Numeric Variation Overlays.

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 2.1**

None are applicable.

#### PO 2.2

Land division enables appropriate treatment of the interface between potentially conflicting land uses and/or zones.

#### **DTS 2.2**

#### PO 2.3

Land division maximises the number of allotments that face public open space and public streets.

## **DTS 2.3**

None are applicable.

#### PO 2.4

Land division integrated with site features, adjacent land uses, the existing transport network and available infrastructure.

#### **DTS 2.4**

None are applicable.

#### PO 2.5

Development and infrastructure provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services.

#### **DTS 2.5**

None are applicable

#### PO 2.6

Land division results in watercourses being retained within open space and land subject to flooding free from development.

#### **DTS 2.6**

None are applicable.

#### PO 2.7

Land division results in street patterns that are legible and connected to the surrounding street network.

## **DTS 2.7**

None are applicable.

## PO 2.8

Land division is designed to allocate adequate and suitable land for the preservation of existing vegetation of value including native vegetation, regulated and significant trees.

## **DTS 2.8**

None are applicable.

## Roads and Access

#### PO 3.1

Land division provides allotments with access to a public road.

## **DTS 3.1**

None are applicable.

#### PO 3.2

Street patterns and intersections designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.

## **DTS 3.2**

None are applicable.

## PO 3.3

Land division does not impede access to publicly owned open space and recreation facilities.

## **DTS 3.3**

#### 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 3.4**

None are applicable.

#### PO 3.5

Road reserves provide for footpaths, cycle lanes and shared-use paths, and accommodate street tree planting, landscaping and street furniture.

#### **DTS 3.5**

None are applicable.

## PO 3.6

Road reserves accommodate stormwater drainage and public utilities.

#### **DTS 3.6**

None are applicable.

#### PO 3.7

Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites.

#### **DTS 3.7**

None are applicable.

#### PO 3.8

Street patterns and intersections designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.

#### **DTS 3.8**

None are applicable.

#### PO 3.9

Roads, open space and thoroughfares provided establish safe and convenient linkages to the surrounding open space and transport network.

#### **DTS 3.9**

None are applicable.

## PO 3.10

Public streets include tree planting to provide shade and enhance the amenity of streetscapes.

#### **DTS 3.10**

None are applicable.

#### PO 3.11

Local streets designed to create low-speed environments that are safe for cyclists and pedestrians.

## DTS 3.11

None are applicable.

## Infrastructure

## PO 4.1

Land division incorporates public utility services within road reserves or within dedicated easements.

## **DTS 4.1**

#### PO 4.2

Waste water, sewage and other effluent is capable of being disposed of from each allotment without unreasonable risk to public health or the environment.

#### DTS/DPF 4.2

Each allotment can be connected to any of the following:

- (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 allotments; or
- (b) a form of on-site waste water treatment and disposal that meets relevant public health and environmental standards.

#### PO 4.3

Septic tank effluent drainage fields and other waste water disposal areas maintained to ensure the effective operation of waste systems and minimise risks to human health and environmental harm.

#### **DTS / DPF 4.3**

Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.

#### PO 4.4

Constructed wetland systems, including associated detention and retention basins, sited and designed to ensure public health and safety is protected including by minimising potential public health risks arising from the breeding of mosquitoes.

## **DTS 4.4**

None are applicable.

#### PO 4.5

Constructed wetland systems, including associated detention and retention basins, sited and designed to allow sediments to settle prior to discharge into watercourses or the marine environment.

## **DTS 4.5**

None are applicable.

#### PO 4.6

Constructed wetland systems, including associated detention and retention basins, sited and designed to function as a landscape feature.

#### **DTS 4.6**

None are applicable.

## MINOR LAND DIVISION (UNDER 20 ALLOTMENTS)

Open Space

## PO 5.1

Land division proposing an additional allotment under 1 hectare in area provides or supports the provision of open space.

## **DTS 5.1**

#### PO 5.2

Land division creating 5-19 non-residential 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 the carrying capacities of downstream systems are not overloaded.

#### DTS 5.2

Land division creating 5-19 non-residential allotments is accompanied by an approved Stormwater Management Plan and manages up to and including the 100 –year ARI flood event (1% AEP) to avoid flooding of buildings and:

- (a) maintain
  - i. a pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 5-year ARI (18.1% AEP) 30 minute storm; and
  - ii. the stormwater runoff time to peak to match that of the pre-development; or
- (b) capture and retain the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for a 5-year ARI (18.1% AEP) 30 minute storm; and
- (c) manage site generated stormwater runoff up to and including the 100 –year ARI flood event (1% AEP) to avoid flooding of buildings.

#### Solar Orientation

#### PO 6.1

Land division for residential purposes facilitates solar access for energy efficiency through allotment orientation.

## **DTS 6.1**

None are applicable.

## Water Sensitive Design

#### PO 7.1

Land division creating 5-19 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 7.1**

Land division creating 5-19 allotments is accompanied by an approved Stormwater Management Plan and achieves the following stormwater runoff outcomes:

- (a) 80 per cent reduction in average annual total suspended solids;
- (b) 60 per cent reduction in average annual total phosphorus;
- (c) 45 per cent reduction in average annual total nitrogen.

#### PO 7.2

Land division creating 5-19 non-residential 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 the carrying capacities of downstream systems are not overloaded.

#### **DTS / DPF 7.2**

Land division creating 5-19 non-residential allotments includes a storm water management system designed to:

(a) maintain a pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 20-year ARI (5% AEP) 30 minute storm, unless a lower performance measure is specified in an approved catchment based Stormwater Management Plan;

- (b) maintain the stormwater runoff time to peak to match that of the pre-development; and
- (c) manage site generated stormwater runoff up to and including the 100 -year ARI flood event (1% AEP).

## MAJOR LAND DIVISION (20+ ALLOTMENTS)

Open Space

## PO 8.1

Land division allocates or retains, evenly distributed, high quality areas of open space to improve residential amenity and provide urban heat amelioration.

#### **DTS 8.1**

None are applicable

#### PO 8.2

Land allocated for open space is suitable for intended active and passive recreational use considering gradient and potential for inundation.

#### **DTS / DPF 8.2**

Where provided, no more than 20% of open space:

- (a) has a slope in excess of 1 in 4; and
- (b) is comprised of watercourses, wetlands or detention basins.

#### PO 8.3

Land allocated for active recreation is of a size and has dimensions capable of accommodating a range of active recreational activities.

## **DTS 8.3**

None are applicable.

Water Sensitive Design

#### PO 9.1

Land division creating 20 or more residential 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 the carrying capacities of downstream systems are not overloaded.

## DTS/DPF 9.1

Land division creating 20 or more residential allotments is accompanied by an approved Stormwater Management Plan and manages up to and including the 100 –year ARI flood event (1% AEP) to avoid flooding of buildings and:

- (a) maintains pre-development peak 5-year ARI (18.1% AEP) flow rate from the site, and maintains the time to peak to match that of the pre-development; or
- (b) captures and retains the difference in pre-development volume vs post development volume from the site for a 5-year ARI (18.1% AEP) 30 minute storm; or where there is no adequate local drainage scheme to connect to, captures and retains post development volume from the site for a 5 year ARI (18.1% AEP) 30 minute storm.

### PO 9.2

Land division creating 20 or more non-residential 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 the carrying capacities of downstream systems are not overloaded.

#### DTS/DPF 9.2

Land division creating 20 or more non-residential allotments is accompanied by an approved Stormwater Management Plan and manages up to and including the 100 –year ARI flood event (1% AEP) to avoid flooding of buildings and:

- (a) maintains pre-development peak 20-year ARI (5% AEP) flow rate from the site and, maintains the time to peak to match that of the pre-development; or
- (b) captures and retains the difference in pre-development volume vs post development volume from the site for a 20-year ARI (5% AEP) 30 minute storm; where there is no adequate local drainage scheme to connect to, captures and retains post development volume from the site for a 20 year ARI (5% AEP) 30 minute storm.

#### PO 9.3

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 9 3

Land division creating 20 or more allotments is accompanied by an approved Stormwater Management Plan and achieves the following stormwater runoff outcomes:

- (a) 80 per cent reduction in average annual total suspended solids;
- (b) 60 per cent reduction in average annual total phosphorus;
- (c) 45 per cent reduction in average annual total nitrogen.

## Solar Orientation

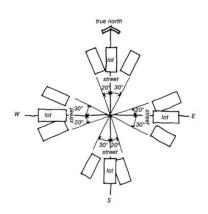
## PO 10.1

Land division for residential purposes facilitates solar access for energy efficient through allotment orientation and allotment dimensions.

## **DTS/DPF 10.1**

Land division results in:

(a) at least 80% of allotments oriented so that their long axis conforms with figure 10.1:



- (b) 80% of allotments with an east-west orientation having a minimum frontage of 15m
- (c) no more than 20% of allotments are located on the south side of east-west oriented streets.

## Land Division in Rural Areas

Assessment Provisions (AP)

## Desired Outcome (DO)

#### DO 1

Land division that:

- (a) creates allotments having appropriate dimensions and shape for intended use;
- (b) allows efficient provision of new infrastructure and optimum use of existing underutilised infrastructure;
- (c) integrates and allocates adequate and suitable land for the preservation of site features of value including significant vegetation, watercourses, water bodies and other environmental features; and
- (d) supports energy efficiency in building orientation;
- (e) creates a compact urban form that supports active travel, walkability and the use of public transport; and
- (f) avoids areas of high natural hazard risk.

## Performance Outcomes (PO)

- Deemed to Satisfy Criteria (DTS)
   (required for development to be classified
- as Deemed-to-Satisfy)

   Designated Performance Feature
  - (used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)

## **ALL LAND DIVISION**

## Allotment configuration

## PO 1.1

Land division creates allotments suitable for their intended use taking into account physical characteristics of the land, preservation of environmental and cultural features of value and the prevailing context of the locality.

## DTS/DPF 1.1

(DPF)

Land division for the:

- (a) minor adjustment of allotment boundaries to remove an anomaly in existing boundaries with respect to the location of existing buildings or structures where no additional allotments are created; or
- (b) Creation of a single additional allotment for residential purposes where:
  - (i) the allotment will contain a single lawfully existing dwelling or an approval for a single dwelling exists and is operative;

Performance Outcomes (PO)	<ul> <li>Deemed to Satisfy Criteria (DTS)         (required for development to be classified as Deemed-to-Satisfy)</li> <li>Designated Performance Feature (DPF)         (used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)</li> </ul>
	<ul> <li>(ii) access is provided via a lawfully existing driveway or access point or an access point for which approval under the Local Government Act exists and is operative; and</li> <li>(iii) the resulting allotment achieves any minimum site area and frontage width specified by the relevant zone or a relevant Technical and Numerical Variation Overlays.</li> </ul>
PO 1.2  Land division creates allotments suitable for their intended use.	DTS/DPF 1.1  Division of land that reflects the site or allotment boundaries on a valid development authorisation for Development Plan Consent under the Development Act 1993 or Planning Consent under the Planning, Development and Infrastructure Act 2016.
Design and Layout	
PO 2.1  Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls	None are applicable.
PO 2.2  Land division enables appropriate treatment of the interface between potentially conflicting land uses and/or zones.	None are applicable.
PO 2.3  Land division maximises the number of allotments that face public open space and public streets.	None are applicable.
PO 2.4	None are applicable.

Performance Outcomes (PO)	<ul> <li>Deemed to Satisfy Criteria (DTS)         (required for development to be classified as Deemed-to-Satisfy)</li> <li>Designated Performance Feature (DPF)         (used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)</li> </ul>
Land division integrated with site features, adjacent land uses, the existing transport network and available infrastructure.	
PO 2.5  Development and infrastructure provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services.	None are applicable
PO 2.6  Land division results in watercourses being retained within open space and land subject to flooding free from development.	None are applicable.
PO 2.7  Land division results in street patterns that are legible and connected to the surrounding street network.	None are applicable.
Roads and Access	
PO 3.1  Land division provides allotments with access to a public road.	None are applicable.
PO 3.2  Street patterns and intersections designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	None are applicable.
PO 3.3  Land division does not impede access to publicly owned open space and recreation facilities.	None are applicable.

Performance Outcomes (PO)	<ul> <li>Deemed to Satisfy Criteria (DTS)         (required for development to be classified as Deemed-to-Satisfy)</li> <li>Designated Performance Feature (DPF)         (used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)</li> </ul>
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.	None are applicable.
PO 3.5  Road reserves provide for footpaths, cycle lanes and shared-use paths, and accommodate street tree planting, landscaping and street furniture.	None are applicable.
PO 3.6  Road reserves accommodate stormwater drainage and public utilities.	None are applicable.
PO 3.7  Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites.	None are applicable.
PO 3.8  Street patterns and intersections designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	None are applicable.
PO 3.9  Roads, open space and thoroughfares provided establish safe and convenient linkages to the surrounding open space and transport network.	None are applicable.
PO 3.10  Public streets include tree planting to provide shade and enhance the amenity of streetscapes.	None are applicable.

- Deemed to Satisfy Criteria (DTS)
   (required for development to be classified as Deemed-to-Satisfy)
- Designated Performance Feature (DPF)

(used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)

## PO 3.11

Local streets designed to create low-speed environments that are safe for cyclists and pedestrians.

None are applicable.

## Infrastructure

## PO 4.1

Land division incorporates public utility services within road reserves or within dedicated easements.

None are applicable.

## PO 4.2

Waste water, sewage and other effluent is capable of being disposed of from each allotment without unreasonable risk to public health or the environment.

## **DTS/DPF 4.2**

Each allotment can be connected to any of the following:

- (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 allotments; or
- (b) a form of on-site waste water treatment and disposal that meets relevant public health and environmental standards.

## PO 4.3

Septic tank effluent drainage fields and other waste water disposal areas maintained to ensure the effective operation of waste systems and minimise risks to human health and environmental harm.

## **DTS/DPF 4.3**

Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.

Performance Outcomes (PO)	<ul> <li>Deemed to Satisfy Criteria (DTS)         (required for development to be classified as Deemed-to-Satisfy)</li> <li>Designated Performance Feature (DPF)         (used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)</li> </ul>
PO 4.4  Constructed wetland systems, including associated detention and retention basins, sited and designed to ensure public health and safety is protected including by minimising potential public health risks	None are applicable.
PO 4.5  Constructed wetland systems, including associated detention and retention basins, sited and designed to allow sediments to settle prior to discharge into watercourses or the marine environment.	None are applicable.
PO 4.6  Constructed wetland systems, including associated detention and retention basins, sited and designed to function as a landscape feature.	None are applicable.
MINOR LAND DIVISION (UNDER 2	20 ALLOTMENTS)
Open Space	
PO 5.1  Land division proposing an additional allotment under 1 hectare in area provides or supports the provision of open space.	None are applicable.
Solar Orientation	
PO 6.1  Land division for residential purposes facilitates solar access for energy efficiency through allotment orientation.	None are applicable.
Water Sensitive Design	

- Deemed to Satisfy Criteria (DTS)
   (required for development to be classified as Deemed-to-Satisfy)
- Designated Performance Feature (DPF)

(used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)

## PO 7.1

Land division creating 5-19 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 7.1**

Land division creating 5-19 allotments is accompanied by an approved *Stormwater Management Plan* and achieves the following stormwater runoff outcomes:

- (a) 80 per cent reduction in average annual total suspended solids;
- (b) 60 per cent reduction in average annual total phosphorus;
- (c) 45 per cent reduction in average annual total nitrogen.

## PO 7.2

Land division creating 5-19 non-residential 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 the carrying capacities of downstream systems are not overloaded.

## **DTS / DPF 7.2**

Land division creating 5-19 non-residential allotments includes a storm water management system designed to:

- (a) maintain a pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 20-year ARI (5% AEP) 30 minute storm, unless a lower performance measure is specified in an approved catchment based Stormwater Management Plan:
- (b) maintain the stormwater runoff time to peak to match that of the pre-development; and
- (a) manage site generated stormwater runoff up to and including the 100 –year ARI flood event (1% AEP).

## **MAJOR LAND DIVISION (20+ ALLOTMENTS)**

## **Open Space**

## PO 8.1

Land division allocates or retains, evenly distributed, high quality areas of open space to improve residential amenity and provide urban heat amelioration.

- Deemed to Satisfy Criteria (DTS)
   (required for development to be classified as Deemed-to-Satisfy)
- Designated Performance Feature (DPF)

(used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)

## PO 8.2

Land allocated for open space is suitable for intended active and passive recreational use considering gradient and potential for inundation.

## **DTS / DPF 8.2**

Where provided, no more than 20% of open space:

- (a) has a slope in excess of 1 in 4; and
- (b) is comprised of watercourses, wetlands or detention basins.

## PO 8.3

Land allocated for active recreation is of a size and has dimensions capable of accommodating a range of active recreational activities.

None are applicable.

## **Water Sensitive Design**

## PO 9.1

Land division creating 20 or more residential 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 the carrying capacities of downstream systems are not overloaded.

## **DTS/DPF 9.1**

Land division creating 20 or more residential allotments is accompanied by an approved *Stormwater Management Plan* and manages up to and including the 100 –year ARI flood event (1% AEP) to avoid flooding of buildings and:

- (a) maintains pre-development peak 5-year ARI (18.1% AEP) flow rate from the site, and maintains the time to peak to match that of the pre-development; or
- (d) captures and retains the difference in predevelopment volume vs post development volume from the site for a 5-year ARI (18.1% AEP) 30 minute storm; or where there is no adequate local drainage scheme to connect to, captures and retains post development volume from the site for a 5 year ARI (18.1% AEP) 30 minute storm.

#### PO 9.2

Land division creating 20 or more nonresidential allotments includes a stormwater management system designed to mitigate

#### DTS/DPF 9.2

Land division creating 20 or more nonresidential allotments is accompanied by an approved *Stormwater Management Plan* and

- Deemed to Satisfy Criteria (DTS)
   (required for development to be classified as Deemed-to-Satisfy)
- Designated Performance Feature (DPF)

(used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)

peak flows and manage the rate and duration of stormwater discharges from the site to ensure the carrying capacities of downstream systems are not overloaded manages up to and including the 100 –year ARI flood event (1% AEP) to avoid flooding of buildings and:

- (a) maintains pre-development peak 20-year ARI (5% AEP) flow rate from the site and, maintains the time to peak to match that of the pre-development; or
- (b) captures and retains the difference in predevelopment volume vs post development volume from the site for a 20-year ARI (5% AEP) 30 minute storm; where there is no adequate local drainage scheme to connect to, captures and retains post development volume from the site for a 20 year ARI (5% AEP) 30 minute storm.

## PO 9.3

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 9.2**

Land division creating 20 or more allotments is accompanied by an approved *Stormwater Management Plan* and achieves the following stormwater runoff outcomes:

- (a) 80 per cent reduction in average annual total suspended solids
- (b) 60 per cent reduction in average annual total phosphorus
- (c) 45 per cent reduction in average annual total nitrogen

## **Solar Orientation**

## PO 10.1

Land division creating 20 or more allotments for residential purposes facilitates solar access for energy efficient through allotment orientation and allotment dimensions.

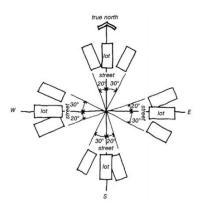
## **DTS/DPF 10.1**

Land division results in:

(a) at least 80% of allotments oriented so that their long axis conforms with figure 10.1:

- Deemed to Satisfy Criteria (DTS)
   (required for development to be classified as Deemed-to-Satisfy)
- Designated Performance Feature (DPF)

(used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)



- (b) 80% of allotments with an east-west orientation having a minimum frontage of 15m
- (c) no more than 20% of allotments are located on the south side of east-west oriented streets.no more than 20% of allotments are located on the south side of east-west oriented streets.

## Marinas and On-Water Structures

Assessment Provisions (AP)

## Desired Outcome (DO)

DO 1

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

# Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria 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 not impaired by marinas and on-water structures.

### DTS/DPF 1.2

None are applicable

#### PO 1.3

Navigation and access channels not impaired by marinas and on-water structures.

## DTS/DPF 1.3

None are applicable

## PO 1.4

Commercial shipping lanes not impaired by marinas and on-water structures.

## DTS/DPF 1.4

Marinas and on-water structures are setback 250m or more from commercial shipping lanes.

#### PO 1.5

Marinas and on-water structures located to avoid interfering with the operation or function of a water supply pumping station.

## DTS/DPF 1.5

On-water structures are setback:

- (a) 3km or more from upstream water supply pumping station take-off points; and
- (b) 500m or more from downstream water supply pumping station take-off points.

#### PO 1.6

Maintenance of on-water infrastructure, including revetment walls, not impaired by marinas and on-water structures.

## DTS/DPF 1.6

## **Environmental Protection**

PO 2.1

Development 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)

DO 1

Pleasant, functional and accessible open space and recreation facilities provided for active and passive recreation.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria Land Use and Intensity

PO 1.1

Recreation facilities compatible with surrounding land use and activity.

DTS/DPF 1.1

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 to enhance pedestrian comfort.

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; and
- (c) easily identified access points.

## DTS/DPF 3.1

None are applicable.

## Usability

## PO 4.1

Land allocated for open space is suitable for intended active and passive recreational use considering gradient and potential for inundation.

## DTS/DPF 4.1

No more than 20% of the open space:

- (a) has a slope in excess of 1 in 4; and
- (b) is comprised of watercourses, wetlands or detention basins.

## 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 where it can be casually observed by nearby residents and users.

#### 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 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 focused along clearly defined, adequately lit routes with observable entries and exits.

## DTS/DPF 5.6

## Signage

#### PO 6.1

Signage provided at entrances to and within public open space 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 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 hard paved areas.

## 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; and
- (c) in car parking areas.

## DTS/DPF 8.2

## PO 8.3

Landscaping in open space facilitates habitat for local fauna and facilitates biodiversity.

## DTS/DPF 8.3

None are applicable.

## **Resource Extraction**

Assessment Provisions (AP)

## Desired Outcome (DO)

DO 1

Resource extraction activities developed in a manner that minimises human and environmental impacts.

# Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria Land Use and Intensity

PO 1.1

Resource extraction activities minimise landscape damage and provide for the progressive reclamation and betterment of disturbed areas.

### DTS/DPF 1.1

None are applicable.

#### PO 1.2

Resource extraction activities avoid damage to cultural sites or artefacts.

## DTS/DPF 1.2

None are applicable.

## Water Quality

PO 2.1

Stormwater and/or waste water from resource extraction activities is diverted into appropriately sized treatment and retention systems to enable reuse on-site.

## DTS/DPF 2.1

None are applicable.

## Separation Treatments, Buffers and Landscaping

PO 3.1

Resource extraction activities minimise adverse impacts upon sensitive receivers through incorporation of separation distances and/or mounding/vegetation.

## DTS/DPF 3.1

None are applicable.

## PO 3.2

Resource extraction activities are screened from view from adjacent land by perimeter landscaping and/or mounding.

## DTS/DPF 3.2

## Site Contamination

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Protection of human health and the environment wherever site contamination has been identified or is suspected to have occurred.

## Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Ensure land is suitable for sensitive use in circumstances where it is, or may have been, subject to site contamination as a result of previously established uses of land or activities in the vicinity of the land.

#### DTS/DPF 1.1

Development:

- (a) does not incorporate a change of use of land;
- (b) incorporates a change of use of land that is not a more sensitive use of land than previously established uses of the land;
- (c) in respect of which the applicant is able to furnish, or the relevant authority is in possession of, a site contamination audit report less than 5 years old under Part 10A of the Environment Protection Act 1993 to the effect:
  - i. that site contamination does not exist (or no longer exists) at the land; or
  - ii. that any site contamination at the land has been cleared or addressed to the extent necessary to enable the land to be suitable for sensitive use; or
- (d) the allotment was the subject of consent granted under the Development Act 1993 or the Planning Development and Infrastructure Act 2016 on or after 1 September 2009 in relation the division of the land.

## **Tourism Development**

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Tourism development in suitable locations that caters to the needs of visitors.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria General

PO 1.1

Tourism development complements and contributes to local, natural, cultural or historical context.

#### 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) clustered to minimise environmental and contextual impact.

### DTS/DPF 1.2

## Caravan and Tourist Parks

#### PO 2.1

Potential conflicts between long-term residents and short-term tourists 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 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) sufficient to serve peak population.

## 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 riverside locations.

## DTS/DPF 2.6

None are applicable.

## Transport, Access and Parking

## Assessment Provisions (AP)

## Desired Outcomes (DO)

## DO 1

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

## Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

## Movement Systems

#### PO 1.1

Development integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.

## DTS/DPF 1.1

None are applicable.

#### PO 1.2

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

## DTS/DPF 1.2

None are applicable.

#### PO 1.3

Industrial, commercial and service vehicle movements, loading areas and designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimise potential conflict.

## DTS/DPF 1.3

None are applicable.

#### PO 1.4

Development sited and designed so that loading, unloading and turning of all traffic likely to be generated avoids interrupting the operation of and queuing on public roads and pedestrian paths.

## DTS/DPF 1.4

All vehicle manoeuvring occurs onsite.

## Sightlines

## PO 2.1

Maintenance or enhancement of sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians 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 that 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; and
- (b) not located within 6m of an intersection of 2 or more roads or a pedestrian actuated 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 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 sited and designed to minimise any adverse impacts on neighbouring properties.

## DTS/DPF 3.4

None are applicable.

#### PO 3.5

Access points located so as not to interfere with mature 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

The access point does not involve the removal or relocation of mature street trees, street furniture or utility infrastructure services.

## PO 3.6

Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).

#### DTS/DPF 3.6

Driveways and access points:

- (a) for sites with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided.
- (b) for sites with a frontage to a public road greater than 20m:
  - i. a single access point no greater than 6m in width is provided; or
  - ii. not more than two access points with a width of 3.5m each are provided.

## PO 3.7

Access points appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.

## DTS/DPF 3.7

None are applicable.

## PO 3.8

Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.

## DTS/DPF 3.8

## PO 3.9

Development designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.

## DTS/DPF 3.9

None are applicable.

## Access for People with Disabilities

#### PO 4.1

Development sited and designed to provide safe, dignified and convenient access for people with a disability.

## DTS/DPF 4.1

None are applicable.

## Vehicle Parking Rates

## PO 5.1

The provision of sufficient on-site vehicle parking and specifically marked accessible car parking places to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:

- (a) availability of on-street car parking
- (b) shared usage of other parking areas
- (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site the provision of vehicle parking may be shared.

## DTS/DPF 5.1

Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using Transport, Access and Parking Table 1 – General Off-Street Car Parking Requirements or Transport, Access and Parking Table 2 – Off-Street Vehicle Parking Requirements in Designated Areas, whichever is relevant.

## Vehicle Parking Areas

#### PO 6.1

Vehicle parking areas that are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.

## DTS/DPF 6.1

Movement between vehicle parking areas within the site can occur without the need to use a public road.

#### PO 6.2

Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.

## DTS/DPF 6.2

None are applicable.

## PO 6.3

Vehicle parking areas designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points.

## DTS/DPF 6.3

None are applicable.

#### PO 6.4

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

## DTS/DPF 6.4

None are applicable.

## PO 6.5

Vehicle parking areas that are likely to be used during non-daylight hours are provided with floodlit entry and exit points to ensure clear visibility to users.

## DTS/DPF 6.5

None are applicable.

#### PO 6.6

Loading areas and designated parking spaces for service vehicles provided within the boundary of the site.

## DTS/DPF 6.6

Loading areas and designated parking spaces are wholly located within the site.

#### PO 6.7

On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.

## DTS/DPF 6.7

None are applicable.

## Undercroft and Below Ground Garaging and Parking of Vehicles

## PO 7.1

Undercroft and below ground garaging of vehicles designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles.

## DTS/DPF 7.1

None are applicable.

## Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks

#### PO 8.1

Internal road and vehicle parking areas surfaced to prevent dust becoming a nuisance to park residents and occupants.

## DTS/DPF 8.1

None are applicable.

#### PO 8.2

Traffic circulation and movement within the park that is pedestrian friendly and promotes low speed vehicle movement

## DTS/DPF 8.2

## Bicycle Parking in Designated Areas

The provision of adequately sized on-site bicycle parking facilities to encourage cycling as an active transport mode supporting community health.

## DTS/DPF 9.1

Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements.

## PO 9.2

Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and to deter property theft.

## DTS/DPF 9.2

None are applicable.

#### PO 9.3

Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport.

## DTS/DPF 9.3

None are applicable.

The number of employees

Table 1 – General Off-Street Car Parking Requirements

Class of Development	Car Parking Rate (unless varied by Table 3 onwards) Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.	
Residential Development		
Detached Dwelling	<ul><li>1 or 2 bedroom dwelling –1 space per dwelling.</li><li>3 or more bedroom dwelling – 2 spaces per dwelling.</li></ul>	
Group Dwelling	<ol> <li>1 or 2 bedroom dwelling – 1 space per dwelling.</li> <li>3 or more bedroom dwelling – 2 spaces per dwelling.</li> <li>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</li> </ol>	
Residential Flat Building	1 or 2 bedroom dwelling – 1 space per dwelling. 3 or more bedroom dwelling – 2 spaces per dwelling.	

Class of Development	Car Parking Rate (unless varied by Table 3 onwards) Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.		
	0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.		
Row Dwelling	1 or 2 bedroom dwelling – 1 space per dwelling. 3 or more bedroom dwelling – 2 spaces per dwelling.		
Semi-Detached Dwelling	<ul><li>1 or 2 bedroom dwelling – 1 space per dwelling.</li><li>3 or more bedroom dwelling – 2 spaces per dwelling.</li></ul>		
Aged / Supported Accommodation			
Aged person's accommodation	0.3 spaces per bed.		
Nursing home	0.3 spaces per bed.		
Retirement village	<ol> <li>or 2 bedroom dwelling – 1 space per dwelling.</li> <li>or more bedroom dwelling – 2 spaces per dwelling.</li> <li>spaces per dwelling for visitor parking.</li> </ol>		
Supported accommodation	0.3 spaces per bed.		
Residential Development (	Other)		
Ancillary accommodation	No additional requirements beyond those associated with the main dwelling.		
Residential park	<ul> <li>1 or 2 bedroom dwelling – 1 space per dwelling.</li> <li>3 or more bedroom dwelling - 2 spaces per dwelling.</li> <li>0.2 spaces per dwelling for visitor parking.</li> </ul>		
Workers' accommodation	0.5 spaces per bed plus 0.25 spaces per bed for visitor parking.		
Tourist			
Caravan park / tourist park	Parks with 100 sites or less – a minimum of 1 space per 10 sites to be used for accommodation.		

Class of Development	Car Parking Rate (unless varied by Table 3 onwards) Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.
	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	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 100m <sup>2</sup> of gross leasable floor area plus 1 space for each vehicle being serviced, repaired or fitted with accessories, including vehicles waiting to be repaired, fitted with accessories or collected by owners.
Bulky goods outlet	3 spaces per 100m <sup>2</sup> of gross leasable floor area.
Call centre	8 spaces per 100m <sup>2</sup> of gross leasable floor area.
Motor repair station	3 spaces per 100m <sup>2</sup> of gross leasable floor area plus 1 space for each vehicle being serviced, repaired or fitted with accessories, including vehicles waiting to be repaired, fitted with accessories or collected by owners.
Office	4 spaces per 100m <sup>2</sup> of gross leasable floor area.
Retail fuel outlet	6 spaces per service bay, plus 50% of the spaces calculated to be provided for ancillary uses
Service trade premises	4 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 other than a bulky goods outlet or restaurant	7 spaces per 100m² of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle

Class of Development	Car Parking Rate (unless varied by Table 3 onwards)  Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.  parking, vehicle loading and unloading, and the storage and collection of refuse are shared.  6 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.	
Community and Civic Uses		
Childcare centre	0.25 spaces per child	
Library	4 spaces per 100m <sup>2</sup> of total floor area.	
Community facility	10 spaces per 100m <sup>2</sup> of total floor area.	
Hall / meeting hall	0.2 spaces per seat.	
Place of worship	1 space for every 3 visitor seats.	
Pre-school	1 per employee plus 0.25 per child (drop off/pick up bays)	
Educational establishment	For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student.  For a secondary school - 1.1 per full time equivalent employee plus 0.16 spaces per student  For a tertiary institution - 0.8 per student based on the maximum number of students on the site at any time.	
Health Related Uses		
Hospital	5 spaces per bed.	
Consulting room	4 spaces per 100m <sup>2</sup> of gross leasable floor area.	

## Class of Development

# Car Parking Rate (unless varied by Table 3 onwards)

Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.

## **Recreational and Entertainment Uses**

Amusement machine centre	1 space per 10m <sup>2</sup> of total floor area.	
Bowling club	10 spaces per bowling green.	
Cinema complex	0.33 spaces per seat.	
Concert hall / theatre	0.33 spaces per seat.	
Hotel	1 space for every 2m <sup>2</sup> of total floor area in a public bar plus 1 space for every 6m <sup>2</sup> of total floor area available to the public in a lounge, beer garden or other licensed area.	
Indoor recreation facility	7 spaces per 100m <sup>2</sup> of total floor area  For a squash court or tennis court – 4 spaces per court.	
Restaurant	Premises with a dine-in service only - 0.4 spaces per seat.  Premises with a dine-in and take-away services - 0.55 spaces per seat.  [Note: requirements associated with a drive-through service are to be considered separately to the parking rates mentioned herein]	

## **Industry/Employment Uses**

Fuel depot	If employee numbers are known - 1 space per employee with a minimum of 2 spaces per premises.  If employee numbers are unknown - 1.85 spaces per 100m <sup>2</sup> of total floor area with a minimum of 2 spaces per premises.
Industry	If employee numbers are known - 1 space per employee with a minimum of 2 spaces per premises.  If employee numbers are unknown - 1.85 spaces per 100m <sup>2</sup> of total floor area with a minimum of 2 spaces per premises.

Class of Development	Car Parking Rate (unless varied by Table 3 onwards) Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.		
Store	If employee numbers and known - 1 space per employee with a minimum of 2 spaces per premises.  If employee numbers are unknown - 1.85 spaces per 100m <sup>2</sup> of total building floor area with a minimum of 2 spaces per promises.		
Timber yard	If employee numbers are known - 1 space per employee with a minimum of 2 spaces per premises.  If employee numbers are unknown - 1.85 spaces per 100m² of total floor area with a minimum of 2 spaces per premises.		
Warehouse	If employee numbers are known - 1 space per employee with a minimum of 2 spaces per premises.  If employee numbers are unknown - 1.85 spaces per 100m <sup>2</sup> of total floor area with a minimum of 2 spaces per premises.		
Other Uses			
Funeral Parlour	1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour.		
Radio or Television Station	5 spaces per 100m <sup>2</sup> of total building floor area.		

Table 2 – Off-Street Vehicle Parking Requirements in Designated Areas

Class of Development	Car Parking Rate Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.		Designated Areas
	Minimum number Maximum number of spaces of spaces		
Development generally			
All classes of development	No minimum.	No maximum.	Capital City Zone

Class of Development	Car Parking Rate Where a development one development type parking rate will be tak the car parking rates for type.  Minimum number of spaces	comprises more than , then the overall car ken to be the sum of	Designated Areas  City Main Street Zone
Non-residenti	al development		
Non-residential development excluding tourist accommodation	3 spaces per 100m <sup>2</sup> of gross leasable floor area.	5 spaces per 100m <sup>2</sup> of gross leasable floor area.	Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street ) Zone Urban Neighbourhood Zone
Non-residential development excluding tourist accommodation	3 spaces per 100m² of gross leasable floor area.	6 spaces per 100m² of gross leasable floor area.	Where located in accordance with the Table 2 - Criteria: Business Neighbourhood Zone Education and Innovation Zone Suburban Activity Centre Zone Suburban Business and Innovation Zone Suburban Main Street Zone Urban Activity Centre Zone
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	Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone

Class of Development	Car Parking Rate Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
			Urban Corridor (Living) Zone Urban Corridor (Main Street ) Zone Urban Neighbourhood Zone
Residential de	evelopment		
Residential component of a multi-storey building	Dwelling with no separate bedroom – 0.25 spaces per dwelling  1 bedroom dwelling – 0.75 spaces per dwelling  2 bedroom dwelling – 1 space per dwelling  3 or more bedroom dwelling – 1.25 spaces per dwelling  0.25 spaces per dwelling for visitor parking.	None specified.	Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street ) Zone Urban Neighbourhood Zone
Residential flat building	Dwelling with no separate bedroom – 0.25 spaces per dwelling  1 bedroom dwelling – 0.75 spaces per dwelling  2 bedroom dwelling – 1 space per dwelling  3 or more bedroom dwelling – 1.25 spaces per dwelling	None specified.	Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street ) Zone Urban Neighbourhood Zone

Class of Development	Car Parking Rate Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
	0.25 spaces per dwelling for visitor parking.		

## Table 2 - Criteria:

The designated area is wholly located within Metropolitan Adelaide and any part of the area satisfies one of the following:

- (a) is within 400 metres of a bus interchange<sup>(1)</sup>
- (b) is within 400 metres of an O-Bahn interchange<sup>(1)</sup>
- (c) is within 400 metres of a passenger rail station<sup>(1)</sup>
- (d) is within 400 metres of a passenger tram station<sup>(1)</sup>
- (e) is within 400 metres of the Adelaide Parklands.

[NOTE(S): (1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles.]

## Table 3 – Off-Street Bicycle Parking Requirements

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

Class of Development	Bicycle Parking Rate Where a development comprises more than one development type, then the overall bicycle parking rate will be taken to be the sum of the bicycle parking rates for each development type.
Consulting Room	1 space per 20 employees plus 1 space per 20 consulting rooms for customers.
Educational establishment	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.

Class of Development	Bicycle Parking Rate Where a development comprises more than one development type, then the overall bicycle parking rate will be taken to be the sum of the bicycle parking rates for each development type.
Indoor recreation facility	1 space per 4 employees plus 1 space per 200m <sup>2</sup> of gross leasable floor area for visitors.
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.
Residential flat building	1 space for every 4 dwellings for residents plus 1 for every 10 dwellings for visitors.
Residential component of a multi-storey building	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 Education and Innovation Zone Suburban Activity Centre Zone Suburban Business and Innovation Zone	Metropolitan Adelaide
Suburban Main Street Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone	

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.
Urban Corridor (Living) Zone	
Urban Corridor (Main Street ) Zone	
Urban Neighbourhood Zone	

## Waste Treatment and Management Facilities

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Mitigation of potential environmental and amenity impacts of waste treatment and management facilities.

# Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria 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 protected from contamination from waste treatment and management facilities through measures such as:

- (a) containing potential groundwater and surface water contaminants within waste operations areas;
- (b) diverting clean stormwater away from waste operations areas and potentially contaminated areas;
- (c) providing a leachate barrier between waste operations areas and underlying soil and groundwater.

## DTS/DPF 2.1

None are applicable.

#### PO 2.2

Wastewater lagoons setback from watercourses to minimise environmental harm and adverse effects on water resources.

## DTS/DPF 2.2

Wastewater lagoons are setback 50m or more from watercourse banks.

#### PO 2.3

Wastewater lagoons designed and sited to:

- (a) avoid intersecting underground waters;
- (b) avoid inundation by flood waters;
- (c) ensure lagoon contents do not overflow; and
- (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 setback from watercourses to minimise adverse impacts on water resources.

## DTS/DPF 2.4

Waste operations areas are setback 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 designed to enable all vehicles expected to use the facility 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 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 to prevent 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 managed in an environmentally acceptable manner.

## DTS/DPF 6.1

None are applicable.

#### PO 6.2

Landfill facilities separated from areas of environmental significance and land used for public recreation and enjoyment.

## DTS/DPF 6.2

Landfill facilities are setback 250m or more from a public open space reserve, forest reserve, national park or the Conservation Zone.

#### PO 6.3

Landfill facilities located on land that is not subject to land slip.

## DTS/DPF 6.3

None are applicable.

## PO 6.4

Landfill facilities separated from areas subject to flooding to avoid potential environmental harm.

## DTS/DPF 6.4

Landfill facilities are setback 500m or more from land inundated in a 1% AEP flood event.

## Organic Waste Processing Facilities

## PO 7.1

Organic waste processing facilities separated from the coast to avoid potential environment harm.

## DTS/DPF 7.1

Organic waste processing facilities are setback 500m or more from coastal high water mark.

#### PO 7.2

Organic waste processing facilities not located on land where the interface of the engineered liner and natural soils would be within any of the following:

a. 15m of unconfined aquifers bearing groundwater with less than 3,000mg per litre total dissolved salts; or

- b. 5m of groundwater with a water quality of 3,000mg to 12,000mg per litre total dissolved salts; or
- 2m of groundwater with a water quality exceeding 12,000mg per litre total dissolved salts.

#### DTS/DPF 7.2

None are applicable.

#### PO 7.3

Organic waste processing facilities sited away from areas of environmental significance and land used for public recreation and enjoyment.

## DTS/DPF 7.3

Organic waste processing facilities are setback 250m or more from a public open space reserve, forest reserve, national park or the Conservation Zone.

#### PO 7.4

Organic waste processing facilities 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 to avoid potential environmental harm.

# DTS/DPF 7.5

Organic waste processing facilities are setback 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, designed to minimise potential adverse odour impacts on sensitive receivers.

## DTS/DPF 8.1

None are applicable.

#### PO 8.2

Artificial wetland systems for the storage of treated wastewater 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 Outcomes (DO)**

#### DO 1

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

# Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

#### PO 1.1

Workers accommodation and settlements sited and designed to minimise impacts on views from scenic routes, tourist destinations and areas of conservation significance.

# DTS/DPF 1.1

None are applicable.

#### PO 1.2

Workers accommodation and settlements 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 designed with materials and colours that blend with the landscape.

# DTS/DPF 1.3

None are applicable.

## PO 1.4

Workers accommodation and settlements supplied with service infrastructure such as power, water and effluent disposal sufficient to satisfy the living requirements of workers.

# DTS/DPF 1.4

None are applicable.

# Part 5 – Designated Areas

Under the *Planning, Development and Infrastructure (General) Regulations* the Planning and Design Code may designate a zone, subzone, overlay or identify other areas for certain purposes.

Column A identifies the purpose of a designated area and Column B identifies the relevant zone, subzone or overlay in the Planning and Design Code or other area designated for that purpose, including limits to the extent of a designated area.

Where the extent of a designated area is limited in Column B by a figure, the figure is provided in Schedule 1 of this Part.

Table 1 — Designated Areas

Table 1 — Designated Areas	
Introduction (Column A)	Designated Area(s) (Column B)
Interpretation	
Areas identified as 'designated 'airport building heights area' for the purposes of clause 3(1) of the Regulations – Interpretation	Airport Building Heights (Aircraft Landing Areas) Overlay Airport Building Heights (Regulated) Overlay Defence Aviation Area Overlay
Areas identified as 'designated environmental zone, subzone or overlay' for the purposes of clause 3(1) of the Regulations – Interpretation	None specified
Areas identified as 'designated flood zone, subzone or overlay' for the purposes of clause 3(1) of the Regulations – Interpretation	Coastal Areas Overlay Hazards (Flooding) Overlay River Murray Flood Plain Overlay
Areas identified as 'designated regulated tree overlay' for the purposes of clause 3(1) of the Regulations – Interpretation	Regulated Tree Overlay
Building Rules: bushfire prone a	areas
Areas identified as 'designated bushfire prone areas' for the purposes of clause 98(b) of the Regulations – Building Rules: bushfire prone areas	Hazards (Bushfire - General Risk) Overlay Hazards (Bushfire - High Risk) Overlay Hazards (Bushfire - Medium Risk) Overlay Hazards (Bushfire - Outback) Overlay Hazards (Bushfire - Regional) Overlay Hazards (Bushfire - Urban Interface) Overlay
Additions to definition of develo	pment
Areas identified for the purposes of clause 1 of	Hills Face Zone Significant Landscape Protection Overlay Hazard (Acid Sulfate Soils) Overlay

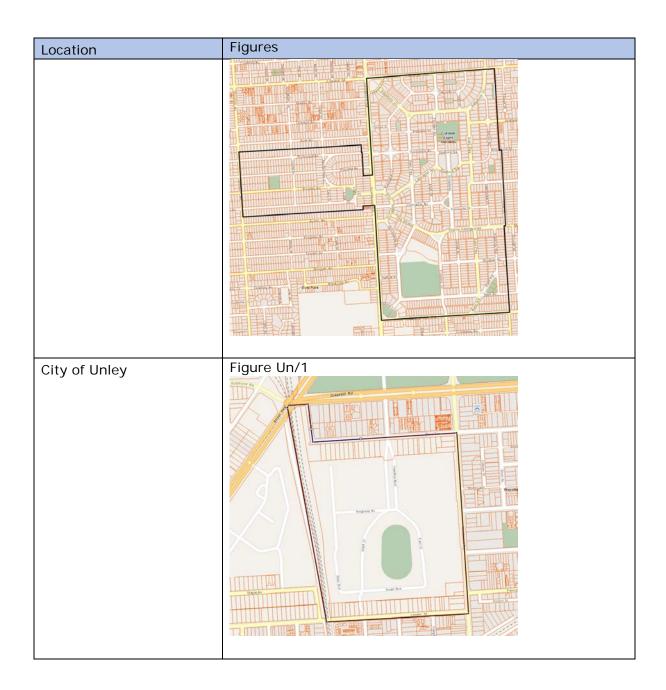
	Designated Area(s)	
Introduction (Column A)	Designated Area(s) (Column B)	
Schedule 3 under the Regulations – Excavating or filling in identified zones or areas	Sloping Land Overlay	
Areas identified for the purposes of clause 3 of Schedule 3 under the Regulations – Excavation or filling in identified zones or areas subject to inundation or flooding	In addition to a 'designated flood zone, subzone or overlay', the following:  None specified	
Exclusions from definition of de	velopment - general	
Areas identified as 'environmental areas' for the purposes of clause 2(1)(d)(i) of Schedule 4 under the Regulations – Council works	Conservation Zone Significant Landscape Protection Overlay  Consider deleting from the regulations as unsure of the purpose of this provision.	
Areas identified as 'environmental areas' for the purposes of clause 2(1)(d)(ii)(A) of Schedule 4 under the Regulations – Council works	Coastal Areas Overlay  As above – consider deleting from the regulations as unsure of the purpose of this provision.	
Areas identified for the purposes of clause 4 (1)(a) of Schedule 4 under the Regulations – Outbuilding	In addition to a 'designated flood zone, subzone or overlay', the following:  Hills Face Zone Significant Landscape Protection Overlay	
Areas identified for the purposes of clause 4(1)(c) of Schedule 4 under the Regulations – Swimming pool	In addition to a 'designated flood zone, subzone or overlay', the following:  Hills Face Zone	
Areas identified for the purposes of clause 4 (1)(d)(i)(B) of Schedule 4 under the Regulations – Fence not exceeding 2.1m in height	In addition to a 'designated flood zone, subzone or overlay', the following: Hills Face Zone Significant Landscape Protection Overlay	
Areas identified for the purposes of clause 4(1)(i) of	In addition to a 'designated bushfire prone area', the following: Coastal Areas Overlay	

Introduction	Designated Area(s)
(Column A)	(Column B)
Schedule 4 under the Regulations – Deck	Hills Face Zone Significant Landscape Protection Overlay
Areas identified for the purposes of clause 4(9) of Schedule 4 under the Regulations – External painting of a building	Any building located within the area identified in Figure Ga/1 or Figure Ga/2 of Schedule 1.
Areas identified for the purposes of clause 10 of Schedule 4 under the Regulations – Demolition of the whole of a building	Historic Area Overlay
Areas identified for the purposes of clause 11 of Schedule 4 under the Regulations – Dams	In addition to a 'designated flood zone, subzone or overlay', the following:  Hills Face Zone  Significant Landscape Protection Overlay
Areas identified for the purposes of clause 13 of Schedule 4 under the Regulations – Aerials, towers	In addition to a 'designated flood zone, subzone or overlay', the following: Hills Face Zone Significant Landscape Protection Overlay
Relevant authority - Commission	n
Areas identified for the purposes of clause 4(1) of Schedule 6 of the Regulations – Buildings exceeding 4 storeys	Design Overlay
Areas identified for the purposes of clause 5(1) of Schedule 6 of the Regulations – Developments over \$3m in the City of Port Adelaide	Design Overlay
Areas identified for the purposes of clause 8(1) of Schedule 6 of the Regulations – Developments over \$3m in the City of Charles Sturt	Design Overlay
Areas identified for the purposes of clause 11 of Schedule 6 of the Regulations – Developments in the show grounds	Recreation Zone in the City of Unley shown in Figure Un/1 of Schedule 1.
Areas identified for the purposes of clause 12 of	Conservation Zone

Introduction (Column A)	Designated Area(s) (Column B)
Schedule 6 of the Regulations  – Tourism developments over \$3m on Kangaroo Island	
State agency development exer	npt from approval
Areas identified for the purposes of clause 3 of Schedule 13 of the Regulations - Certain development in part of City of Mitcham	The area identified in Figure Mit/1 of Schedule 1 in connection with the

Schedule 1 — Figures for Designated Areas

Location	Figures
Corporation of the Town of Gawler	Figure Ga/1
Corporation of the Town of Gawler	Figure Ga/2
City of Mitcham – Colonel Light Gardens	Figure Mit/1



# Part 6 – Index of Technical and Numeric Variations

## Part 6.4 Minimum Allotment Sizes

Minimum lot size for a residential flat building is 300 sqm

Minimum lot size for a group dwelling is 300 sqm

Minimum lot size is 81 sqm

Minimum lot size for a detached dwelling is 100 sqm; semi-detached dwelling is 100 sqm; row dwelling is 100 sqm; group dwelling is 100 sqm; residential flat building is 100 sqm

Minimum lot size is 120 sqm

Minimum lot size for a detached dwelling is 120 sqm; semi-detached dwelling is 120 sqm; row dwelling is 120 sqm; group dwelling is 120 sqm; residential flat building is 120 sqm

Minimum lot size is 150 sqm

Minimum lot size for a detached dwelling is 150 sqm; semi-detached dwelling is 150 sqm

Minimum lot size is 200 sqm

Minimum lot size is 250 sqm

Minimum lot size is 300 sqm

Minimum lot size for a detached dwelling is 300 sqm; semi-detached dwelling is 270 sqm; row dwelling is 200 sqm

Minimum lot size for a detached dwelling is 300 sqm; semi-detached dwelling is 300 sqm

Minimum lot size for a detached dwelling is 300 sqm; semi-detached dwelling is 300 sqm; group dwelling is 300 sqm

Minimum lot size for a detached dwelling is 300 sqm; semi-detached dwelling is 300 sqm; row dwelling is 200 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm

Minimum lot size for a detached dwelling is 300 sqm; semi-detached dwelling is 300 sqm; row dwelling is 300 sqm; group dwelling is 300 sqm

Minimum lot size for a detached dwelling is 300 sqm; semi-detached dwelling is 300 sqm; row dwelling is 300 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm

Minimum lot size is 350 sqm

Minimum lot size for a detached dwelling is 350 sqm; semi-detached dwelling is 300 sqm; row dwelling is 250 sqm

Minimum lot size for a detached dwelling is 350 sqm; semi-detached dwelling is 350 sqm; row dwelling is 350 sqm

Minimum lot size for a detached dwelling is 350 sqm; semi-detached dwelling is 350 sqm; row dwelling is 350 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm

Minimum lot size for a detached dwelling is 350 sqm; semi-detached dwelling is 350 sqm; row dwelling is 450 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm

Minimum lot size is 400 sqm

Minimum lot size for a detached dwelling is 400 sqm; semi-detached dwelling is 250 sqm; row dwelling is 350 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm

Minimum lot size for a detached dwelling is 400 sqm; semi-detached dwelling is 400 sqm

Minimum lot size for a detached dwelling is 420 sqm; semi-detached dwelling is 375 sqm

Minimum lot size for a detached dwelling is 420 sqm; semi-detached dwelling is 420 sqm

Minimum lot size is 450 sqm

Minimum lot size for a detached dwelling is 450 sqm; semi-detached dwelling is 250 sqm; row dwelling is 250 sqm; group dwelling is 350 sqm; residential flat building is 250 sqm

Minimum lot size for a detached dwelling is 450 sqm; semi-detached dwelling is 270 sqm; row dwelling is 300 sqm; group dwelling is 250 sqm; residential flat building is 250 sqm

Minimum lot size for a detached dwelling is 450 sqm; semi-detached dwelling is 300 sqm; row dwelling is 250 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm

Minimum lot size for a detached dwelling is 450 sqm; semi-detached dwelling is 300 sqm; row dwelling is 350 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm

Minimum lot size for a detached dwelling is 450 sqm; semi-detached dwelling is 350 sqm; row dwelling is 350 sqm

Minimum lot size for a detached dwelling is 450 sqm; semi-detached dwelling is 350 sqm; row dwelling is 350 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm

Minimum lot size for a detached dwelling is 450 sqm; semi-detached dwelling is 400 sqm; row dwelling is 300 sqm

Minimum lot size for a detached dwelling is 450 sqm; semi-detached dwelling is 400 sqm; row dwelling is 350 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm

Minimum lot size for a detached dwelling is 450 sqm; semi-detached dwelling is 400 sqm; row dwelling is 400 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm

Minimum lot size for a detached dwelling is 450 sqm; semi-detached dwelling is 400 sqm; row dwelling is 400 sqm; group dwelling is 400 sqm; residential flat building is 400 sqm

Minimum lot size for a detached dwelling is 450 sqm; semi-detached dwelling is 450 sqm; row dwelling is 450 sqm; group dwelling is 450 sqm; residential flat building is 450 sqm

Minimum lot size is 500 sqm

Minimum lot size for a detached dwelling is 500 sqm; semi-detached dwelling is 300 sqm

Minimum lot size for a detached dwelling is 500 sqm; semi-detached dwelling is 350 sqm; row dwelling is 400 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm

Minimum lot size for a detached dwelling is 500 sqm; semi-detached dwelling is 400 sqm; row dwelling is 250 sqm; group dwelling is 300 sqm; residential flat building is 250 sqm

Minimum lot size for a detached dwelling is 500 sqm; semi-detached dwelling is 400 sqm; row dwelling is 400 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm

Minimum lot size for a detached dwelling is 500 sqm; semi-detached dwelling is 400 sqm; row dwelling is 500 sqm; group dwelling is 350 sqm; residential flat building is 300 sqm

Minimum lot size for a detached dwelling is 500 sqm; semi-detached dwelling is 400 sqm; row dwelling is 350 sqm; group dwelling is 400 sqm; residential flat building is 400 sqm

Minimum lot size for a detached dwelling is 500 sqm; semi-detached dwelling is 400 sqm; row dwelling is 240 sqm; group dwelling is 450 sqm; residential flat building is 230 sqm

Minimum lot size for a detached dwelling is 500 sqm; semi-detached dwelling is 400 sqm; group dwelling is 500 sqm

Minimum lot size for a detached dwelling is 500 sqm; semi-detached dwelling is 420 sqm; row dwelling is 370 sqm; group dwelling is 370 sqm

Minimum lot size for a detached dwelling is 500 sqm; semi-detached dwelling is 425 sqm; row dwelling is 400 sqm; group dwelling is 400 sqm; residential flat building is 400 sqm

Minimum lot size for a detached dwelling is 500 sqm; semi-detached dwelling is 450 sqm

Minimum lot size for a detached dwelling is 500 sqm; semi-detached dwelling is 450 sqm; row dwelling is 400 sqm; group dwelling is 350 sqm

Minimum lot size for a detached dwelling is 500 sqm; semi-detached dwelling is 500 sqm

Minimum lot size for a detached dwelling is 500 sqm; semi-detached dwelling is 500 sqm; group dwelling is 500 sqm

Minimum lot size for a detached dwelling is 500 sqm; semi-detached dwelling is 500 sqm; row dwelling is 500 sqm; group dwelling is 500 sqm; residential flat building is 500 sqm

Minimum lot size is 550 sqm

Minimum lot size for a detached dwelling is 550 sqm; semi-detached dwelling is 350 sqm; group dwelling is 350 sqm

Minimum lot size for a detached dwelling is 550 sqm; semi-detached dwelling is 425 sqm; row dwelling is 425 sqm; group dwelling is 425 sqm; residential flat building is 425 sqm

Minimum lot size for a detached dwelling is 550 sqm; semi-detached dwelling is 450 sqm; row dwelling is 450 sqm; group dwelling is 450 sqm; residential flat building is 450 sqm

Minimum lot size for a detached dwelling is 550 sqm; semi-detached dwelling is 500 sqm; row dwelling is 500 sqm; group dwelling is 500 sqm; residential flat building is 500 sqm

Minimum lot size is 560 sqm

Minimum lot size for a detached dwelling is 560 sqm; semi-detached dwelling is 270 sqm; row dwelling is 180 sqm; group dwelling is 250 sqm; residential flat building is 250 sqm

Minimum lot size for a detached dwelling is 560 sqm; semi-detached dwelling is 300 sqm; row dwelling is 180 sqm; group dwelling is 250 sqm; residential flat building is 250 sqm

Minimum lot size for a detached dwelling is 560 sqm; semi-detached dwelling is 560 sqm; row dwelling is 560 sqm; group dwelling is 600 sqm

Minimum lot size is 600 sqm

Minimum lot size for a detached dwelling is 600 sqm; row dwelling is 450 sqm; group dwelling is 450 sqm; residential flat building is 450 sqm

Minimum lot size for a detached dwelling is 600 sqm; semi-detached dwelling is 400 sqm; row dwelling is 340 sqm; group dwelling is 500 sqm; residential flat building is 340 sqm

Minimum lot size for a detached dwelling is 600 sqm; semi-detached dwelling is 420 sqm; row dwelling is 370 sqm; group dwelling is 300 sqm; residential flat building is 1500 sqm

Minimum lot size for a detached dwelling is 600 sqm; semi-detached dwelling is 420 sqm; row dwelling is 400 sqm; group dwelling is 400 sqm; residential flat building is 400 sqm

Minimum lot size for a detached dwelling is 600 sqm; semi-detached dwelling is 420 sqm; row dwelling is 420 sqm; group dwelling is 600 sqm; residential flat building is 600 sqm

Minimum lot size for a detached dwelling is 600 sqm; semi-detached dwelling is 450 sqm; row dwelling is 350 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm

Minimum lot size for a detached dwelling is 600 sqm; semi-detached dwelling is 450 sqm; row dwelling is 400 sqm; group dwelling is 400 sqm; residential flat building is 400 sqm

Minimum lot size for a detached dwelling is 600 sqm; semi-detached dwelling is 450 sqm; row dwelling is 450 sqm; group dwelling is 450 sqm; residential flat building is 450 sqm

Minimum lot size for a detached dwelling is 600 sqm; semi-detached dwelling is 450 sqm; group dwelling is 500 sqm

Minimum lot size for a detached dwelling is 600 sqm; semi-detached dwelling is 450 sqm; group dwelling is 600 sqm; residential flat building is 500 sqm

Minimum lot size for a detached dwelling is 600 sqm; semi-detached dwelling is 600 sqm

Minimum lot size for a detached dwelling is 600 sqm; semi-detached dwelling is 600 sqm; row dwelling is 600 sqm; group dwelling is 600 sqm; residential flat building is 600 sqm

Minimum lot size is 620 sqm

Minimum lot size for a detached dwelling is 625 sqm; semi-detached dwelling is 600 sqm; row dwelling is 600 sqm; group dwelling is 600 sqm; residential flat building is 600 sqm

Minimum lot size is 650 sqm

Minimum lot size is 700 sqm

Minimum lot size for a detached dwelling is 700 sqm; row dwelling is 200 sqm; group dwelling is 700 sqm; residential flat building is 300 sqm

Minimum lot size for a detached dwelling is 700 sqm; semi-detached dwelling is 450 sqm; group dwelling is 500 sqm

Minimum lot size for a detached dwelling is 700 sqm; semi-detached dwelling is 500 sqm; row dwelling is 350 sqm; group dwelling is 400 sqm; residential flat building is 350 sqm

Minimum lot size for a detached dwelling is 700 sqm; semi-detached dwelling is 700 sqm

Minimum lot size is 750 sqm

Minimum lot size for a detached dwelling is 750 sqm; semi-detached dwelling is 400 sqm; row dwelling is 400 sqm; group dwelling is 400 sqm; residential flat building is 400 sqm

Minimum lot size for a detached dwelling is 750 sqm; semi-detached dwelling is 450 sqm

Minimum lot size for a detached dwelling is 750 sqm; semi-detached dwelling is 550 sqm

Minimum lot size for a detached dwelling is 750 sqm; semi-detached dwelling is 600 sqm Minimum lot size for a detached dwelling is 750 sqm; semi-detached dwelling is 750 sqm; row dwelling is 750 sqm; group dwelling is 750 sqm; residential flat building is 750 sqm Minimum lot size is 800 sqm Minimum lot size for a detached dwelling is 800 sqm; row dwelling is 180 sqm; group dwelling is 250 sqm; residential flat building is 250 sqm Minimum lot size for a detached dwelling is 800 sqm; semi-detached dwelling is 500 sqm; row dwelling is 500 sqm; group dwelling is 500 sqm; residential flat building is 500 sqm Minimum lot size is 900 sqm Minimum lot size for a detached dwelling is 900 sqm; group dwelling is 300 sqm Minimum lot size for a detached dwelling is 900 sqm; semi-detached dwelling is 900 sqm; group dwelling is 900 sqm Minimum lot size is 1000 sqm Minimum lot size for a detached dwelling is 1000 sqm; semi-detached dwelling is 600 sqm; row dwelling is 400 sqm; group dwelling is 500 sqm Minimum lot size for a detached dwelling is 1000 sqm; semi-detached dwelling is 600 sqm; row dwelling is 450 sqm; group dwelling is 1200 sqm; residential flat building is 450 sqm Minimum lot size for a detached dwelling is 1000 sqm; semi-detached dwelling is 850 sqm Minimum lot size is 1200 sqm Minimum lot size is 1300 sqm Minimum lot size is 1500 sqm Minimum lot size is 1800 sqm Minimum lot size for a detached dwelling is 1860 sqm; semi-detached dwelling is 1860 sqm Minimum lot size is 2000 sqm Minimum lot size is 2500 sqm Minimum lot size is 2800 sqm Minimum lot size is 3000 sqm Minimum lot size is 4000 sqm Minimum lot size is 5000 sqm Minimum lot size is 7500 sqm Minimum lot size is 8000 sqm Minimum lot size is 10000 sgm Minimum lot size is 12000 sqm Minimum lot size is 15000 sqm Minimum lot size is 20000 sqm Minimum lot size for a detached dwelling is 20000 sqm; residential flat building is 300 sqm Minimum lot size is 25000 sqm Minimum lot size is 30000 sqm Minimum lot size is 40000 sgm Minimum lot size is 50000 sgm Minimum lot size is 70000 sgm Minimum lot size is 80000 sqm Minimum lot size is 100000 sqm Minimum lot size is 120000 sqm Minimum lot size is 160000 sqm Minimum lot size is 200000 sqm Minimum lot size is 250000 sqm Minimum lot size is 300000 sqm

Minimum lot size is 330000 sqm

Minimum lot size is 400000 sqm	
Minimum lot size is 1000000 sqm	
Minimum lot size is 2000000 sqm	
Minimum lot size is 4000000 sqm	
Minimum lot size is 9000000 sqm	

# Part 6.5 Minimum Allotment Frontage Sizes

# **Minimum Allotment Frontage**

Minimum frontage for a residential flat building is 15m

Minimum frontage for a group dwelling is 15m

Minimum frontage for a detached dwelling is 10m

Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 10m; row dwelling is 10m; group dwelling is 10m; residential flat building is 10m

Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 9m; row dwelling is 7m

Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 9m; row dwelling is 6m; group dwelling is 10m; residential flat building is 10m

Minimum frontage for a detached dwelling is 11m; semi-detached dwelling is 11m; row dwelling is 8m

Minimum frontage for a detached dwelling is 12m

Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 10m; row dwelling is 8m; group dwelling is 12m; residential flat building is 12m

Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 10m; group dwelling is 20m

Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 10m; row dwelling is 7m; group dwelling is 25m; residential flat building is 25m

Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 12m

Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 12m; row dwelling is 12m

Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 12m; row dwelling is 12m; group dwelling is 12m; residential flat building is 12m

Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 8m; row dwelling is 8m

Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 9m

Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 9m; row dwelling is 18m; group dwelling is 18m; residential flat building is 18m

Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 9m; row dwelling is 7m; group dwelling is 20m; residential flat building is 20m

Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 9m; row dwelling is 7m; group dwelling is 6m; residential flat building is 6m

Minimum frontage for a detached dwelling is 13m; semi-detached dwelling is 10m; row dwelling is 7m; group dwelling is 18m; residential flat building is 18m

Minimum frontage for a detached dwelling is 14m

Minimum frontage for a detached dwelling is 14m; semi-detached dwelling is 10m; row dwelling is 7m; group dwelling is 18m; residential flat building is 18m

Minimum frontage for a detached dwelling is 14m; semi-detached dwelling is 12m

Minimum frontage for a detached dwelling is 14m; semi-detached dwelling is 12m; group dwelling is 14m

Minimum frontage for a detached dwelling is 14m; semi-detached dwelling is 12m; group dwelling is 18m; residential flat building is 18m

Minimum frontage for a detached dwelling is 14m; semi-detached dwelling is 12m; row dwelling is 7m; group dwelling is 18m

Minimum frontage for a detached dwelling is 14m; semi-detached dwelling is 12m; row dwelling is 7m; group dwelling is 18m; residential flat building is 18m

Minimum frontage for a detached dwelling is 14m; semi-detached dwelling is 14m

Minimum frontage for a detached dwelling is 14m; semi-detached dwelling is 8m

Minimum frontage for a detached dwelling is 15m

Minimum frontage for a detached dwelling is 15m; row dwelling is 7m; group dwelling is 6m; residential flat building is 6m

Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 10m

Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 10m; row dwelling is 10m

Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 10m; row dwelling is 10m; group dwelling is 10m; residential flat building is 10m

Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 10m; row dwelling is 10m; group dwelling is 15m; residential flat building is 15m

Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 10m; row dwelling is 10m; group dwelling is 18m; residential flat building is 18m

Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 10m; row dwelling is 7m; group dwelling is 18m; residential flat building is 18m

Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 10m; row dwelling is 8m; group dwelling is 18m; residential flat building is 18m

Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 10m; row dwelling is 10m; group dwelling is 20m; residential flat building is 20m

Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 12m

Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 12m; group dwelling is 15m

Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 12m; row dwelling is 12m; group dwelling is 18m; residential flat building is 18m

Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 12m; row dwelling is 10m; group dwelling is 20m

Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 12m; row dwelling is 15m; group dwelling is 20m; residential flat building is 15m

Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 12m; row dwelling is 10m; group dwelling is 25m; residential flat building is 25m

Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 15m

Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 15m; row dwelling is 10m; group dwelling is 10m; residential flat building is 10m

Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 15m; group dwelling is 20m

Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 8m; row dwelling is 8m; group dwelling is 20m; residential flat building is 20m

Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 9m

Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 9m; row dwelling is 8m; residential flat building is 28m

Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 9m; row dwelling is 9m; group dwelling is 14m; residential flat building is 14m

Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 9m; row dwelling is 8m; group dwelling is 18m; residential flat building is 8m

Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 9m; row dwelling is 9m; group dwelling is 20m; residential flat building is 20m

Minimum frontage for a detached dwelling is 17m; semi-detached dwelling is 8m; row dwelling is 8m; group dwelling is 18m

Minimum frontage for a detached dwelling is 18m

Minimum frontage for a detached dwelling is 18m; row dwelling is 7m; group dwelling is 24m; residential flat building is 15m

Minimum frontage for a detached dwelling is 18m; semi-detached dwelling is 12m; row dwelling is 10m; group dwelling is 24m; residential flat building is 20m

Minimum frontage for a detached dwelling is 18m; semi-detached dwelling is 15m; row dwelling is 10m; group dwelling is 20m

Minimum frontage for a detached dwelling is 18m; semi-detached dwelling is 18m

Minimum frontage for a detached dwelling is 20m

Minimum frontage for a detached dwelling is 20m; semi-detached dwelling is 18m

Minimum frontage for a detached dwelling is 21m

Minimum frontage for a detached dwelling is 23m

Minimum frontage for a detached dwelling is 24m; semi-detached dwelling is 24m

Minimum frontage for a detached dwelling is 25m

Minimum frontage for a detached dwelling is 25m; semi-detached dwelling is 20m; row dwelling is 20m; group dwelling is 20m; residential flat building is 20m

Minimum frontage for a detached dwelling is 30m

Minimum frontage for a detached dwelling is 40m

Minimum frontage for a detached dwelling is 5m; semi-detached dwelling is 5m; group dwelling is 5m

Minimum frontage for a detached dwelling is 50m

Minimum frontage for a detached dwelling is 6m; semi-detached dwelling is 6m; row dwelling is 6m; group dwelling is 6m

Minimum frontage for a detached dwelling is 6m; semi-detached dwelling is 6m; row dwelling is 6m; group dwelling is 6m; residential flat building is 6m

Minimum frontage for a detached dwelling is 85m

Minimum frontage for a detached dwelling is 9m

Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 7.5m; row dwelling is 7.5m; group dwelling is 14m; residential flat building is 14m

Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 8m; row dwelling is 8m

Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; group dwelling is 15m

Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 15m; group dwelling is 15m

Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 7m; group dwelling is 15m; residential flat building is 15m

Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 6m; group dwelling is 18m; residential flat building is 18m

Part 6.6 Building Heights (Metres)

Maximum Building Height (Metres)		
	10	
	11.5	
	12	
	12.5	
	13.5	
	15	
	18	
	18.5	
	22	
	25	
	25.5	
	29	
	3	
	36	
	4	
	4.5	
	5.6	
	5.7	
	6	
	6.5	
	8	
	8.5	
	9	

Part 6.7 Building Heights (Levels)

Minimum Building Height (Levels)		
	1	
	2	
	3	
	5	
	4	

Maximum Building Height (Levels)		
	1	
	2	
	3	
	4	
	5	
	6	

7
8
10
12

# Part 7 – Land Use Definitions

## Land Use Terms

The following table lists terms which may be used in this Planning and Design Code in relation to the use of land.

# Meaning of Terms

A term listed in Column A has the meaning set out beside that term in Column B.

#### Inclusions and Exclusions

Land uses and activities set out in Column C are to be taken as being **included** in the meaning of the land use term set out in Column A.

Land uses and activities set out in Column D are to be taken as being **excluded** from the meaning of the land use term set out in Column A.

In the event of any inconsistency Column D prevails over Column C.

## Ancillary and Subordinate

Unless stated to the contrary, a term set out in the following table which purports to define a form of land use will be taken to include a use which is ancillary and subordinate to that defined use.

# No Definition

A term not defined in the following table will have its ordinary meaning unless the term is defined in the *Planning, Development and Infrastructure Act 2016* or its Regulations (or any relevant practice direction or practice guideline issued by the State Planning Commission) in which case that meaning will apply.

# Land Use Definitions Table LUD

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D
Agricultural building	Means a building used wholly or partly for purposes associated with farming, commercial forestry or horticulture, or to support the operations of that use, but is not used wholly or partly for the processing or packaging of commodities.	Farm shed; Horticultural shed; Hay shed; Implement shed; Pump shed.	Dairy; Dwelling; Industry; Intensive animal husbandry; Office; Outbuilding; Shop.
Ancillary accommodation	Means accommodation that:  (a) is located on the same		
	allotment as an existing dwelling;		
	(b) contains no more than 1 bedroom or room or area capable of being used as a bedroom; and		
	(c) is subordinate to and shares the same utilities of the existing dwelling.		
Animal keeping	Means the boarding (short or long term), keeping, breeding or training of animals, except horses and/or commercially kept livestock.	Dog kennelling Catteries	Aquaculture; Farming; Horse keeping; Intensive animal husbandry; Low intensity animal husbandry.
Aquaculture	Has the same meaning as in the Aquaculture Act 2001.		Intensive animal husbandry.
Automotive collision repair	Means repairs to motor vehicles involving structural repairs, panel beating, replacement of vehicle body parts or spray painting.		Motor repair station
Bulky goods outlet	Means premises used primarily for the sale, rental, display or offer by retail of goods, other than foodstuffs, clothing, footwear or personal effects goods, unless the sale, rental, display or offer by retail of the foodstuffs, clothing, footwear or personal effects goods is incidental to the		

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D
	sale, rental, display or offer by retail of other goods.  Examples— The following are examples of goods that may be available or on display at bulky goods outlets:		
	(a) automotive parts and accessories;		
	(b) furniture;		
	(c) floor coverings;		
	(d) window coverings;		
	(e) appliances or electronic equipment;		
	(f) home entertainment goods;		
	(g) lighting and electric light fittings;		
	(h) curtains and fabric;		
	(i) bedding and manchester;		
	(j) party supplies;		
	(k) animal and pet supplies;		
	(I) camping and outdoor recreation supplies;		
	(m) hardware;		
	(n) garden plants (primarily in an indoor setting);		
	(o) office equipment and stationery supplies;		
	(p) baby equipment and accessories;		
	(q) sporting, fitness and recreational equipment and accessories;		
	(r) homewares;		
	(s) children's play equipment.		
Caravan and tourist park	Means land used to provide short-term accommodation in caravans, recreational vehicles (RVs) cabins, tents		Residential park

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D
	and other similar demountable forms of shelter in a managed setting.		
Commercial forestry	Means the practice of planting, managing, and caring for forests that are to be harvested (or intended to be harvested) or used for commercial purposes (including through the commercial exploitation of the carbon absorption capacity of the forest).		
Consulting room	Means a building or part of a building (not being a hospital) used in the practice of a profession by a medical, veterinary or dental practitioner, or a practitioner in any curative science, in the provision of medical services, mental, moral or family guidance, but does not involve any overnight accommodation other than for animals that are recovering from treatment or in for observation as part of a veterinary practice.		
Cropping	Means propagating, cultivating and/or harvesting of grains, cereals, oilseeds, lupins, legumes, hops, hemp, hay, lucerne or other similar plants or plant products for commercial production.		Commercial forestry; Horticulture; Mushroom production.
Dairy	Means a building or part of a building used for all or any of the operations of commercial milk production (whether mechanical or otherwise) and includes a milking shed, milk room, wash room or engine room.		
Detached dwelling	Means a detached building comprising 1 dwelling on a site that is held exclusively with that dwelling and has a		

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D
	frontage to a public road, or to a road proposed in a plan of land division that is the subject of a current development authorisation.		
Dwelling	Means a building or part of a building used as a self-contained residence.		
Educational establishment	Means a primary school, secondary school, reception to year 12 school, college, university or technical institute, and includes an associated pre-school or institution for the care and maintenance of children.		
Electricity substation	<ul> <li>(a) works for the conversion, transformation or control of electricity by 1 or more transformers, or by any switchgear or other equipment; or</li> <li>(b) any equipment, building, structure or other works ancillary to or associated with works referred to in paragraph (a), other than any such works— <ul> <li>(i) that are mounted on a pole; or</li> <li>(ii) that are wholly enclosed in a weather-proof enclosure not exceeding 8.5m³; or</li> <li>(iii) that are incidental to any lawful use of the land which the works are situated.</li> </ul> </li> </ul>		
Farming	Means cropping, grazing or low intensity animal husbandry.	Cropping; Grazing;	Animal keeping; Commercial forestry; Horse keeping;

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D
		Low intensity animal husbandry.	Horticulture; Intensive animal husbandry; Mushroom production.
Fuel depot	Means land used primarily for the storage of petrol, gas, oils or other petroleum products and within or upon which no retail trade is conducted.		
General industry	Means any industry other than a light industry or special industry.		
Group dwelling	Means 1 of a group of 2 or more detached buildings, each of which is used as a dwelling and 1 or more of which has a site without a frontage to a public road or to a road proposed in a plan of land division that is the subject of a current development authorisation.		
Horse keeping	Means the keeping or husbandry of horses where more than 1 horse is kept per 3ha of land used for such purposes.		
Horticulture	Means the use of land for market gardening, viticulture, floriculture, orchards, wholesale plant nurseries or commercial turf growing.		Commercial forestry; Mushroom production.
Hotel	Means premises licensed, or proposed to be licensed, as a hotel under the <i>Liquor Licensing Act 1997</i> .		
Indoor recreation facility	Means a building designed or adapted primarily for recreation or fitness pursuits.	Bowling alley; Squash courts; Fitness centre; Gymnasium; Pilates Studio; Yoga Studio; Dance studio; Indoor swimming centre;	

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D
		Indoor trampoline centre; Indoor rock climbing centre; Indoor children's play centre.	
Industry	Means the carrying on, in the course of a trade or business, of any process (other than a process in the course of farming or mining) for, or incidental to:	General industry; Light industry; Special industry.	
	(a) the making of any article, ship or vessel, or of part of any article, ship or vessel; or		
	(b) the altering, repairing, ornamenting, finishing, assembling, cleaning, washing, packing, bottling, canning or adapting for sale, or the breaking up or demolition, of any article, ship or vessel; or		
	(c) the getting, dressing or treatment of materials		
	The use may include:		
	(d) selling by wholesale of goods manufactured on site		
	(e) selling by retail of goods manufactured on site provided the total floor area occupied for such sale does not exceed 250 square metres		
	(and <i>industrial</i> will be construed accordingly).		
Intensive animal husbandry	Means the commercial production of animals or animal products where the animals are kept in enclosures or other confinement and their main	Broiler shed; Feedlot; Poultry hatchery; Piggery; Poultry battery.	Animal keeping; Apiculture; Aquaculture; Horse keeping;

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D
	food source is introduced from outside the enclosures or area of confinement in which they are kept.		Low intensity animal husbandry; Stock sales yard.
Landfill	Land used for the receipt and controlled disposal of refuse through burial and/or spreading over land.		
Light industry	Means an industry where the process carried on, the materials and machinery used, the transport of materials, goods or commodities to and from the land on or in which (wholly or in part) the industry is conducted and the scale of the industry does not:		
	(a) detrimentally affect the amenity of the locality or the amenity within the vicinity of the locality by reason of the establishment or the bulk of any building or structure, the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil, spilled light, or otherwise howsoever; or		
	(b) directly or indirectly, cause dangerous or congested traffic conditions in any nearby road.		
Low intensity animal husbandry	Means the commercial production of animals or animal products (eg meat, wool) on either native or improved pastures or vegetation where the animal's main food source is obtained by grazing or foraging.	Grazing;	Animal keeping; Aquaculture; Horse keeping; Intensive animal husbandry.

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D
Motor repair station	Means any land or building used for carrying out repairs (other than panel beating or spray painting) to motor vehicles and / or farm machinery.		Automotive collision repair
Mushroom production	Means the commercial production of mushrooms or any other type of fungi.		
Office	Means any building used for administration or the practice of a profession.		Consulting room.
Organic waste processing facility	Means the commercial processing of organic waste by composing, mulching, shredding, grinding or similar process into organic material for use as mulch, soil improver, growing medium or the like.		
Outbuilding	Means a non-habitable detached building on the same site as a main building which is ancillary and subordinate to the main building and has a use and function which relates to the main building.		Private bushfire shelter.
Personal or domestic services establishment	Means premises used for the provision of services catering to the personal or domestic needs of customers:  Examples— The following are examples of services that may be available at personal and domestic services establishments  (a) clothing repair and alterations; (b) cutting, trimming and styling hair; (c) domestic pet grooming; (d) manicures and pedicures;		Consulting room; Office; Financial institute.

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D
	<ul> <li>(e) non-surgical cosmetic treatments;</li> <li>(f) personal care treatments;</li> <li>(g) self-service clothes laundering;</li> <li>(h) shoe repair;</li> <li>(i) watch repair.</li> </ul>		
Place of worship	Means premises used by an organised group for worship and religious activities.  The use may include facilities for social, educational and charitable activities associated with the congregation.	Chapel; Church; Mosque; Synagogue; Temple.	Funeral parlour.
Pre-school	Means a place primarily for the care or instruction of children of less than primary school age not resident on the site.	Child care centre; Early learning centre; Kindergarten; Nursery.	
Protective tree netting structure	Means netting and any associated structure:  (a) that is designed to protect trees or plants grown for the purpose of commercial horticulture; and  (b) that consists of a netting canopy attached to a structure (such as poles and cables).		
Public service depot	Means land used for storage and operations connected with the provision of public services (including gas, electricity, water supply, sewerage, drainage, roadworks or telecommunication services) by a body responsible for the provision of those services.		
Recreation area	Means any park, garden, children's playground or sports ground that is under the care, control and	Outdoor public sports courts; Public ovals and fields.	Golf course.

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D
	management of the Crown, or a council, and is open to the public without payment of a charge.		
Renewable energy facility	Means land and/or water used to generate electricity from a renewable source such as wind, solar, tidal, hydropower, biomass and/or geothermal. This use may also include:  (a) any associated facility for the storage and/or transmission of the generated electricity;	Battery storage facility; Hydropower or pumped hydropower facility; Solar power facility; Wave power generator; Wind farm.	
	(b) any building or structure used in connection with the generation of electricity.		
	The use does not include a renewable energy facility principally used to supply and/or store electricity to an existing use of land that has a generating capacity less than 5MW (e.g., domestic solar panels, domestic wind generators, domestic battery storage).		
Residential flat building	Means a single building in which there are 2 or more dwellings.		Group dwelling; Row dwelling; Semi-detached dwelling;
Residential park	Means a residential park operating under the regulatory framework of the <i>Residential Parks Act 2007.</i>		Caravan and tourist park;
Restaurant	Means land used primarily for the consumption of meals on the site.		
Retail fuel outlet	Means land used for:  (a) the fuelling of motor vehicles involving the sale by retail of petrol, oil, liquid petroleum		Fuel depot; Motor repair station.

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D
	gas, automotive distillate and any other fuels; and		
	(b) the sale by retail of food, drinks and other convenience goods for consumption on or off the land; and		
	both are operated as and constitute one integrated facility where on-site facilities, systems and processes, car parking and access and egress are all shared.		
	The use may also include one or more of the following secondary activities:		
	(c) the washing and cleaning of motor vehicles;		
	(d) the washing of other equipment or things including dogs and other pets;		
	(e) the provision (on a paid or free basis) of facilities for charging electric vehicles;		
	(f) the hiring of trailers;		
	(g) selling of motor vehicle accessories and/or parts; and		
	(h) the installation of motor vehicle accessories and/or parts.		
Retirement facility	Means a facility operating under the regulatory framework of the <i>Retirement Villages Act 2016.</i>		
Row dwelling	Means a dwelling:		
	(a) occupying a site that is held exclusively with that dwelling and has a frontage to a public road or to a road proposed in a plan of		

Land Use Term	Definition	Includes	Excludes
(Column A)	(Column B)	(Column C)	(Column D
	land division that is the subject of a current development authorisation; and		
	(b) comprising 1 of 3 or more dwellings erected side by side, joined together and forming, by themselves, a single building.		
Semi-detached	Means a dwelling:		
dwelling	(a) occupying a site that is held exclusively with that dwelling and has a frontage to a public road or to a road proposed in a plan of land division that is the subject of a current planning authorisation; and		
	(b) comprising 1 of 2 dwellings erected side by side, joined together and forming, by themselves, a single building.		
Service trade premises	Means premises used primarily for the sale, rental or display of:	Motor vehicle showroom; Used car yard.	Bulky goods outlet.
	(a) basic plant, equipment or machinery used in agriculture or industry; or		
	(b) boats; or		
	(c) caravans and recreational vehicles (RVs); or		
	(d) domestic garages; or		
	(e) sheds; or		
	(f) outbuildings; or		
	(g) motor vehicles; or		
	(h) marquees; or		
	(i) trailers; or		

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D
	(j) swimming pools, equipment and accessories; or		
	(k) building materials in bulk supply; or		
	(I) landscaping materials; or		
	(m) garden plants (primarily in an outdoor setting), or		
	(n) agricultural supplies such as agricultural chemicals, fertilisers, seed and animal feed; or		
	(o) rainwater tanks and irrigation supplies;		
	or similar articles or merchandise. The use may also include the servicing and repair of any of the listed items (but not vehicle panel beating or spray painting).		
Shop	Means:  (a) premises used primarily for the sale by retail, rental or display of goods, foodstuffs, merchandise or materials; or  (b) a personal or domestic services establishment.	Bulky goods outlet; Personal or domestic services establishment; Restaurant.	Hotel; Motor repair station; Retail fuel outlet; Service trade premises; Wholesale plant nursery.
Special industry	Means an industry where the processes carried on, the methods of manufacture adopted or the particular materials or goods used, produced or stored, are likely:  (a) to cause or create dust, fumes, vapours, smells or gases; or		

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D
	(b) to discharge foul liquid or blood or other substance or impurities liable to become foul,		
	and thereby:		
	(c) to endanger, injure or detrimentally affect the life, health or property of any person (other than any person employed or engaged in the industry); or		
	(d) to produce conditions which are, or may become, offensive or repugnant to the occupiers or users of land in the locality of or within the vicinity of the locality of the land on which (whether wholly or partly) the industry is conducted.		
Stock slaughter works	Means a building or part of a building, or land, used primarily for slaughter of stock (including camels, goats and deer) or poultry,		Retail butcher.
	This use may also include:		
	(a) the keeping of animals prior to slaughter on site		
	(b) processing of animal products for human or animal consumption.		
Stock sales yard	Means land or premises used for the commercial conduct of buying and selling of livestock.		Stock slaughter works.
Store	Means a building or enclosed land used for the storage of goods, and within or upon which no trade (whether wholesale or retail) or industry is carried on.		Junk yard; Outbuilding; Public service depot.
Student accommodation	Mean premises used to accommodate students in		Dwelling;

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D
	room or dormitory style accommodation that is not self-contained and that includes common facilities for shared use by student occupants such as:  (a) shared cooking facilities and/or the provision of meals; (b) common rooms and recreation areas; (c) shared laundry facilities or a laundry service; or (d) shared bathroom facilities.		Residential flat building.
Supported accommodation	Means premises in which residential accommodation is provided to persons requiring/together with regular medical and/or personal care assistance.		Hospital; Retirement facility.
Telecommunications facility	Means a facility within the meaning of the <i>Telecommunications Act</i> 1997 of the Commonwealth.		
Tourist accommodation	Means premises in which temporary or short-term accommodation is provided to travellers on a commercial basis.		
Warehouse	Means a building or enclosed land used for the storage of goods and the carrying out of commercial transactions involving the sale of such goods, but does not include any land or building used for sale by retail.		Store.
Wind farm	Means land used to generate electricity from wind force with wind turbine generators. This use may also include:  (a) any associated facility for the storage and/or		

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D
	transmission of the generated electricity;  (b) any building or structure used in connection with the generation of electricity including a wind turbine, substation, maintenance shed, access road or wind monitoring mast.  The use does not include a wind farm principally used to supply and/or store electricity to an existing use		
Workers' accommodation	of land (e.g., domestic wind generator).  Means premises used to accommodate workers on a temporary basis while they carry out employment:  (a) on the same site as the workers' accommodation;  (b) in mining or petroleum extraction;  (c) in seasonally intensive rural activities such as fruit picking, pruning, animal shearing, meat processing or similar; or  (d) in road and/or railway infrastructure construction.	Mining camp; Road workers camp; Shearing quarters; Railway workers camp;	Tourist accommodation.

# Part 8 – Administrative Definitions

The following table lists terms which may be used to assist with the interpretation of policy used in the Planning and Design Code.

# Meaning of Terms

A term listed in Column A has the meaning set out beside that term in Column B. Column C contains, where applicable, illustrations to assist with the interpretation of the meaning provided in Column B.

#### No Definition

A term not defined in the following table will have its ordinary meaning unless the term is defined in the *Planning, Development and Infrastructure Act 2016* or its Regulations (or any relevant practice direction or practice guideline issued by the State Planning Commission) in which case that meaning will apply.

#### Administrative Definitions Table

Term (Column A)	Definition (Column B)	l llustrations (Column C)		
AEP	Means annual exceedance probability			
AHD	Means Australian height datum.			
Asset protection zone	In relation to bushfire protection, means an area generally clear of vegetation that is maintained to minimise the spread of fire between areas of hazardous vegetation and habitable buildings.  Asset protection zones may incorporate features such as driveways, vegetable gardens or landscaped gardens incorporating deciduous trees and fire retardant plant species.	Building Envelope  Asset Protection Zone  Bushfire Buffer Zone  Measure to wall		

Term (Column A)	Definition (Column B)	Illustrations (Column C)	
Battle-axe allotment	Means an allotment or site that comprises—  (a) a driveway or 'handle' (and any related open space)	Principal part of allotment/site Allotment/site	
	that leads back from a road to the balance of the allotment or site; and	boundary	
	(b) a balance of the allotment or site that is the principal part of the allotment or site and that does not have a boundary with a road.	Note: Battle-axe allotments are often referred to as 'hammerhead' or 'flagpole' allotments.	
Building height	Means the maximum vertical distance between the lower of the natural or finished ground level at any point of any part of a building and the finished roof height at its highest point, ignoring any antenna, aerial, chimney, flagpole or the like.		
Building level	Means that portion of a building which is situated between the top of any floor and the top of the next floor above it, and if there is no floor above it, that portion between the top of the floor and the ceiling above it. It does not include a floor located 1.5 metres below finished ground level or any mezzanine.		
Building line	In relation to a building on a site, means a line drawn parallel to the wall on the building closest to the boundary of the site that faces the primary street (and any existing projection from the building such as a carport, verandah, porch or bay window is not to be taken to form part of the building for the purposes of determining the relevant wall of the building).	Porch, verandah bay window or similar  BUILDING LINE  PRIMARY STREET  Boundary	

Term	Definition	Illustrations	
(Column A)	(Column B)	(Column C)	
		Existing Dwelling  Porch, verandah bay window or similar  BUILDING LINE  Site Boundary  PRIMARY  STREET	
Bushfire buffer zone	In relation to bushfire protection, means an area of land designed to isolate residential allotments from areas that pose a bushfire risk such as areas with rugged terrain or hazardous vegetation.	Building Envelope  Asset Protection Zone  Bushfire Buffer Zone  Measure to wall	
Defence aviation area	Has the same meaning as in the <i>Defence Act 1903</i> of the Commonwealth.		
Density	In relation to residential development, means the number of dwelling units in a given area. It is calculated by dividing the total number of dwellings by the area of residential land that they occupy (excluding other land uses, roads, public open space, and services).		
FFL	Means finished floor level.		
Gross leasable floor area	Means the total floor area of a building excluding public or common tenancy areas such as malls, hallways, verandahs,		

Term	Definition	Illustrations	
(Column A)	(Column B)	(Column C)	
	public or shared tenancy toilets, common storage areas and loading docks.		
Groundwater	Means water that is naturally contained beneath the surface of the ground.		
Habitable room	Means any room used for domestic purposes other than a bathroom, laundry, toilet, pantry, walk-in wardrobe, corridor, stair, hallway, lobby, clothes drying room or other space of a specialised nature occupied neither frequently nor for extended periods.		
Heritage agreement	In relation to State Heritage, is an agreement that is registered under section 34 of the <i>Heritage Places Act 1993</i> .		
High-density	Means greater than 70 dwelling units per hectare.		
High-rise	In relation to development, means 7 building levels and above.		
Hours of operation	Means the hours that a land use is open to the public or conducting activities related to the land use, not including administration or routine activities normally associated with opening and closing or start up and shut down.		
Low-density	Means less than 35 dwelling units per hectare.		
Low rise	In relation to development, means up to and including 2 building levels.		
Medium-density	Means 35 to 70 dwelling units per hectare.		
Medium-rise	In relation to development, means 3 to 6 building levels.		
Mezzanine	Means an intermediate floor within a building between building levels that is open to the floor below and does not extend over the whole floor space.		
Native vegetation	Has the same meaning as in the Native Vegetation Act 1991.		

Term (Column A)	Definition (Column B)	Illustrations (Column C)
Neighbourhood zone  Means any of the following: City Living Zone Residential Neighbourhood Zone Residential Parks Zone Rural Living Zone Suburban Neighbourhood Zone Suburban Neighbourhood (Medium Density) Zone Suburban Neighbourhood (Low Density) Zone Suburban Neighbourhood (Master-planned) Zone Suburban Neighbourhood (Greenfield) Zone Urban Renewal Zone		
Non-sensitive use	Means use of land other than sensitive use	
Power system	Has the same meaning as in the <i>Electricity Act 1996</i> .	
Primary street	<ul> <li>In relation to an existing or proposed building on a site is— <ul> <li>(a) in the case of a site that has a frontage to only 1 road – that road;</li> <li>(b) in the case of a site that has a frontage to 2 roads— <ul> <li>(i) if the frontages are identical in length – the road that forms part of the street address of the building, as determined by the council for the relevant area when it is allocating numbers to building and allotments under section 220 of the Local Government Act 1999; or</li> <li>(ii) in any other case, the road in relation to which the site has a shorter frontage; or</li> </ul> </li> <li>(c) in any other case, the road that forms part of the street address of the building, as determined by the council for the relevant area when it is allocated numbers to buildings and allotments under section 220 of the Local Government Act 1999.</li> </ul></li></ul>	Example of (a)  One Street Frontage & Also the Property Address  PRIMARY STREET  Existing Square Shaped Allotment  Example of (b) (i)

Term (Column A)	Definition (Column B)	Illustrations (Column C)
		PRIMARY STREET  Existing Allotment  Example of (b) (ii)  Street Frontage Matching the Property Address  Existing Multi—frontage or irregular shaped allotment  Example of (c)
Private open space	Means an outdoor area associated with a dwelling that:  (a) is for the exclusive use of the occupants of that dwelling;	
	(b) has a minimum dimension of 1.8 metres; and	
	(c) is not fully enclosed.	
	Private open space may include balconies, terraces, decks and areas between the dwelling and side boundaries but does not include areas used for bin storage, laundry drying,	

Term (Column A)	Definition (Column B)	Illustrations (Column C)	
	rainwater tanks, utilities, driveways and vehicle parking areas.		
Proclaimed shipwreck	Means—		
	(a) a historic shipwreck or historic relic within the meaning of the <i>Historic Shipwrecks Act 1981</i> ; or		
	(b) a historic shipwreck or historic relic within the meaning of the <i>Historic Shipwrecks Act 1976</i> (Commonwealth).		
Secondary street	In relation to a building is any road, other than the primary street, that shares a boundary with the allotment on which the building is situated (or to be situated).		
Sensitive receiver	Means: (a) any use for residential purposes or land zoned primarily for residential purposes;		
	(b) pre-school;		
	(c) educational establishment;		
	(d) hospital;		
	(e) supported accommodation;		
	(f) tourist accommodation.		
Sensitive use	Has the same meaning as in the <i>Environment Protection Act</i> 1993.		
Site	Means the area of land (whether or not comprising a separate or entire allotment) on which a building is built, or proposed to be built, including the curtilage of the building, or in the case of a building comprising more than 1 separate occupancy, the area of land (whether or not comprising a separate or entire allotment) on which each occupancy is built, or proposed to be built, together with its curtilage.		
Soft-landscaping	Means landscaped areas that are pervious and capable of supporting the growth of plant species. It does not include		

Term (Column A)	Definition (Column B)	Illustrations (Column C)	
	any form of pervious paving or paved/hardstand areas used for pedestrian and/or vehicle movement.		
South	Means—true south.		
South facing	In relation to building orientation, a side wall is south facing if the wall is orientated anywhere between E20°N/W20°S and E30°S/W30°N.	Wall  S  Example of south facing walls.	
Standard sea flood risk level	Means the 1% AEP sea flood level (tide, stormwater and associated wave effects combined), plus an allowance to accommodate 100 years of land subsidence.		
Tangent point	Means the end point of a road's curve at the point of intersection.	• Tangent Point  Exclusion Area	
Terrace arrangement	Means a group of 3 or more detached dwellings erected side by side and abutting each other but not joined by way of a party wall or party walls.		

Term (Column A)	Definition (Column B)	l llustrations (Column C)
Total floor area	Means the sum of the superficies of horizontal sections of a building or other roofed area made at the level of each floor, inclusive of all roofed areas and of the external walls and of such portions of any party walls as belong to the building.	
Wall height	Means the height of the wall measured from the top of its footings but excluding any part of the wall that is concealed behind an eave or similar roof structure and not visible external to the land.	
Waste	Means waste within the meaning of the <i>Environment Protection Act 1993.</i>	

# Part 9 – Referrals

Notes- Additional Referrals

Additional referrals to those specified below are contained within Overlays within the Planning and Design Code Notes-Additional Referrals

Additional referrals to those specified below are contained within Overlays within the Planning and Design Code

Part 9.1 Referral Body: Environment Protection Authority

In relation to Part 9(1):

**Community wastewater management system (CWMS)** means a system for the collection and management of wastewater generated in a town, regional or other community.

*Liquid waste* means waste classified as liquid waste in accordance with the assessment process set out in the guideline Liquid waste classification test, re-issued by the Environment Protection Authority in September 2003; as defined in Schedule 1 of the *Environment Protection Act 1993*.

Listed waste means a substance or thing listed in Part B of Schedule 1 of the Environment Protection Act 1993.

Medical waste has the same meaning as in the Environment Protection (Waste to Resources) Policy 2010.

### **Prescribed approved activity** – means:

- (a) the on-site storage or disposal of domestic waste;
- (b) a regulated beverage container activity;
- (c) a regulated drop-off station for e-waste;
- (d) the temporary on-site storage of waste (other than tyre waste) while awaiting transport to another place;
- (e) incineration by way of thermal oxidation using fuel burning equipment for the disposal of solid trade waste with a processing capacity not exceeding 100 kilograms per hour;
- (f) the storage or disposal of tyre waste in a manner approved by the Environment Protection Authority;
- (g) the disposal of human wastewater or sewage to land in a manner approved by the Environment Protection Authority.

Quarantine waste means waste that is subject to quarantine under the Quarantine Act 1908 of the Commonwealth.

**River Murray Protection Area** means a River Murray Protection Area under the *River Murray Act 2003*.

*Treatment* is taken to have the same meaning as defined in section 3(1) as in the *Environment Protection Act 1993*.

Waste has the same meaning as in the Environment Protection Act 1993.

Wastewater means waste principally consisting of water and includes—

- (a) human wastewater;
- (b) sewage;
- (c) water containing food or beverage waste;
- (d) wash down water or cooling water;
- (e) irrigation runoff or contaminated stormwater;
- (f) water containing any other trade waste or industrial waste;
- (g) any other water that has been used in any form of human activity;
- (h) a combination of any 1 or more of the above.

Water protection area has the same meaning as in the Environment Protection Act 1993.

Referral Body: Environment Protection Authority					
Referral Category	Development type	Referral triggers	Policies relevant to the referral	Purpose of referral	
Site contamination	Change in use of land to sensitive use or more sensitive use, except where—  (a) a site contamination audit report under Part 10A of the Environment Protection Act 1993 has, within 5 years of the application, been	A change to a more sensitive use of land (including following its subdivision) at which site contamination exists or may exist as a result of a class 1 potentially contaminating activity listed in a Practice Direction (including site contamination caused by such an activity conducted on adjacent land, or on other land identified	Site Contamination General Development Provisions	To ensure an appropriate and proportionate assessment of potential site contamination by providing direction to the relevant authority on the most	

	prepared in relation to the land; and  (b) the report clearly states that—  (i) site contamination does not exist (or no longer exists) at the land; or  (ii) the land is suitable for the proposed use or range of uses (without the need for any further remediation); or  (iii) 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 as part of the application); and  (c) no class 1 or 2 potentially contaminating activities (as identified in a Practice Direction) have taken place at the land since the preparation of the report.	on the SA Planning Portal that is known to impact the subject site).  A change from:  (a) a non-sensitive use to a sensitive use; or  (b) from a sensitive use to a more sensitive use  on land at which site contamination exists or may exist as a result of a class 2 potentially contaminating activity listed in a Practice Direction (including site contamination caused by such an activity conducted on adjacent land, or on other land identified on the SA Planning Portal that is known to impact the subject site).  A change in use of the land (including following its subdivision) that is the subject of a notation under section 103P of the Environment Protection Act 1993 (i.e. a site contamination audit report has been prepared in respect of the land) to a more sensitive use.		appropriate person to determine site suitability (ie site contamination consultant or site contamination auditor).
Energy generation and storage facilities	Wind farms	Development that involves the establishment of a wind farm where 1 or more wind turbine generators (whether or not located on the same site) are	Section 57 of Environment Protection Act 1993 sets out criteria to be considered by the EPA	To provide expert technical assessment and direction to the relevant authority on the assessment of the

	used to generate electricity that is then supplied to another person for use at another place.	in relation to the assessment of development	potential harm from pollution and waste aspects arising from
Energy recovery from waste	Development involving energy recovery from waste, including anaerobic digestion and thermal activities such as direct combustion, pyrolysis and gasification used to generate gas, heat, electricity or a combination.  In this referral trigger:  anaerobic digestion involves a series of processes in which microorganisms break down biodegradable material to biogas in the absence of oxygen  direct combustion involves burning in excess oxygen (from air) to produce heat or release energy contained in the fuel  pyrolysis involves the thermochemical decomposition of organic or inorganic material- for example synthetic tyres – at elevated temperatures in the absence of oxygen	applications. This head power also links to other statutory criteria in the Environment Protection (Air Quality) Policy 2016, Environment Protection (Noise) Policy 2007, Environment Protection (Waste to Resources) Policy 2010 and the Environment Protection (Water Quality) Policy 2015.	activities of environmental significance and other activities that have the potential to cause serious environmenta harm.
	gasification of waste is a process that converts organic or fossilised organic material such as coal, at		

	elevated temperatures and with controlled amounts of oxygen, into a synthetic gas (syngas)	
Energy generation and storage	Development involving an electricity generating plant or energy storage facility (other than a battery storage facility) using any other energy source (excluding fuel burning and solar photovoltaic) with a capacity to generate or store 30 megawatts (MW) or more that is to be connected to the State's power system.	
	In this referral trigger:  battery storage facility means a facility for the purpose of 1 or	
	more batteries that are capable of being charged, storing energy and discharging in into the State's power system	
	electricity generating plant means electricity generating plant within the ambit of paragraph (a) of the definition of electricity infrastructure in section 4(1) of the Electricity Act 1996	

		<b>power system</b> has the same meaning as in the <i>Electricity Act</i> 1996
Petroleum and Chemical	Chemical storage and warehousing facilities	The storage or warehousing of chemicals or chemical products that are, or are to be, stored or kept in bulk or in containers having a capacity exceeding 200 litres at facilities with a total storage capacity exceeding 1,000 cubic metres.
	Chemical works	The conduct of:  (a) works with a total processing capacity exceeding 10 tonnes per year, involving either or both of the following operations:  (i) manufacture (through chemical reaction) of any inorganic chemical, including sulphuric acid, inorganic fertilisers, soap, sodium silicate, lime or other calcium compound;  (ii) manufacture (through chemical reaction) or processing of any organic chemical or chemical product or petrochemical, including the separation of such materials into different

	Timber preservation works	The conduct of works for the preservation of timber by chemicals, but excluding the preservation by a primary producer of timber for use in the course of primary production carried on by the producer.
Manufacturing and Mineral Processing	Abrasive blasting	The cleaning of materials by the abrasive action of any metal shot or mineral particulate propelled in a gaseous or liquid medium (otherwise than solely by using blast cleaning cabinets less than 5m³ in volume or totally enclosed automatic blast cleaning units).
	Hot mix asphalt preparation	The conduct of works at which crushed or ground rock aggregates are mixed with bituminous or asphaltic materials (by heating in a furnace, kiln or other fuel fired plant) for the purposes of producing road building mixtures.
	Cement works	The conduct of works for the use of argillaceous and calcareous materials in the production of cement clinker or the grinding of cement clinker.
		In this referral trigger:  argillaceous means having to do with or resembling clay

	calcareous means having to do with calcium carbonate	
Ceramic works	The conduct of works for the production of any products such as bricks, tiles, pipes, pottery goods, refractories, or glass that are manufactured or are capable of being manufactured in furnaces or kilns fired by any fuel, being works with a total capacity for the production of such products exceeding 100 tonnes per year.	
Concrete batching works	The conduct of works for the production of concrete or concrete products that are manufactured or are capable of being manufactured by the mixing of cement, sand, rock, aggregate or other similar materials, being works with a total capacity for production of such products exceeding 0.5m³ per production cycle.	
Drum reconditioning or treatment works	The conduct of works for the cleaning, repairing, reconditioning or other treatment of metal or plastic drums or containers for the purposes of their reuse, including any associated storage facility.	

Ferrous and non-ferrous metal melting	the melting of ferrous or non- ferrous metal in a furnace or furnaces that alone or in aggregate have the capacity to melt- (a) in excess of 50 but not in excess of 500 kilograms of metal during the normal cycle of operation but excluding facilities more than 500m from residential premises not associated with the works; or (b) in excess of 500 kilograms of metal during the normal cycle of operation.
Metallurgical works	The conduct of works at which ores are smelted or reduced to produce metal.
Mineral works	The conduct of works for processing mineral ores, sands or earths to produce mineral concentrates.
Pulp or paper works	The conduct of works at which paper pulp or paper is manufactured or is capable of being manufactured, being works with a total capacity for production of such products exceeding 10 tonnes per year
Surface coating	The conduct of:  (a) works for metal finishing, in which metal surfaces are prepared or finished by

	means of electroplating, electrolyse plating, anodising (chromating, phosphating and colouring), chemical etching or milling, or printed circuit board manufacture, being works producing more than 5 kilolitres per day of effluent; or (b) works for hot dip galvanising; or (c) works for spray painting or powder coating with a capacity to use more than 100 litres per day of paint or 10kg per day of dry powder.	
Timber processing works	The conduct of works (other than works at a builders supply yard or a home improvement centre) at which timber is sawn, cut, chipped, compressed, milled or machined, being works with a total processing capacity exceeding 4,000m³ per year.	
Maritime construction works	The conduct of works for the construction or repair of ships, vessels or floating platforms or structures, being works with the capacity to construct or repair ships, vessels or floating platforms or structures of a mass exceeding 80 tonnes.	
Vehicle production	The conduct of works for the production of motor vehicles,	

		being works with a production capacity exceeding 2,000 motor vehicles per year.
	Fibre-reinforced plastic manufacturing	The conduct of facilities for the purposes of manufacturing fibre-reinforced plastic products, but excluding facilities more than 300m from residential premises not associated with the facility.
Resource	Waste recovery (excluding a	prescribed approved activity)
recovery, waste disposal and related activities	Waste recovery facility	The conduct of a waste recovery facility, being a depot, works or facility (including, but not limited to, a transfer station or material recovery facility) that, during a 12 month period, receives for preliminary treatment, or has the capacity for the preliminary treatment of:  (a) more than 100 tonnes of solid waste or matter; or  (b) more than 100 kilolitres of liquid waste or matter, prior to its transfer elsewhere for lawful reuse, further treatment or disposal but excluding a prescribed approved activity or an activity in respect of which the Environment Protection Authority is satisfied, having regard to prescribed factors, that a referral is not necessary and has provided

written confirmation of this to the relevant authority.

In this referral trigger:

preliminary treatment of waste or matter, includes sorting, aggregating, compacting, baling or packaging the waste or matter as defined in Schedule 1 of the Environment Protection Act 1993.

Waste reprocessing (excluding a prescribed approved activity)

## Composting works

Being a depot, facility or works with the capacity to treat, during a 12 month period-

- (a) in the case of works located wholly or partly within a water protection area more than 200 tonnes of organic waste or matter; or
- (b) in the case of works located wholly outside of a water protection area more than 1,000 tonnes of organic waste or matter, for the production of compost, but excluding an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has provided

	written confirmation of this to the relevant authority.
Scrap metal treatment works	Being a depot, facility or works for the treatment of scrap metal (by processes involving electrically heated furnaces or other fuel burning equipment or by mechanical processes), but excluding an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority.
Tyre waste treatment works	Being a depot, facility or works with the capacity to treat more than 5 tonnes of <i>tyre waste</i> during a 12 month period, but excluding an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority.
	tyre waste means waste comprised of tyres or tyre pieces as defined in Schedule 1 of the Environment Protection Act 1993.

Waste lead acid battery treatment works	Being a depot, facility or works with the capacity to treat more than 500 waste lead acid batteries during a 12 month period, but excluding an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority.
Waste reprocessing facility	Being a depot, works or facility other than a depot, works or facility specified in a preceding paragraph) that, during a 12 month period, receives or has the capacity to treat:  (a) more than 100 tonnes of solid waste or matter; or  (b) more than 100 kilolitres of liquid waste or matter, for the production of energy or materials that are ready for use (without requiring further treatment), but excluding an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority.

Waste disposal (excluding a prescribed approved activity)		
Landfill depot	Being a depot, facility or works for the disposal of waste to land, but excluding an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority.	
Liquid waste depot	Being a depot, facility or works for the reception and disposal of liquid waste, or the reception, treatment and disposal of liquid waste, but excluding an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority.	
Incineration depot	Being a depot, facility or works for the disposal, by incineration, pyrolysis or gasification by high temperature chemical decomposition, or thermal oxidation using fuel burning equipment, of solid waste, a listed waste or quarantine waste, but excluding:	

(a)	facilities with a processing
	capacity not exceeding 100
	kilograms per hour and more
	than 500m from residential
	premises not associated with
	the facility, or

(b) an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority.

#### Wastewater treatment

#### Wastewater treatment works

Being sewage treatment works, a *CWMS*, winery wastewater treatment works or any other wastewater treatment works with the capacity to treat, during a 12 month period-

- (a) in the case of works located wholly or partly within a water protection area - more than 2.5 ML of wastewater; or
- (b) in the case of works located wholly outside of a water protection area more than 12.5 ML of wastewater but excluding an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not

	necessary and has provided written confirmation of this to the relevant authority.	
Activities involving listed wastes		
Activity producing listed waste	the conduct of an activity in which a listed waste is produced as waste or becomes waste, but excluding the following:  (a) a domestic activity; (b) retail pharmacy; (c) medical practice (other than the practice of pathology); (d) nursing practice; (e) dental practice; (f) veterinary practice; (g) the conduct of a nursing home or other residential aged care facility; (h) the conduct of an immunisation clinic; (i) the conduct of a hospital with capacity of fewer than 40 beds; or (j) a prescribed industrial activity; (k) an activity in which the waste produced is lawfully disposed of to a sewer; (l) an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority.	

In this referral trigger:

# prescribed industrial activity— means:

- (a) building work;
- (b) carpentry or joinery;
- (c) film processing;
- (d) plumbing or gas fitting;
- (e) dry cleaning;
- (f) primary or secondary school education;
- (g) agriculture or horticulture;
- (h) french polishing;
- (i) manufacturing jewellery;
- (j) painting or decorating;
- (k) panel beating and associated spray painting;
- (I) an activity that results in the production of less than 50 000 litres of waste oil per year;
- (m) an activity authorised by a lease or licence under the Mining Act 1971, the Petroleum and Geothermal Energy Act 2000 or the Roxby Downs (Indenture Ratification) Act 1982 where the waste is lawfully disposed of to land and contained within the area of the lease or licence;
- (n) an activity authorised by a lease under the *Mining Act* 1971 where the waste is lawfully disposed of to land and contained within the area of a miscellaneous purposes

	licence under that Act adjacent to the area of the lease.	
Reception or storage of listed waste	The conduct of a depot, facility or works for the reception or storage of a listed waste, but excluding the following:  (a) the temporary on-site storage of such waste while awaiting transport to another place;  (b) an activity consisting only of storing or distributing goods, in respect of which the Environment Protection Authority is satisfied, having regard to prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority;  (c) the reception or storage by a council or hospital of medical waste produced in the course of a prescribed medical activity;  (d) the reception or storage by a retail pharmacy of personal sharps waste, pharmaceutical waste or other medical waste, in connection with a return system for such waste.	
	In this referral trigger:	
	personal sharps waste means medical sharps that have been	

used in a domestic situation for medical purposes; pharmaceutical waste means waste comprised of medicines or other pharmaceutical products; prescribed medical activitymeans: (a) a medical practice other than-(i) medical practice at a hospital; or (ii) the practice of pathology; (b) nursing practice other than at a hospital; (c) dental practice other than at a hospital; (d) operating a nursing home; or (e) veterinary practice; (f) operating a hospital with a capacity of less than 40 beds; (g) operating an immunisation clinic. Treatment of listed waste The conduct of a depot, facility or works for the treatment of a listed waste, or wastewater containing a listed waste, by immobilising, stabilising or sterilising the waste by any process (before its further treatment or disposal), but excluding an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors

		that a referral is not necessary and has provided written confirmation of this to the relevant authority.
Activities in Specified Areas	Brukunga Mine Site	The management of the abandoned Brukunga mine site and associated acid neutralisation plant situated adjacent to Dawesley Creek in the Mount Lofty Ranges.
	Discharge of stormwater to underground aquifer	Discharge of stormwater from a catchment area exceeding 1 hectare to an underground aquifer by way of a well or other direct means where the stormwater drains to the aquifer from-  (a) land or premises on which a business is carried on in the council area of the City of Mount Gambier; or  (b) a stormwater drainage system in the council area of the City of Mount Gambier; or  (c) a stormwater drainage system in Metropolitan Adelaide.
Animal husbandry, Aquaculture and other activities	Feedlots	carrying on an operation for holding in A confined yard or area and feeding principally by mechanical means or by hand- (a) not less than an average of 500 cattle, or 4,000 sheep or

	goats per day over any period of 12 months; or  (b) where the yard or area is situated in a water protection area - not less than an average of 200 cattle, 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.
Aquaculture or Fish Farming	The land based propagation or rearing of marine, estuarine or fresh water fish or other marine or freshwater organisms that involves the discharge of wastewater into marine or inland waters, or onto land but excluding where wastewater is discharged to an approved wastewater management system.
Saleyards	The commercial conduct of yards at which cattle, sheep or other animals are gathered or confined for the purpose of their sale, auction or exchange, including associated transport loading facilities, being yards with a throughput exceeding 50,000 sheep equivalent units per year [sheep equivalent units: 1 sheep

	or goat = 1 unit, 1 pig (< 40kg) = 1 unit, 1 pig (> 40kg) = 4 units, 1 cattle (< 40kg) = 3 units, 1 cattle (40—400kg) = 6 units, 1 cattle (> 400kg) = 8 units].
Piggeries	The conduct of a piggery (being premises having confined or roofed structures for keeping pigs) with a capacity of- (a) in the case of a piggery located wholly outside of a water protection area- 1,300 or more standard pig units; or (b) in the case of a piggery located wholly or partly within a water protection area- 130 or more standard pig units.
	In this referral trigger:
	standard pig units is a unit of measurement of pigs determined- (a) by reference to clause 4.3 of the National Environmental Guidelines for Piggeries 2010 (second edition (revised)) prepared by Australian Pork Limited; or (b) in a manner approved by the Environment Protection Authority and published on a website determined by the Environment Protection Authority.

	Poultry farms	The keeping of poultry in confined or roofed structure(s) exceeding 1,000m <sup>2</sup> .
	Dairies	Carrying on of a dairy with a total processing capacity exceeding more than 100 milking animals at any 1 time in a water protection area.
Food production and animal and plant product processing	Meat processing works	The conduct of slaughtering works for commercial purposes for the production of meat or meat products for human or animal consumption, being works-  (a) in the case of poultry or poultry meat products at a rate of production exceeding 100 tonnes per year; or  (b) in the case of any other animal meat or animal meat production at a rate of production exceeding 50 tonnes per year.
	Breweries and cideries	The conduct of works for the production of beer, cider or any other alcoholic beverage (excluding wine and spirits) by infusion, boiling or fermentation, being works with a production capacity exceeding 5,000 litres per day.

Fish processing	The conduct of works for scaling, gilling, gutting, filleting, freezing, chilling, packing or otherwise processing fish (as defined in the Fisheries Management Act 2007) for sale, but excluding:  (a) works with a processing output of less than 100 tonnes per year where wastewater is disposed of to a sewer or CWMS; or  (b) works with a processing output of less than 2 tonnes per year where wastewater is disposed of otherwise than to a sewer or CWMS; or  (c) processing of fish only in the course of a business of selling fish by retail.
Milk processing works	The conduct of works at which milk is separated, evaporated or otherwise processed for the manufacture of evaporated or condensed milk, cheese, butter, ice cream or other similar dairy products, being works at which milk is processed at a rate exceeding 5ML per year.
Produce processing works	The conduct of works for processing any agricultural crop material being:  (a) works for the processing of agricultural crop material by deep fat frying, roasting or drying through the

	application of heat with a processing capacity exceeding 30kg per hour, or; (b) works at which more than 10ML of wastewater is generated per year and disposed of otherwise than to a sewer or CWMS.
Rendering and fat extraction works	The conduct of works at which animal, fish or grease trap wastes or other matter is processed or is capable of being processed by rendering or extraction or by some other means to produce tallow or fat or their derivatives or proteinaceous matter, being works with a total processing capacity exceeding 25 kg per hour.
Curing or drying works	the conduct of works at which meat, fish or other edible products are smoked, dried or cured by the application of heat or smoke:  (a) with a total processing capacity exceeding 25 but not exceeding 250kg per hour excluding works more than 200m from residential premises not associated with the works; or  (b) with a total processing capacity exceeding 250kg per hour.

	Tanneries or fellmongeries	The conduct of works for the commercial preservation or treatment of animal skins or hides being works processing more than 5 tonnes of skins or hides per year, but excluding-  (a) the processing of skins or hides by primary producers in the course of primary production activities outside township areas; or  (b) the processing of skins or hides in the course of taxidermy.
	Woolscouring or wool carbonising works	The conduct of works for the commercial cleaning or carbonising of wool, but excluding cleaning or carbonising of wool in the course of handicraft activities where the wool is further processed for sale by retail.
	Wineries or Distilleries	The conduct of works for the processing of grapes or other produce to make wine or spirits, being works at which more than 50 tonnes of grapes or other produce are processed per year; but excluding—works for bottling only.
Materials handling and transportation	Bulk shipping facilities	The conduct of facilities for bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals

	to or from any wharf or wharf side facility (including sea-port grain terminals), being facilities handling or capable of handling these materials into or from vessels at a rate:  (a) exceeding 10 but not exceeding 100 tonnes per day—excluding facilities more than 300m from residential premises not associated with the facility; or  (b) exceeding 100 tonnes per day.
Bulk storage	The conduct of facilities for bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility at a rate exceeding 100 tonnes per day—excluding facilities more than 300m from residential premises not associated with the facility.
Railway operations	The conduct of any of the following activities associated with a railway:  (a) the construction or operation of rail infrastructure; and  (b) the operation of rolling stock on a railway;  (c) other activities conducted on railway land,  (d) but excluding—  (e) any activities associated with:

- (i) a railway with a track gauge that is less than 600mm; or
- (ii) a railway in a mine which is underground or predominantly underground and used in connection with the performance of mining operations; or
- (iii) a slipway; or
- (iv) a crane-type runway; or
- (v) a railway used solely for the purposes of horsedrawn trams; or
- (vi) a railway used solely for the purposes of static displays; or
- (vii) a railway at an amusement park used solely for the purposes of an amusement structure or
- (viii) the transfer of freight into or onto, and unloading of freight from, rolling stock
- (f) an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority.

In this referral trigger:

rail infrastructure means infrastructure associated with the operation of a railway and includes (but is not limited to) railway track, associated track structures, over or under track structures, supports, tunnels, bridges, stations, platforms, train control systems, signalling systems, communication systems, electric traction infrastructure and buildings, but does not include any workshop or repair facility;

railway means a guided system designed for the movement of rolling stock which has the capability of transporting passengers, freight or both on a railway track, together with its infrastructure and associated sidings or crossing, or passing loops, and includes a railway in a marshalling yard or a passenger or freight terminal;

### railway land means—

- (a) land within a rail corridor or rail reserve, including any associated sidings; and
- (b) railway yards; and
- (c) other land over which a railway track passes;

rolling stock means a vehicle (whether or not self-propelled) that operates on or uses a railway track, but does not include a

	vehicle designed to operate both on and off a railway track when the vehicle is not operating on a railway track.  Examples—A locomotive, carriage, rail car, rail motor, light rail vehicle, train, tram, light inspection vehicle, road/rail vehicle, trolley, wagon.
Crushing, grinding or milling	Processing (by crushing, grinding, milling or separating into different sizes by sieving, air elutriation or in any other manner) of- (a) chemicals or rubber at a rate: (i) in excess of 1 but not in excess of 100 tonnes per year excluding facilities more than 500m from residential premises not associated with the facility; or (ii) in excess of 100 tonnes per year; or (b) agricultural crop products at a rate: (i) in excess of 50 but not in excess of 500 tonnes per year, but excluding facilities more than 300m from residential premises not associated with the facility; or (ii) in excess of 500 tonnes per year;

	but excluding non- commercial processing for on farm use; or (c) rock, ores or minerals at a rate: (i) in excess of 100 but not in excess of 1,000 tonnes per year, but excluding facilities more than 500m from residential premises not associated with the facility; or (ii) in excess of 1,000 tonnes per year; but excluding processing of wet sand.	
Dredging	The conduct of capital dredging being: the excavation of more than 10m³ of material from the bed of any marine or inland waters by any digging, cutting, suction or any other means and any associated disposal of dredged material to land or waters, but excluding:  (a) maintenance dredging; (b) works associated with the establishment of a visual aid; or  (c) any lawful fishing or recreational activity.  In this referral trigger:	

	marine waters has the same meaning as in Section 3 of Environment Protection Act 1993.  maintenance dredging means the excavation of material from the bed of any marine or inland waters by any digging, cutting, suction or any other means for the purpose of maintaining a previously dredged (approved) depth, width and area in marine or inland waters.
Coal handling and storage	The handling of coal or carbonaceous material by any means or the storage of coal, coke or carbonaceous reject material at facilities with a total handling capacity exceeding 100 tonnes per day or a storage capacity exceeding 5,000 tonnes.
Extractive industries	The conduct of operations involving extraction, or extraction and processing (by crushing, grinding, milling or separating into different sizes by sieving, air elutriation or any other manner), of sand, gravel, stone, shell, shale, clay or soil, being operations with an extraction production rate exceeding 100,000 tonnes per year.

Other	Aerodromes	The conduct of facilities for commercial or charter aircraft take-off and landing, being facilities estimated to be used for:  (a) more than 200 flight movements per year but excluding facilities more than 3km from residential premises not associated with the facilities; or  (b) more than 2 000 flight movements per year in any case.
	Fuel burning	The conduct of works or facilities involving the use of fuel burning equipment, including flaring (other than flaring at hydrocarbon storage or production works that do not have a total storage capacity or total production rate exceeding the levels respectively specified in 'Hydrocarbon storage or production works') or incineration, where the equipment alone or in aggregate is capable of burning combustible matter-  (a) a rate of heat release exceeding 5MW; or  (b) at a rate of heat release exceeding 500KW and the products of combustion are used:  (i) to stove enamel; or  (ii) to bake or dry any substance that on heating releases dust or air impurities.

Helicopter landing facilities	The conduct of facilities designed for the arrival and departure of helicopters, but excluding:  (a) facilities that are situated more than 3km from residential premises not associated with the facilities; or  (b) facilities at the site of an activity authorised under the Mining Act 1971, the Petroleum and Geothermal Energy Act 2000, the Petroleum (Submerged Lands) Act 1982 or the Roxby Downs (Indenture Ratification) Act 1982.
Marinas and boating facilities	The conduct of facilities comprising pontoons, jetties, piers or other structures (whether on water or land) designed or used to provide moorings or dry storage for: (a) 50 or more powered vessels at any 1 time; or (b) works for the repair or maintenance of vessels with the capacity to handle 5 or more vessels at any one time or vessels 12m or more in length.
Motor racing or testing venues	The conduct of facilities designed and used for motor vehicle competitions or motor vehicle speed or performance trials, but

	excluding facilities that are situated more than 3km from residential premises not associated with the facilities.	
Shooting ranges	The conduct of facilities for shooting competitions, practice or instruction (being shooting involving the propulsion of projectiles by means of explosion), but excluding facilities that are situated more than 3km from residential premises not associated with the facilities.	
Desalination plants	The conduct of a desalination plant that has a production capacity exceeding 200 kilolitres of desalinated water per day, and includes-  (a) an underground desalination plant; and  (b) a number of underground desalination plants within any 1 square kilometre area that, in aggregate, have a production capacity exceeding 200 kilolitres of desalinated water per day, but does not include-  (c) a plant that disposes of all of its wastewater to a wastewater management system that is the subject of a licence; or	

	(d) a plant that produces 2 megalitres or less of wastewater per year;  In this referral trigger:  underground desalination plant means a plant having a system comprised of a borehole, submersible pump and associated equipment for the desalination below the ground of underground water; underground water means water occurring naturally under the ground or introduced to an aquifer or other area under the ground.
Discharges to marine or inland waters	The conduct of operations, other than a desalination plant referred to in this table), involving discharges into marine waters or inland waters where-  (a) the discharges:  (i) raise the temperature of the receiving waters by more than 2 degrees  Celsius at any time at a distance of 10m or more from the point of discharge; or  (ii) contain antibiotic or chemical water treatments; and

Saline water discharge	<ul> <li>(b) the total volume of the discharges exceeds 50kl per day.</li> <li>An activity involving the discharge to land, surface water or underground water of more than 0.5Ml of water per day containing more than 1 500mg of total dissolved solids per litre.</li> </ul>	
Cremation or incineration of human or animal remains	The conduct of a facility for the cremation or incineration of human or animal remains by means of thermal oxidation using fuel burning equipment.  In this referral trigger:	
	human or animal remains does not include- (a) medical waste; or (b) cytotoxic wastes; or (c) quarantine waste  Cytotoxic wastes means waste that is toxic to living things.	
Land Division	Land division creating 1 or more additional allotments for residential purposes within 500 metres of land used as a landfill waste depot.	To provide expert technical assessme and advice to the relevant authority of the appropriatenes of further residential opportunities being

	established within close proximity to landfill waste depots, due to potential health and safety impacts.
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Part 9.2 Referral Body: The Minister responsible for the administration of the Natural Resources Management Act 2004

Referral Body: The Minister responsible for the administration of the Natural Resources Management Act 2004			
Referral Category	Development Type	Purpose of referral	
Dams	Except where located within the River Murray Protection Area Overlay, development comprising the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert, or collects or diverts water:  (a) flowing in a watercourse that is not in the	To provide expert assessment and direction to the relevant authority on potential impacts from development on the health, sustainability and/or natural flow paths of water resources.	
	Mount Lofty Ranges Catchment (Area 1) Overlay or Mount Lofty Ranges Catchment (Area 2), and		
	(b) that is not prescribed or flowing over any other land that is not in a Prescribed Surface Water Area Overlay or in the Mount Lofty Ranges Water Protection Area Overlay,		
	and where it is contrary to a Natural Resources Management Plan applying in the region of the development site.		
Commercial Forestry	Development that involves a change in use of land for the purposes of undertaking commercial forestry for which a permit would be required	To provide expert assessment and direction to the relevant authority on potential	

# Referral Body: The Minister responsible for the administration of the Natural Resources Management Act 2004 Referral Category Development Type under section 127(3) of the Natural Resources Management Act 2004 impacts from such development on water resources.

### Part 9.3 Referral Body: Technical Regulator

Referral Body: Technical Regulator			
Referral Category	Development Type	Purpose of referral	
Building Near Powerlines	Development that involves the construction of a building where a declaration has not been given under Schedule 8 -11 of the <i>Planning</i> , <i>Development and Infrastructure Regulations</i> 2019, other than where the development is a building that is intended only to house, or that constitutes, electricity infrastructure (within the meaning of the <i>Electricity Act 1996</i> ) or is limited to:  (a) an internal alteration of a building; or (b) an alteration to the walls of a building but not so as to alter the shape of the building.	<ul> <li>To provide expert technical assessment and direction to the relevant authority on:</li> <li>potential impacts of development on electricity infrastructure; and</li> <li>potential safety issues relating to development in close proximity to electricity infrastructure.</li> </ul>	

Part 9.4 Referral Body: Minister for the time being administering the Aquaculture Act 2001

Referral Body: Minister for the time being administering the Aquaculture Act 2001			
Referral Category	Development Type	Purpose of referral	
Aquaculture Development	Aquaculture development, other than development which involves an alteration to an existing or approved development which in the opinion of the relevant authority is minor in nature.	To provide expert technical assessment and direction to the relevant authority on matters which may impact upon the associated license required for aquaculture development under the <i>Aquaculture Act 2001</i> .	

# Part 10 – Table of Amendments

## Table of amendments

Nil