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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 *Planning Development and Infrastructure Act 2016* 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 6-8.

Commencement

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

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

Preliminary

1. Library of classification criteria (Deemed-to-Satisfy criteria), policies and rules
 - 1.1. 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.
 - 1.2. 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.
 - 1.3. The policies are applied to development by reference to classes of development, and spatial location.
 - 1.4. Zones, Subzones and Overlays are assigned spatial boundaries in the various parts of the State as identified using maps in Part 5 of the Code. From 1 July 2019 the Code will apply to Out of Council areas but no other parts of the State.

Classification of Development

- 1.5. The Planning and Design Code classifies various classes of development as:
 - (a) accepted development (see section 104(1) of the Act); and

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Part 1 – Rules of Interpretation

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

1.6. 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

- 1.7. The Code classifies development as accepted development in an Accepted Development Classification Table relative to a particular Zone.
- 1.8. 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

- 1.9. The Code classifies development as deemed-to-satisfy development in a Deemed-to-Satisfy Development Classification Table relative to a particular Zone.
- 1.10. 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.
- 1.11. 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

- 1.12. 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.
2. Performance Assessed Development - Application of Policies to Govern Performance Assessed Development
- 2.1. 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

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

- 2.4. 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

- 2.5. 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

- 2.6. 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.
- 2.7. 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 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.
- 2.8. 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.
- 2.9. 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

- 2.10. 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.

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3. Part 5 of the Code - Maps/Spatial Information
 - 3.1. Part 5 of the Code is a series of maps identifying spatial boundaries of Zones, Subzones and Overlays in relation to the parts of the State to which the Planning and Design Code applies.
 - 3.2. 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 identified in the Part 5 maps.
4. Hierarchy of policies/Modification of Provisions
 - 4.1. 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:
 - (a) the provisions of an Overlay will prevail over all other policies applying in the particular case;
 - (b) a Subzone policy will prevail over a Zone policy or a General Development policy; and
 - (c) a Zone policy will prevail over a General Development policy.
5. Procedural Matters – Referrals
 - 5.1. 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.
 - 5.2. 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.
6. Interpretation

Definitions and other rules of interpretation

 - 6.1. 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 6 and 7 of the Planning and Design Code.
 - 6.2. 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 module), the

meaning contained in the part that sits highest in the hierarchy of polices under clause 4 in Part 1 will prevail.

- 6.3. 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.
- 6.4. 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.
- 6.5. 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 Subzones

2.1 Preliminary

- 1 Zones organise the planning outcomes in a way that facilitates the location of preferred or acceptable land uses, intensity of development, and built form and character.
- 2 Each zone contains the following:
 - (a) assessment provisions that include the desired outcomes, performance outcomes and deemed-to-satisfy criteria;
 - (b) development that is classified as accepted, deemed-to-satisfy and restricted;
 - (c) criteria for accepted development and deemed-to-satisfy development;
 - (d) applicable policies for performance assessed development.
- 3 Subzones vary the policy that applies in the parent zone to reflect a local characteristic or circumstance.
- 4 The Library of Zones and Subzones is identified in Table Z1.
- 5 Zones and Subzones are mapped. Mapping is contained in **Part 5 – Maps/Spatial Information** of the Planning and Design Code.

2.2 Zones and Subzones

Table Z1 – Index of Zones and Subzones

Zone	Subzone
Coastal Waters Zone	None
Conservation Zone	None
Local Infrastructure (Airfield) Zone	None
Remote Areas Zone	None
Settlement Zone	None
Specific Use (Tourism Development) Zone	None
Township Zone	None

Coastal Waters Zone

Contents

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2. Coastal Waters Zone Table 2 – Deemed-to-Satisfy Development Classification
3. Coastal Waters Zone Table 3 – Applicable Policies for Performance Assessed Development
4. Coastal Waters Zone Table 4 – Restricted Development Classification
5. Assessment Provisions
6. Procedural Matters

1. Coastal Waters Zone Table 1 – Accepted Development Classification

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
<p>Building work on railway land</p>	<ol style="list-style-type: none"> 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.
<p>Carpport</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Areas) Overlay • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Coastal Areas Overlay • Hazard (Acid Sulphate Soils) Overlay • Marine Parks (Managed Use) Overlay • Marine Parks (Restricted Use) Overlay • Ramsar Wetlands Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 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 development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 It is ancillary to a dwelling erected on the site 4 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 5 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 6 Total floor area - does not exceed 40m² 7 Post 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 8m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and

Coastal Waters Zone Table 1 – Accepted Development Classification

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
	<p>(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</p> <p>10 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(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</p> <p>11 The total roofed area of all existing or proposed buildings on the allotment does not exceed 70% of the area of the allotment</p> <p>12 Door opening for vehicle access – does not exceed, in total, 7m in width</p> <p>13 The carport:</p> <p>(a) is located so that vehicle access:</p> <p>(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</p> <p>(ii) will use a driveway that:</p> <p>A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</p> <p>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p>(iii) if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p>

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
	<p>(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.</p>
<p>Demolition</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • State Heritage Area Overlay • State Heritage Place Overlay. 	<p>None.</p>
<p>Internal building work</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • State Heritage Area Overlay • State Heritage Place Overlay. 	<ol style="list-style-type: none"> 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.
<p>Outbuilding (in the form of a garage)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Areas) Overlay • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Coastal Areas Overlay 	<ol style="list-style-type: none"> 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 development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 It is detached from and ancillary to a dwelling erected on the site, or a dwelling to be erected on the site in accordance with a development authorisation which has been granted 4 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 5 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)

Coastal Waters Zone Table 1 – Accepted Development Classification

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
<ul style="list-style-type: none"> • Hazard (Acid Sulphate Soils) Overlay • Marine Parks (Managed Use) Overlay • Marine Parks (Restricted Use) Overlay • Ramsar Wetlands Overlay • Water Resources Overlay 	<p>6 Total floor area - does not exceed 40m²</p> <p>7 The garage wall does not exceed a height of 3m measured from natural ground level (and not including a gable end)</p> <p>8 Building height - does not exceed 5m</p> <p>9 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 8m unless:</p> <ul style="list-style-type: none"> (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 <p>10 If the garage abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <ul style="list-style-type: none"> (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 <p>11 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70%</p> <p>12 Door opening for vehicle access – does not exceed, in total, 7m in width</p> <p>13 The garage:</p> <ul style="list-style-type: none"> (a) is located so that vehicle access:

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
	<p>(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</p> <p>(ii) will use a driveway that:</p> <p>A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</p> <p>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p>(iii) if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(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.</p> <p>14 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Outbuilding (not being a garage)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Areas) Overlay • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Coastal Areas Overlay • Hazard (Acid Sulphate Soils) Overlay 	<p>1 The development is sited within a recreation area. will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>3 It is detached from and ancillary to a dwelling erected on the site</p> <p>4 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>5 Secondary street setback – at least 900mm from the boundary of the allotment</p> <p>6 Side boundary setbacks – at least 900mm from the boundary of the allotment</p> <p>7 Total floor area does not exceed 40m²</p>

Coastal Waters Zone Table 1 – Accepted Development Classification

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>	
<ul style="list-style-type: none"> • Marine Parks (Managed Use) Overlay • Marine Parks (Restricted Use) Overlay • Ramsar Wetlands Overlay • Water Resources Overlay 	<p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p>	<p>The outbuilding wall does not exceed a height of 3m measured from natural ground level (and not including a gable end)</p> <p>Building height - does not exceed 5m</p> <p>If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 8m unless:</p> <p>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</p> <p>(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</p> <p>If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(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</p> <p>Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70%</p> <p>if clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Private bushfire shelters</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Areas) Overlay 	<p>1</p> <p>2</p>	<p>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</p> <p>The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p>

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>	
<ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Coastal Areas Overlay • Hazard (Acid Sulphate Soils) Overlay • Marine Parks (Managed Use) Overlay • Marine Parks (Restricted Use) Overlay • Ramsar Wetlands Overlay • Water Resources Overlay 	<p>3 4 5</p>	<p>Primary street setback – at least as far back as the building to which it is ancillary</p> <p>Secondary street setback – at least 900mm from the boundary of the allotment</p> <p>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).</p>
<p>Protective tree netting structure</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Areas) Overlay • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Coastal Areas Overlay • Hazard (Acid Sulphate Soils) Overlay • Marine Parks (Managed Use) Overlay • Marine Parks (Restricted Use) Overlay 	<p>1 2 3 4 5</p>	<p>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</p> <p>The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated)</p> <p>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</p> <p>In the case of a development on a site that is within a Hazards (Bushfire Protection) Overlay, the protective tree netting structure provides for access to the site in accordance with the following:</p>

Coastal Waters Zone Table 1 – Accepted Development Classification

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
<ul style="list-style-type: none"> • Ramsar Wetlands Overlay • Water Resources Overlay 	<ul style="list-style-type: none"> (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 (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 <p>6 No part of the netting canopy of the protective tree netting structure:</p> <ul style="list-style-type: none"> (a) will cover native vegetation; or (b) will be within 5m of a road (including any road reserve) <p>7 The points of attachment of any cables will not be located:</p> <ul style="list-style-type: none"> (a) outside the boundaries of the site; or (b) within a watercourse (within the meaning of the <i>Natural Resources Management Act 2004</i>) <p>8 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:</p> <ul style="list-style-type: none"> (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.
<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Areas) Overlay 	<ul style="list-style-type: none"> 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 development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>	
<ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Coastal Areas Overlay • Hazard (Acid Sulphate Soils) Overlay • Marine Parks (Managed Use) Overlay • Marine Parks (Restricted Use) Overlay • Ramsar Wetlands Overlay • Water Resources Overlay 	<p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p>	<p>Shade sail consists of permeable material</p> <p>The total area of the sail - does not exceed 40m²</p> <p>No part of the shade sail will be:</p> <p style="padding-left: 20px;">(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</p> <p style="padding-left: 20px;">(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</p> <p>Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>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</p> <p>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.</p>
<p>Solar photovoltaic panels (roof mounted)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • State Heritage Area Overlay • State Heritage Place Overlay. 	<p>1</p> <p>2</p> <p>3</p> <p>4</p>	<p>The development would not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996</p> <p>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</p> <p>Panels and associated components do not overhang any part of the roof</p> <p>Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>

Coastal Waters Zone Table 1 – Accepted Development Classification

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
<p>Spa pool</p> <p>Swimming pool</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Areas) Overlay • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Coastal Areas Overlay • Hazard (Acid Sulphate Soils) Overlay • Marine Parks (Managed Use) Overlay • Marine Parks (Restricted Use) Overlay • Ramsar Wetlands Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 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 development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 It is detached from and ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted 4 Allotment boundary setback – not less than 1m 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary 6 Location of filtration system from a dwelling on an adjoining allotment: <ol style="list-style-type: none"> (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.

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
<p>Verandah</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Areas) Overlay • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Coastal Areas Overlay • Hazard (Acid Sulphate Soils) Overlay • Marine Parks (Managed Use) Overlay • Marine Parks (Restricted Use) Overlay • Ramsar Wetlands Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 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 development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 It is ancillary to a dwelling erected on the site 4 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 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level 7 Building height - does not exceed 5m 8 Verandah length - does not exceed 8m if any part of the structure abuts or is situated on a boundary of the allotment 9 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70%.
<p>Water tank (above ground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Areas) Overlay • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay 	<ol style="list-style-type: none"> 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 development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 The tank is part of a roof drainage system 4 Total floor area - not exceeding 15m² 5 The tank is located wholly above ground

Coastal Waters Zone Table 1 – Accepted Development Classification

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>	
<ul style="list-style-type: none"> • Coastal Areas Overlay • Hazard (Acid Sulphate Soils) Overlay • Marine Parks (Managed Use) Overlay • Marine Parks (Restricted Use) Overlay • Ramsar Wetlands Overlay • Water Resources Overlay 	<p>6</p> <p>7</p> <p>8</p>	<p>Tank height – does not exceed 4m above natural ground level</p> <p>Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.</p>
<p>Water tank (underground)</p> <p>Except where any of the following apply</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazard (Acid Sulphate Soils) Overlay • Marine Parks (Managed Use) Overlay • Marine Parks (Restricted Use) Overlay • Ramsar Wetlands Overlay • Water Resources Overlay. 	<p>1</p> <p>2</p> <p>3</p>	<p>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</p> <p>The tank is ancillary to a dwelling erected on the site</p> <p>The tank (including any associated pump) is located wholly below the level of the ground.</p>

2. Coastal Waters Zone 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)
None Specified	None	None	None	None

Coastal Waters Zone Table 3 –Applicable Policies for Performance Assessed Development

3. Coastal Waters Zone Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>			
Marine Aquaculture	PO 1.1 to 1.2	Aquaculture [Marine Aquaculture]: PO 2.1 to 2.13 Aquaculture [Navigation and Safety]: PO 3.1 to 3.3 Aquaculture [Environmental Management]: PO 4.1 to 4.3 Marinas and On-Water Structures: All	None	Coastal Areas: All Hazards (Acid Sulphate Soils) Overlay: All Historic Shipwrecks Overlay: All Marine Parks (Managed Use): All Marine Parks (Restricted Use): All Murray Darling Basin Overlay: All RAMSAR Wetlands Overlay: All River Murray Flood Plain Overlay: All

Coastal Waters Zone Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>			
All other Code Assessed Development	All	All	None	Any Relevant Overlay: All

4. Coastal Waters Zone Table 4 –Restricted Development Classification

Class of Development

The following Classes of Development are classified as Restricted

None Specified

5. Assessment Provisions (AP)

Desired Outcome (DO)	
<p>DO 1</p> <p>Protection and enhancement of the natural marine environment and recognition of it as an important ecological commercial, tourism and recreational resource and passage for safe watercraft navigation.</p>	
Performance Outcome (PO)	<ul style="list-style-type: none"> • 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	
<p>PO 1.1</p> <p>Development undertaken in a manner which minimises the potential for harm to the marine environment.</p>	None are applicable.
<p>PO 1.2</p> <p>Development minimises the potential for harmful effects of turbidity and sedimentation on the marine environment both inside and outside of the zone.</p>	None are applicable.
Built Form and Character	
<p>PO 2.1</p> <p>Offshore development sited to minimise potential impacts on and to protect the integrity of reserves under the <i>National Parks and Wildlife Act 1972</i>.</p>	<p>DTS/DPF 2.1</p> <p>Offshore development is located not less than 1000m from the boundary of any reserve under the <i>National Parks and Wildlife Act 1972</i>, unless a lesser distance is agreed with the Minister responsible for that <i>Act</i>.</p>

6. 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:

- (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 Coastal Waters Zone Table 3

Conservation Zone

Contents

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- 2. Conservation Zone Table 2 – Deemed-to-Satisfy Development Classification**
- 3. Conservation Zone Table 3 – Applicable Policies for Performance Assessed Development**
- 4. Conservation Zone Table 4 – Restricted Development Classification**
- 5. Assessment Provisions**
- 6. Procedural Matters**

1. Conservation Zone Table 1 – Accepted Development Classification

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
<p>Building work on railway land</p>	
<p>Carport</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate soils) Overlay • Historic Shipwrecks Overlay • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay. 	<ol style="list-style-type: none"> 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 development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 It is ancillary to a dwelling erected on the site 4 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 5 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 6 Total floor area - does not exceed 40m² 7 Post 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 8m unless:

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
	<ul style="list-style-type: none"> (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 <p>10 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <ul style="list-style-type: none"> (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 <p>11 The total roofed area of all existing or proposed buildings on the allotment does not exceed 70% of the area of the allotment</p> <p>12 Door opening for vehicle access – does not exceed, in total, 7m in width</p> <p>13 The carport:</p> <ul style="list-style-type: none"> (a) is located so that vehicle access: <ul style="list-style-type: none"> (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:

Conservation Zone Table 1 – Accepted Development Classification

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
	<p>A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</p> <p>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p>(iii) if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(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.</p>
<p>Demolition</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • State Heritage Place Overlay. 	<p>None</p>
<p>Internal building work</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • State Heritage Place Overlay. 	<p>1 There will be no increase in the total floor area of the building</p> <p>2 There will be no alteration to the external appearance of the building.</p>
<p>Outbuilding (in the form of a garage)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay 	<p>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</p>

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>																		
<ul style="list-style-type: none"> • Hazards (Acid Sulfate soils) overlay • Historic Shipwrecks Overlay • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay. 	<table border="0"> <tr> <td style="vertical-align: top; padding-right: 10px;">2</td> <td>The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></td> </tr> <tr> <td style="vertical-align: top; padding-right: 10px;">3</td> <td>It is detached from and ancillary to a dwelling erected on the site, or a dwelling to be erected on the site in accordance with a development authorisation which has been granted</td> </tr> <tr> <td style="vertical-align: top; padding-right: 10px;">4</td> <td>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</td> </tr> <tr> <td style="vertical-align: top; padding-right: 10px;">5</td> <td>Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</td> </tr> <tr> <td style="vertical-align: top; padding-right: 10px;">6</td> <td>Total floor area - does not exceed 40m²</td> </tr> <tr> <td style="vertical-align: top; padding-right: 10px;">7</td> <td>The garage wall does not exceed a height of 3m measured from natural ground level (and not including a gable end)</td> </tr> <tr> <td style="vertical-align: top; padding-right: 10px;">8</td> <td>Building height - does not exceed 5m</td> </tr> <tr> <td style="vertical-align: top; padding-right: 10px;">9</td> <td>If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 8m unless: <ul style="list-style-type: none"> (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 </td> </tr> <tr> <td style="vertical-align: top; padding-right: 10px;">10</td> <td>If the garage abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ul style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and </td> </tr> </table>	2	The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>	3	It is detached from and ancillary to a dwelling erected on the site, or a dwelling to be erected on the site in accordance with a development authorisation which has been granted	4	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	5	Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)	6	Total floor area - does not exceed 40m ²	7	The garage wall does not exceed a height of 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 8m unless: <ul style="list-style-type: none"> (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 garage abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ul style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
2	The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>																		
3	It is detached from and ancillary to a dwelling erected on the site, or a dwelling to be erected on the site in accordance with a development authorisation which has been granted																		
4	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																		
5	Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)																		
6	Total floor area - does not exceed 40m ²																		
7	The garage wall does not exceed a height of 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 8m unless: <ul style="list-style-type: none"> (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 garage abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ul style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and 																		

Conservation Zone Table 1 – Accepted Development Classification

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
	<p>(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</p> <p>11 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70%</p> <p>12 Door opening for vehicle access – does not exceed, in total, 7m in width</p> <p>13 The garage:</p> <p>(a) is located so that vehicle access:</p> <p>(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</p> <p>(ii) will use a driveway that:</p> <p>A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</p> <p>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p>(iii) if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(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.</p> <p>14 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
<p>Outbuilding (not being a garage)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate soils) overlay • Historic Shipwrecks Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay. 	<ol style="list-style-type: none"> 1 The development is sited within a recreation area. 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 development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 It is detached from and ancillary to a dwelling erected on the site 4 Primary street setback – at least as far back as the building line of the building to which it is ancillary 5 Secondary street setback – at least 900mm from the boundary of the allotment 6 Side boundary setbacks – at least 900mm from the boundary of the allotment 7 Total floor area does not exceed 40m² 8 The outbuilding wall does not exceed a height of 3m measured from natural ground level (and not including a gable end) 9 Building height - does not exceed 5m 10 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 8m unless: <ol style="list-style-type: none"> (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 11 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):

Conservation Zone Table 1 – Accepted Development Classification

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
	<p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(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</p> <p>12 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70%</p> <p>13 if clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Private bushfire shelters</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate soils) overlay • Historic Shipwrecks Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay. 	<p>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</p> <p>2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>3 Primary street setback – at least as far back as the building to which it is ancillary</p> <p>4 Secondary street setback – at least 900mm from the boundary of the allotment</p> <p>5 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).</p>
<p>Protective tree netting structure</p> <p>Except where any of the following apply:</p>	<p>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</p>

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
<ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate soils) overlay • Historic Shipwrecks Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • State Heritage Place Overlay. 	<p>2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>3 No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated)</p> <p>4 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</p> <p>5 In the case of a development on a site that is within a Hazards (Bushfire - Outback) Overlay, the protective tree netting structure provides for access to the site in accordance with the following:</p> <ul style="list-style-type: none"> (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 (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 <p>6 No part of the netting canopy of the protective tree netting structure:</p> <ul style="list-style-type: none"> (a) will cover native vegetation; or (b) will be within 5m of a road (including any road reserve) <p>7 The points of attachment of any cables will not be located:</p> <ul style="list-style-type: none"> (a) outside the boundaries of the site; or (b) within a watercourse (within the meaning of the <i>Natural Resources Management Act 2004</i>)

Conservation Zone Table 1 – Accepted Development Classification

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
	<p>8 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:</p> <p>(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</p> <p>(b) in any other case, no part of the netting canopy is within 15m of the dwelling.</p>
<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate soils) overlay • Historic Shipwrecks Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Place Overlay. 	<p>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</p> <p>2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>3 Shade sail consists of permeable material</p> <p>4 The total area of the sail - does not exceed 40m²</p> <p>5 No part of the shade sail will be:</p> <p>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</p> <p>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</p> <p>6 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>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.</p>

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
	<p>8 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.</p>
<p>Solar photovoltaic panels (roof mounted)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Shipwrecks Overlay • State Heritage Place Overlay. 	<p>1 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996</p> <p>2 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</p> <p>3 Panels and associated components do not overhang any part of the roof</p> <p>4 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p>Spa pool Swimming pool</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate soils) overlay • Historic Shipwrecks Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Place Overlay 	<p>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</p> <p>2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>3 It is detached from and ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted</p> <p>4 Allotment boundary setback – not less than 1m</p> <p>5 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>6 Location of filtration system from a dwelling on an adjoining allotment:</p>

Conservation Zone Table 1 – Accepted Development Classification

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
<ul style="list-style-type: none"> Water Resources Overlay. 	<p>(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</p> <p>(b) not less than 12m in any other case.</p>
<p>Verandah</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> Coastal Areas Overlay Hazards (Acid Sulfate soils) overlay Historic Shipwrecks Overlay Ramsar Wetlands Overlay River Murray Flood Plain Overlay Sloping Land Overlay State Heritage Place Overlay. 	<ol style="list-style-type: none"> 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 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 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 Total floor area - does not exceed 40m² Post height - does not exceed 3m measured from natural ground level Building height - does not exceed 5m Verandah length - does not exceed 8m if any part of the structure abuts or is situated on a boundary of the allotment Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70%.
<p>Water tank (above ground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> Coastal Areas Overlay 	<ol style="list-style-type: none"> 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

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
<ul style="list-style-type: none"> • Hazards (Acid Sulfate soils) overlay • Historic Shipwrecks Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay. 	<p>2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>3 The tank is part of a roof drainage system</p> <p>4 Total floor area - not exceeding 15m²</p> <p>5 The tank is located wholly above ground</p> <p>6 Tank height – does not exceed 4m above natural ground level</p> <p>7 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>8 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.</p>
<p>Water tank (underground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate soils) overlay • Historic Shipwrecks Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay. 	<p>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</p> <p>2 The tank is ancillary to a dwelling erected on the site</p> <p>3 The tank (including any associated pump) is located wholly below the level of the ground.</p>

2. Conservation Zone 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: <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Coastal Areas Overlay • Marine Parks (Managed Use) • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay. 	[Advertisement]: DTS 6.1, 6.2	Advertisements [Appearance]: DTS 1.1, 1.2 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Impacts]: DTS 4.1 Advertisements [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5 Clearance from Overhead Powerlines: DTS 1.1	None	Building Near Airfields: DTS 1.1 Hazards (Acid Sulfate Soils): DTS 1.1 Historic Shipwrecks: DTS 1.1, 1.2

3. Conservation Zone Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	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, PO 1.2 Advertisements [Appearance]: PO 1.1, 1.2 Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2 Advertisements [Advertising Content]: PO 3.1 Advertisements [Amenity Impacts]: PO 4.1 Advertisements [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5	None	Airport Building Heights (Regulated): All Building Near Airfields: PO 1.1 Coastal Areas: All Hazards (Acid Sulfate Soils): PO 1.1 Historic Shipwrecks: PO 1.1, 1.2 Marine Parks (Managed Use): All Ramsar Wetlands: All River Murray Flood Plain: All Sloping Land: All State Heritage Place: All Water Resources: All
Agricultural building	[Environment Protection]: PO 1.2 [Land Use]: PO 3.1, 3.3 [Built Form and Character]: PO 4.1, 4.2, 4.4 [Landscaping]: PO 7.1	Clearance from Overhead Powerlines: PO 1.1 Design and Siting [Environmental and Cultural Context]: PO 1.1 Interface between Land Uses [Overshadowing]: PO: 3.1, 3.2, 3.3	None	Airport Building Heights (Regulated): All Building Near Airfields: PO 1.1 Coastal Areas: All Hazards (Acid Sulfate Soils): All Historic Shipwrecks: All Key Outback and Rural Routes: All Marine Parks (Managed Use): All Ramsar Wetlands: All River Murray Flood Plain: All Sloping Land: All State Heritage Place: All Water Resources: All
Detached dwelling	[Environment Protection]: PO 1.2	Clearance from Overhead Powerlines: PO 1.1	None	Airport Building Heights (Regulated): All

Conservation Zone Table 3 –Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>			
	<p>[Land Use] PO 3.1, 3.2</p> <p>[Built Form and Character]: PO 4.1, 4.2, 4.4</p> <p>[Access and Car Parking]: PO 5.1, 5.4</p> <p>[Landscaping]: PO 7.1</p> <p>[Hazard Risk Minimisation]: PO 8.1</p>	<p>Design and Siting [Transportable Buildings]: PO 11.1</p> <p>Design and Siting [On-site Wastewater Treatment Systems]: PO 16.1</p> <p>Infrastructure and Renewable Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface between Land Uses [Interface with Rural Activities]: PO 9.1, 9.2, 9.3, 9.4, 9.5</p> <p>Interface between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: PO 10.1</p> <p>Residential Liveability [Amenity]: PO 1.1</p> <p>Site Contamination: PO 1.1</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>		<p>Building Near Airfields: All</p> <p>Coastal Areas: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Bushfire - Outback): All</p> <p>Historic Shipwrecks: All</p> <p>Key Outback and Rural Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Water Resources: All</p>
Dwelling addition	<p>[Environment Protection]: PO 1.2</p> <p>[Built Form and Character]: PO 4.1, 4.2, 4.4</p> <p>[Landscaping]: PO 7.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.2</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Coastal Areas: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Bushfire - Outback): All</p> <p>Historic Shipwrecks: All</p> <p>Key Outback and Rural Routes: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Farming	[Land Use]: PO 3.3	Interface Between Land Uses [General Land Use Compatibility]: PO 1.2	None	Coastal Areas: All Marine Parks (Managed Use): All Ramsar Wetlands: All Water Resources: All
All other Code Assessed Development	All	All	None	All Relevant Overlays: All

4. Conservation Zone Table 4 – Restricted Development Classification

Class of Development

The following Classes of Development are classified as Restricted

Land division

Except where:

Conservation Zone DPF 2.1 or 2.2 is met

5. 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 Outcome (PO)	<ul style="list-style-type: none"> • 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 avoids important nesting or breeding areas or areas that are important for the movement/migration patterns of fauna.	None are applicable.
PO 1.2 Removal of locally indigenous vegetation is minimised to preserve the natural environment.	None are applicable.
Land Division	
PO 2.1 Land division only where it supports the management, improvement or appreciation of the natural environment.	DTS/DPF 2.1 Land division for the: <ul style="list-style-type: none"> (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.

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>PO 2.2</p> <p>Land division for tourist accommodation purposes where it creates allotments of a number and size that will not detrimentally affect the natural environment.</p>	<p>DTS/DPF 2.2</p> <p>Land division creating an allotment greater than 5ha in area to accommodate an existing tourist accommodation facility.</p>
Land Use	
<p>PO 3.1</p> <p>Development primarily in the form of:</p> <ul style="list-style-type: none"> (a) directional, identification and/or interpretative advertisements and/or advertising hoardings for conservation management and tourist information purpose (b) scientific monitoring structures or facility (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. (d) structures for conservation management purpose. 	None are applicable.
<p>PO 3.2</p> <p>A dwelling only where it is single, detached, results in one dwelling per allotment, and is provided to support conservation administration.</p>	None are applicable.
<p>PO 3.3</p> <p>Farming activities occur on already cleared land and outside of areas containing native vegetation, coastal dunes and wetlands of national importance.</p>	None are applicable.

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
Built Form and Character	
<p>PO 4.1</p> <p>Development sited and designed unobtrusively to minimise the visual impact on the natural environment by:</p> <p>(a) using low reflective materials and finishes that blend with, and colours that complement, the surrounding landscape;</p> <p>(b) being located below hilltops and ridgelines; and</p> <p>(c) being screened by existing vegetation.</p>	<p>None are applicable.</p>
<p>PO 4.2</p> <p>Earthworks are contained to minimise impact on the development sited and designed to minimise impacts on the natural environment by:</p> <p>(a) containing construction and built form within a tightly defined site boundary; and</p> <p>(b) minimising the extent of earthworks</p>	<p>None are applicable.</p>
<p>PO 4.3</p> <p>Recreation or visitor facilities located in publicly accessible areas in proximity to recreation trails to minimise impact on the natural environment.</p>	<p>None are applicable.</p>
<p>PO 4.4</p> <p>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.</p>	<p>None are applicable.</p>
Access and Car Parking	
<p>PO 5.1</p> <p>Vehicle access points are limited to minimise impact on the natural environment.</p>	<p>DTS/DPF 5.1</p> <p>No more than one vehicle access point is provided to a site, landmark or lookout.</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>PO 5.2</p> <p>Public recreational trails and access ways located to direct the public away from sensitive areas to minimise impact on the natural environment.</p>	None are applicable.
<p>PO 5.3</p> <p>Access ways and trails are surfaced with permeable materials to minimise impact on the natural environment.</p>	<p>DTS/DPF 5.3</p> <p>Vehicle and pedestrian access ways are constructed of permeable materials.</p>
<p>PO 5.4</p> <p>Roads are of a width and route to encourage low speeds and to minimise impact on the natural environment through avoiding or minimising vegetation clearance.</p>	None are applicable.
<p>PO 5.5</p> <p>Car parking areas designed to minimise impact on the natural environment.</p>	<p>DTS/DPF 5.5</p> <p>Car parking areas:</p> <ul style="list-style-type: none"> (a) are constructed of permeable material; and (b) are located on already legally cleared land; and (c) are consolidated in one location.
Advertisement	
<p>PO 6.1</p> <p>Advertisements limited in number and size to minimise impact on the visual and natural environment.</p>	<p>DTS/DPF 6.1</p> <p>Total combined area of advertisement(s) is not greater than 2m² on any one site.</p>
<p>PO 6.2</p> <p>Advertisements limited to those needed for direction, identification and/or interpretation of environmental values and recreational and tourism facilities.</p>	<p>DTS/DPF 6.2</p> <p>Advertisements are for one or more of the following:</p> <ul style="list-style-type: none"> (a) direction; (b) identification and interpretation of environmental values; or

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
	(c) identification of recreational and tourism facilities.
Landscaping	
PO 7.1 Screening and planting is provided to buildings and structures and comprises locally indigenous species to enhance the natural environment.	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.	None are applicable.

6. 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 land to land in a different zone
- (b) development identified as “all other code assessed development” in Conservation Zone Table 3.

Local Infrastructure (Airfield) Zone

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Local Infrastructure (Airfield) Zone Table 1 – Accepted Development Classification

1. Local Infrastructure (Airfield) Zone Table 1 – Accepted Development Classification

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
<p>Building work on railway land</p>	<ol style="list-style-type: none"> 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.
<p>Carport</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Areas) Overlay • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Hazards (Bushfire – Outback) Overlay • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created 	<ol style="list-style-type: none"> 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 development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 It is ancillary to a dwelling erected on the site 4 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 5 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 6 Total floor area - does not exceed 40m² 7 Post 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 8m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
	<p>(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</p> <p>10 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(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</p> <p>11 The total roofed area of all existing or proposed buildings on the allotment does not exceed 70% of the area of the allotment</p> <p>12 Door opening for vehicle access – does not exceed, in total, 7m in width</p> <p>13 The carport:</p> <p>(a) is located so that vehicle access:</p> <p>(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</p> <p>(ii) will use a driveway that:</p> <p>A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</p> <p>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p>(iii) if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p>

Local Infrastructure (Airfield) Zone Table 1 – Accepted Development Classification

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
	<p>(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.</p>
<p>Demolition</p>	<p>None.</p>
<p>Internal building work</p>	<p>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.</p>
<p>Outbuilding (in the form of a garage)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Areas) Overlay • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Hazards (Bushfire – Outback) Overlay • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created 	<p>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 development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 It is detached from and ancillary to a dwelling erected on the site, or a dwelling to be erected on the site in accordance with a development authorisation which has been granted 4 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 5 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 6 Total floor area - does not exceed 40m² 7 The garage wall does not exceed a height of 3m measured from natural ground level (and not including a gable end) 8 Building height - does not exceed 5m</p>

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
	<p>9 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 8m unless:</p> <ul style="list-style-type: none"> (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 <p>10 If the garage abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <ul style="list-style-type: none"> (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 <p>11 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70%</p> <p>12 Door opening for vehicle access – does not exceed, in total, 7m in width</p> <p>13 The garage:</p> <ul style="list-style-type: none"> (a) is located so that vehicle access: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and

Local Infrastructure (Airfield) Zone Table 1 – Accepted Development Classification

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
	<p>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p>(iii) if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(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.</p> <p>14 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Outbuilding (not being a garage)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Areas) Overlay • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Hazards (Bushfire – Outback) Overlay 	<p>1 The development is sited within a recreation area. will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>3 It is detached from and ancillary to a dwelling erected on the site</p> <p>4 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>5 Secondary street setback – at least 900mm from the boundary of the allotment</p> <p>6 Side boundary setbacks – at least 900mm from the boundary of the allotment</p> <p>7 Total floor area does not exceed 40m²</p> <p>8 The outbuilding wall does not exceed a height of 3m measured from natural ground level (and not including a gable end)</p> <p>9 Building height - does not exceed 5m</p> <p>10 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 8m unless:</p>

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
	<p>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</p> <p>(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</p> <p>11 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(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</p> <p>12 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70%</p> <p>13 if clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Private bushfire shelters</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Areas) Overlay • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Hazards (Bushfire – Outback) Overlay 	<p>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</p> <p>2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>3 Primary street setback – at least as far back as the building to which it is ancillary</p> <p>4 Secondary street setback – at least 900mm from the boundary of the allotment</p> <p>5 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).</p>

Local Infrastructure (Airfield) Zone Table 1 – Accepted Development Classification

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
<p>Protective tree netting structure</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Areas) Overlay • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Hazards (Bushfire – Outback) Overlay 	<ol style="list-style-type: none"> 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 development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated) 4 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 5 In the case of a development on a site that is within a Hazards (Bushfire Protection) Overlay, the protective tree netting structure provides for access to the site in accordance with the following: <ol style="list-style-type: none"> (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 (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 6 No part of the netting canopy of the protective tree netting structure: <ol style="list-style-type: none"> (a) will cover native vegetation; or (b) will be within 5m of a road (including any road reserve) 7 The points of attachment of any cables will not be located: <ol style="list-style-type: none"> (a) outside the boundaries of the site; or

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
	<p>(b) within a watercourse (within the meaning of the <i>Natural Resources Management Act 2004</i>)</p> <p>8 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:</p> <p>(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</p> <p>(b) in any other case, no part of the netting canopy is within 15m of the dwelling.</p>
<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Areas) Overlay • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Hazards (Bushfire – Outback) Overlay 	<p>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</p> <p>2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>3 Shade sail consists of permeable material</p> <p>4 The total area of the sail - does not exceed 40m²</p> <p>5 No part of the shade sail will be:</p> <p>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</p> <p>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</p> <p>6 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>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</p>

Local Infrastructure (Airfield) Zone Table 1 – Accepted Development Classification

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
	<p>8 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.</p>
<p>Solar photovoltaic panels (roof mounted)</p>	<p>1 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996</p> <p>2 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</p> <p>3 Panels and associated components do not overhang any part of the roof</p> <p>4 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p>Spa pool Swimming pool</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Areas) Overlay • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Hazards (Bushfire – Outback) Overlay 	<p>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</p> <p>2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>3 It is detached from and ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted</p> <p>4 Allotment boundary setback – not less than 1m</p> <p>5 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>6 Location of filtration system from a dwelling on an adjoining allotment:</p>

Class of Development	Accepted Development Classification Criteria
The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	(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.
<p>Verandah</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Areas) Overlay • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Hazards (Bushfire – Outback) Overlay 	<ol style="list-style-type: none"> 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 development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 It is ancillary to a dwelling erected on the site 4 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 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level 7 Building height - does not exceed 5m 8 Verandah length - does not exceed 8m if any part of the structure abuts or is situated on a boundary of the allotment 9 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70%.
<p>Water tank (above ground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Areas) Overlay 	<ol style="list-style-type: none"> 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 development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 The tank is part of a roof drainage system

Local Infrastructure (Airfield) Zone Table 1 – Accepted Development Classification

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>	
<ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Hazards (Bushfire – Outback) Overlay 	<p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p>	<p>Total floor area - not exceeding 15m²</p> <p>The tank is located wholly above ground</p> <p>Tank height – does not exceed 4m above natural ground level</p> <p>Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.</p>
<p>Water tank (underground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Areas) Overlay • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Hazards (Bushfire – Outback) Overlay 	<p>1</p> <p>2</p> <p>3</p>	<p>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</p> <p>The tank is ancillary to a dwelling erected on the site</p> <p>The tank (including any associated pump) is located wholly below the level of the ground.</p>

2. Local Infrastructure (Airfield) Zone 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: <ul style="list-style-type: none"> Airport Building Heights (Regulated) Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.2 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Impacts]: DTS 4.1 Advertisements [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Airport Building Heights (Aircraft Landing Areas): DTS 1.1
Excavation and filling	None	Design and Siting [Site Earthworks]: DTS 12.1	None	None

3. Local Infrastructure (Airfield) Zone Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>			
Advertisement	None	Clearance from Overhead Powerlines: PO 1.1 Advertisements [Appearance]: PO 1.1, 1.2 Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2 Advertisements [Advertising Content]: PO 3.1 Advertisements [Amenity Impacts]: PO 4.1 Advertisements [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5	None	Airport Building Heights (Aircraft Landing Areas): PO 1.1 Airport Building Heights (Regulated): All Building Near Airfields: PO 1.1, 1.2
Demolition	None	None	None	None
Excavation and filling	None	Design and Siting [Site Earthworks] PO 12.1	None	None
Fence	None	Design and Siting [Fences, Walls and Retaining Walls] PO 8.1	None	Airport Building Heights (Aircraft Landing Areas): PO 1.1 Airport Building Heights (Regulated): All Building Near Airfields: PO 1.1, 1.2
Light industry Warehouse Store	PO 1.1 and 3.1	Clearance from Overhead Powerlines: PO 1.1 Design and Siting [Public Realm Interface]: PO 4.1, 4.3, 4.4 Design and Siting [Crime Prevention]: PO 5.2 Design and Siting [Landscaping]: PO 9.1, 9.2 Design and Siting [Waste Storage]: PO 10.1 Design and Siting [Transportable Buildings]: PO 11.1 Design and Siting [Wash-down and Waste Loading and Unloading]: PO 15.1 Design and Siting [On-site Wastewater Treatment Systems]: PO 16.1 Infrastructure and Renewable Facilities [Water Supply]: PO 11.1	None	Airport Building Heights (Aircraft Landing Areas): PO 1.1 Airport Building Heights (Regulated): All Building Near Airfields: PO 1.1, 1.2

Local Infrastructure (Airfield) Zone Table 3 –Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface between Land Uses [Solar Reflectivity / Glare]: PO 7.1</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.3, 1.4, 1.5</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.6, 6.7</p>		
Shop	PO 1.1 and 3.1	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design and Siting [Public Realm Interface]: PO 4.2, 4.3, 4.4</p> <p>Design and Siting [Landscaping]: PO 9.1, 9.2</p> <p>Design and Siting [Waste Storage]: PO 10.1</p> <p>Design and Siting [Transportable Buildings]: PO 11.1</p> <p>Design and Siting [Wash-down and Waste Loading and Unloading]: PO 15.1</p> <p>Design and Siting [On-site Wastewater Treatment Systems]: PO 16.1</p> <p>Infrastructure and Renewable Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.2, 12.2</p> <p>Interface between Land Uses [General Land Use Compatibility]: PO 1.2</p>	None	<p>Airport Building Heights (Aircraft Landing Areas): PO 1.1</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: PO 1.1, 1.2</p>

Local Infrastructure (Airfield) Zone Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface between Land Uses [Activities Generating Noise or Vibration]: PO 4.1</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.3, 1.4, 1.5</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8</p> <p>Transport, Access and Parking [Access for People with Disabilities]: PO 4.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.4, 6.6, 6.7</p>		
All other Code Assessed Development	All	All	None	Any Relevant Overlays: All

4. Local Infrastructure (Airfield) Zone Table 4 – Restricted Development Classification

Class of Development (PO)

The following Classes of Development are classified as Restricted

None Specified

5. Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Provide for aviation operations together with allied and complementary non-residential activities.

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
Land Use	
PO 1.1 Development does not impede aviation operations.	None are applicable.
Built Form and Character	
PO 2.1 Development that is sensitive to aircraft noise is designed to minimise aircraft noise intrusion and provide appropriate interior amenity.	None are applicable.
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.	None are applicable.

6. 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:

- (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 Local Infrastructure (Airfield) Zone Table 3

Remote Areas Zone

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- 2. Remote Areas Zone Table 2 – Deemed-to-Satisfy Development Classification**
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- 4. Remote Areas Zone Table 4 – Restricted Development Classification**
- 5. Assessment Provisions**
- 6. Procedural Matters**

1. 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	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.
Demolition Except where any of the following apply: <ul style="list-style-type: none"> • State Heritage Area Overlay • State Heritage Place Overlay. 	None
Internal building work Except where any of the following apply: <ul style="list-style-type: none"> • State Heritage Area Overlay • 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.
Private bushfire shelters Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate soils) overlay • Historic Shipwrecks 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 development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 Primary street setback – at least as far back as the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment

Remote Areas Zone Table 1 –Accepted Development Classification

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
<ul style="list-style-type: none"> • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay. 	<p>5 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).</p>
<p>Protective tree netting structure</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate soils) Overlay • Historic Shipwrecks Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay. 	<p>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</p> <p>2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>3 No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated)</p> <p>4 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</p> <p>5 In the case of a development on a site that is within a Hazards (Bushfire - Outback) Overlay, the protective tree netting structure provides for access to the site in accordance with the following:</p> <ul style="list-style-type: none"> (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 (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

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
	<p>6 No part of the netting canopy of the protective tree netting structure:</p> <p>(a) will cover native vegetation; or</p> <p>(b) will be within 5m of a road (including any road reserve)</p> <p>7 The points of attachment of any cables will not be located:</p> <p>(a) outside the boundaries of the site; or</p> <p>(b) within a watercourse (within the meaning of the <i>Natural Resources Management Act 2004</i>)</p> <p>8 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:</p> <p>(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</p> <p>(b) in any other case, no part of the netting canopy is within 15m of the dwelling.</p>
<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate soils) overlay • Historic Shipwrecks Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay 	<p>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</p> <p>2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>3 Shade sail consists of permeable material</p> <p>4 The total area of the sail - does not exceed 40m²</p> <p>5 No part of the shade sail will be:</p> <p>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</p>

Remote Areas Zone Table 1 –Accepted Development Classification

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
<ul style="list-style-type: none"> • Significant Landscape Protection Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay. 	<p>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</p> <p>6 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>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</p> <p>8 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.</p>
<p>Solar photovoltaic panels (roof mounted)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • State Heritage Area Overlay • State Heritage Place Overlay 	<p>1 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996</p> <p>2 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</p> <p>3 Panels and associated components do not overhang any part of the roof</p> <p>4 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p>Spa pool</p> <p>Swimming pool</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate soils) overlay 	<p>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</p> <p>2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>3 It is detached from and ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted</p>

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
<ul style="list-style-type: none"> • Historic Shipwrecks Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay. 	<p>4 Allotment boundary setback – not less than 1m</p> <p>5 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>6 Location of filtration system from a dwelling on an adjoining allotment:</p> <p>(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</p> <p>(b) not less than 12m in any other case.</p>
<p>Water tank (underground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate soils) overlay • Historic Shipwrecks Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay. 	<p>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</p> <p>2 The tank is ancillary to a dwelling erected on the site</p> <p>3 The tank (including any associated pump) is located wholly below the level of the ground.</p>

Remote Areas Zone Table 1 –Accepted Development Classification

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
<p>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:</p> <ul style="list-style-type: none"> • Accommodation units • Building or building work • Bus terminal • Car parking area • Commercial development • Community facility • Industry • Infrastructure • Office • Recreation facilities • Shop or group of shops • Site works • Tavern / club • Warehouse 	<p>None</p>

2. Remote Areas Zone 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			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>Advertisement</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Coastal Areas Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay. 	None	<p>Clearance from Overhead Powerlines: DTS 1.1</p> <p>Advertisements [Appearance]: DTS 1.1, 1.2</p> <p>Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2</p> <p>Advertisements [Advertising Content]: DTS 3.1</p> <p>Advertisements [Amenity Impacts]: DTS 4.1</p> <p>Advertisements [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5</p>	None	<p>Airport Building Heights (Aircraft Landing Area): DTS 1.1</p> <p>Building Near Airfields: DTS 1.1</p> <p>Hazards (Acid Sulfate Soils): DTS 1.1</p> <p>Historic Shipwrecks: DTS 1.1, 1.2</p>
<p>Carport</p> <p>Outbuilding (in the form of a garage)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Coastal Areas Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • Sloping Land Overlay • State Heritage Areas Overlay • State Heritage Place Overlay • Water Resources Overlay. 	None	<p>Clearance from Overhead Powerlines: DTS 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2</p> <p>Residential Liveability [Ancillary Buildings and Structures]: DTS 6.1, 6.2</p> <p>Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.4, 3.5</p>	None	<p>Airport Building Heights (Aircraft Landing Area): DTS 1.1</p> <p>Building Near Airfields: DTS 1.1</p> <p>Hazards (Acid Sulfate Soils): DTS 1.1</p> <p>Historic Shipwrecks: DTS 1.1, 1.2</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: DTS 1.1</p>
<p>Detached dwelling</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay 	[Built Form and Character]: DTS 1.2	<p>Clearance from Overhead Powerlines: DTS 1.1</p> <p>Design and Siting [On-site Wastewater Treatment Systems]: DTS 16.1</p> <p>Infrastructure and Renewable Facilities [Water Supply]: DTS 11.1</p>	None	<p>Airport Building Heights (Aircraft Landing Areas): All</p> <p>Hazards (Acid Sulfate Soils): DTS 1.1</p> <p>Hazards (Bushfire - Outback): All</p> <p>Historic Shipwrecks: DTS 1.1, 1.2</p> <p>Key Outback and Rural Routes: All</p>

Remote Areas Zone Table 2 –Deemed-to-Satisfy Development Classification

Class of Development	Deemed-to-Satisfy Development Classification Criteria			
	Zone	General Development Policies	Subzone	Overlay
<p>The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'</p> <ul style="list-style-type: none"> Coastal Areas Overlay Ramsar Wetlands Overlay River Murray Flood Plain Overlay Significant Landscape Protection Overlay Sloping Land Overlay State Heritage Area Overlay State Heritage Place Overlay Water Protection Area Overlay Water Resources Overlay. 		<p>Provisions referred to are Deemed-to-Satisfy Criteria</p> <p>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.</p> <p>Infrastructure and Renewable Facilities [Wastewater Services]: DTS 12.1, 12.2</p> <p>Interface between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: DTS 10.1</p> <p>Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.4, 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1</p> <p>Site Contamination DTS 1.1</p>	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
<p>Dwelling addition</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> Airport Building Heights (Regulated) Overlay Building Near Airfields Overlay Coastal Areas Overlay Hazards (Acid Sulfate Soil) Overlay Historic Shipwrecks Overlay Ramsar Wetlands Overlay River Murray Flood Plain Overlay Significant Landscape Protection Overlay Sloping Land Overlay State Heritage Area Overlay State Heritage Place Overlay Water Resources Overlay. 	[Built Form and Character]: DTS 1.2	<p>Clearance from Overhead Powerlines: DTS 1.1</p> <p>Infrastructure and Renewable Facilities [On-site Water Supply and Wastewater Services]: DTS 12.2</p>	None	<p>Airport Building Heights (Aircraft Landing Area): DTS 1.1</p> <p>Hazards (Acid Sulfate Soils): DTS 1.1</p> <p>Hazards (Bushfire - Outback): DTS 1.1</p> <p>Historic Shipwrecks: DTS 1.1, 1.2</p>
<p>Essential infrastructure, 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)</p>	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			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
and the eastern zone boundary of the Local Infrastructure (Airfield) Zone				
<p>Excavation and filling</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay. 	None	Design and Siting [Site Earthworks]: DTS 12.1	None	<p>Hazards (Acid Sulfate Soils): DTS 1.1.</p> <p>Historic Shipwrecks: DTS 1.1, 1.2</p> <p>Sloping Land: DTS 3.1</p>
<p>Outbuilding (not being a garage)</p> <p>Verandah</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Coastal Areas Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • Sloping Land Overlay • State Heritage Areas Overlay • State Heritage Place Overlay • Water Resources Overlay. 	None	<p>Clearance from Overhead Powerlines: DTS 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2</p> <p>Residential Liveability [Ancillary Buildings and Structures]: DTS 6.1, 6.2</p>	None	<p>Airport Building Heights (Aircraft Landing Area): DTS 1.1</p> <p>Building Near Airfields: DTS 1.1</p> <p>Hazards (Acid Sulfate Soils): DTS 1.1</p> <p>Historic Shipwrecks: DTS 1.1, DTS 1.2</p>

3. Remote Areas Zone Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>			
Advertisement	None	Clearance from Overhead Powerlines: PO 1.1 Advertisements [Appearance]: PO 1.1, 1.2 Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2 Advertisements [Advertising Content]: PO 3.1 Advertisements [Amenity Impacts]: PO 4.1 Advertisements [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5	None	Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): PO 1.1 Building Near Airfields: PO 1.1 Coastal Areas: All Hazards (Acid Sulfate Soils): PO 1.1 Historic Shipwrecks: PO 1.1, 1.2 Ramsar Wetlands: All River Murray Floodplain: All Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All Water Resources: All
Agricultural building	[Built Form and Character]: PO 1.1, 1.2	Clearance from Overhead Powerlines: PO 1.1 Design and Siting [Environmental and Cultural Context]: PO 1.1 Interface between Land Uses [Overshadowing]: PO3.1, PO3.2, PO3.3	None	Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Building Near Airfields: PO 1.1 Coastal Areas: All Hazards (Acid Sulfate Soils): All Historic Shipwrecks: All Key Outback and Rural Routes: All Key Railway Crossings: All Ramsar Wetlands: All River Murray Flood Plain: All Significant Landscape Protection: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
				Sloping Land: All State Heritage Area: All State Heritage Place: All Water Resources: All
Carport Outbuilding (in the form of a garage)	None	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2 Residential Liveability [Ancillary Buildings and Structures]: PO 6.1, 6.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6	None	Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Building Near Airfields: PO 1.1 Coastal Areas: All Hazards (Acid Sulfate Soils): PO 1.1 Historic Shipwrecks: PO 1.1, PO 1.2 Key Outback and Rural Routes: All Key Railway Crossings: PO 1.1 Ramsar Wetlands: All River Murray Floodplain: All Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All Water Resources: All
Demolition	None	None	None	State Heritage Area: All State Heritage Place: All
Detached dwelling	All	Clearance from Overhead Powerlines: PO 1.1 Design and Siting [Transportable Buildings]: PO 11.1 Design and Siting [On-site Wastewater Treatment Systems]: PO 16.1 Infrastructure and Renewable Facilities [Water Supply]: PO 11.1	None	Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Building Near Airfields: All Coastal Areas: All Hazards (Acid Sulfate Soils): All

Remote Areas Zone Table 3 –Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>		
		<p>Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: PO 10.1</p> <p>Residential Liveability [Amenity]: PO 1.1</p> <p>Site Contamination: PO 1.1</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>		<p>Hazards (Bushfire - Outback): All</p> <p>Historic Shipwrecks: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
Dwelling addition	[Built Form and Character]: PO 1.2	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.2</p>	None	<p>Airport Building Heights (Aircraft Landing Areas): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: PO 1.1</p> <p>Coastal Areas Overlay: All</p> <p>Hazards (Acid Sulfate Soils): PO 1.1</p> <p>Hazards (Bushfire – Outback): PO 1.1</p> <p>Historic Shipwrecks: PO 1.1, PO 1.2</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>Water Resources: All</p>
Excavation and filling	None	Design and Siting [Site Earthworks]: PO 12.1	None	Coastal Areas Overlay: All

Class of Development	Applicable Policies			
	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): PO 1.1. Historic Shipwrecks: PO 1.1, 1.2 Ramsar Wetlands: All River Murray Flood Plain: All Significant Landscape Protection: All Sloping Land: PO 3.1. State Heritage Area Overlay: All State Heritage Place Overlay: All Water Resources: All
Farming	None	Interface Between Land Uses [General Land Use Compatibility]: PO 1.2	None	Coastal Areas: All Ramsar Wetlands: All Water Protection Area: All Water Resources: All
Fence	None	Design and Siting [Fences, Walls and Retaining Walls]: PO 8.1	None	Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Coastal Areas: All Hazards (Acid Sulfate Soils) All Historic Shipwrecks: All Ramsar Wetlands: All River Murray Flood Plain: All Significant Landscape Protection: All Sloping Land: All State Heritage Place: All State Heritage Area: All Water Resources: All
Outbuilding (not being a garage)	None	Clearance from Overhead Powerlines: PO 1.1	None	Airport Building Heights (Aircraft Landing Areas): All

Remote Areas Zone Table 3 –Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>			
Verandah		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p> <p>Residential Liveability [Ancillary Buildings and Structures]: PO 6.1, 6.2</p>	(applies only in the area affected by the Subzone)	<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: PO 1.1</p> <p>Coastal Areas: All</p> <p>Hazards (Acid Sulfate Soils): PO 1.1</p> <p>Historic Shipwrecks: PO 1.1, 1.2</p> <p>Ramsar Wetlands: All</p> <p>River Murray Floodplain: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>Water Resources: All</p>
Solar farm	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [General]: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Visual Amenity]: PO 2.1, 2.2, 2.3</p> <p>Infrastructure and Renewable Energy Facilities [Rehabilitation]: PO 3.1</p> <p>Infrastructure and Renewable Energy Facilities [Hazard Management]: PO 4.1, 4.2, 4.3</p> <p>Infrastructure and Renewable Energy Facilities [Electricity Infrastructure and Battery Storage Facilities]: PO 5.1</p> <p>Infrastructure and Renewable Energy Facilities [Renewable Energy Facilities]: PO 7.1</p> <p>Infrastructure and Renewable Energy Facilities [Renewable Energy Facilities (Solar Power)]: PO 9.1, 9.2</p> <p>Infrastructure and Renewable Energy Facilities [Temporary Facilities]: PO 13.1, 13.2</p>	None	<p>Airport Building Heights (Aircraft Landing Areas): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Coastal Areas: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Historic Shipwrecks Overlay: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>			
		<p>Design and Siting [Environmental and Cultural Context]: PO 1.1</p> <p>Interface Between Land Uses [General land use compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1</p> <p>Interface Between Land Uses [Solar Reflectivity / Glare]: PO 7.1</p> <p>Interface Between Land Uses [Electrical Interference]: PO 8.1</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.7</p>	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Wind farm	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design and Siting [Environmental and Cultural Context]: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Electricity Infrastructure and Battery Storage Facilities]: PO 5.1</p> <p>Infrastructure and Renewable Energy Facilities [General]: PO 1.1, PO 1.2</p> <p>Infrastructure and Renewable Energy Facilities [Hazard Management]: PO 4.1, PO 4.3</p> <p>Infrastructure and Renewable Energy Facilities [Rehabilitation]: PO 3.1</p> <p>Infrastructure and Renewable Energy Facilities [Renewable Energy Facilities]: PO 7.1</p> <p>Infrastructure and Renewable Energy Facilities [Renewable Energy Facilities (Wind Farms)]: PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5, PO 8.6</p>	None	<p>Airport Building Heights (Aircraft Landing Areas): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Coastal Areas: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Historic Shipwrecks Overlay: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p>

Remote Areas Zone Table 3 –Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>				
		<p>Infrastructure and Renewable Energy Facilities [Temporary Facilities]: PO 12.1, PO 12.2</p> <p>Infrastructure and Renewable Energy Facilities [Visual Amenity]: PO 2.1, PO 2.2, PO 2.3</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1</p> <p>Interface Between Land Uses [Electrical Interference]: PO 8.1</p> <p>Interface Between Land Uses [General land use compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.4</p> <p>Interface Between Land Uses [Solar Reflectivity / Glare]: PO 7.1</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, PO 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, PO 3.3</p>	(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 Overlay: All

4. Remote Areas Zone Table 4 –Restricted Development Classification

Class of Development

The following Classes of Development are classified as Restricted

None Specified

5. Assessment Provisions

Desired Outcome (DO)	
<p>DO 1</p> <p>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.</p>	
Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
Built Form and Character	
<p>PO 1.1</p> <p>Development sited and designed to protect natural features and the conservation value of the area.</p>	None are applicable.
<p>PO 1.2</p> <p>Large buildings designed and sited to reduce impacts on scenic and rural vistas by:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 1.2</p> <p>Buildings are:</p> <ul style="list-style-type: none"> (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	
<p>PO 2.1</p> <p>Habitable buildings designed and sited to manage the risks of natural hazards on personal and public safety and property.</p>	None are applicable.

6. 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.

Settlement Zone

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1. Settlement 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	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.
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazard (Acid Sulphate Soils) Overlay • Marine Parks (Managed Use) 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 development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 It is ancillary to a dwelling erected on the site 4 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 5 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 6 Total floor area - does not exceed 40m ² 7 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 8 Building height - does not exceed 5m

Settlement Zone Table 1 –Accepted Development Classification

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
	<p>9 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 8m unless:</p> <ul style="list-style-type: none"> (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 <p>10 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <ul style="list-style-type: none"> (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 <p>11 The total roofed area of all existing or proposed buildings on the allotment does not exceed 70% of the area of the allotment</p> <p>12 Door opening for vehicle access – does not exceed, in total, 7m in width</p> <p>13 The carport:</p> <ul style="list-style-type: none"> (a) is located so that vehicle access:

Planning and Design Code
Zone Section
Settlement 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 style="list-style-type: none"> (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: <ul style="list-style-type: none"> 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.
Demolition	None.
Internal building work	<ul style="list-style-type: none"> 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.

Settlement Zone Table 1 –Accepted Development Classification

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
<p>Outbuilding (in the form of a garage)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazard (Acid Sulphate Soils) Overlay • Marine Parks (Managed Use) Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 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 development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 It is detached from and ancillary to a dwelling erected on the site, or a dwelling to be erected on the site in accordance with a development authorisation which has been granted 4 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 5 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 6 Total floor area - does not exceed 40m² 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 8m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and

Planning and Design Code
Zone Section
Settlement 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 style="list-style-type: none"> (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 <p>10 If the garage abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <ul style="list-style-type: none"> (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 <p>11 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70%</p> <p>12 Door opening for vehicle access – does not exceed, in total, 7m in width</p> <p>13 The garage:</p> <ul style="list-style-type: none"> (a) is located so that vehicle access: <ul style="list-style-type: none"> (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:

Settlement Zone Table 1 –Accepted Development Classification

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
	<p>A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</p> <p>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p>(iii) if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(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.</p> <p>14 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Outbuilding (not being a garage)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazard (Acid Sulphate Soils) Overlay • Marine Parks (Managed Use) Overlay • Water Resources Overlay 	<p>1 The development is sited within a recreation area. will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>3 It is detached from and ancillary to a dwelling erected on the site</p> <p>4 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p>

Planning and Design Code
Zone Section
Settlement Zone Table 1 –Accepted Development Classification

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
	<p>5 Secondary street setback – at least 900mm from the boundary of the allotment</p> <p>6 Side boundary setbacks – at least 900mm from the boundary of the allotment</p> <p>7 Total floor area does not exceed 40m²</p> <p>8 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>9 Building height - does not exceed 5m</p> <p>10 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 8m unless:</p> <p>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</p> <p>(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</p> <p>11 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(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</p>

Settlement Zone Table 1 –Accepted Development Classification

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
	<p>would be adjacent to or abut the proposed wall or structure</p> <p>12 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70%</p> <p>13 if clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Private bushfire shelters</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazard (Acid Sulphate Soils) Overlay • Marine Parks (Managed Use) Overlay • Water Resources Overlay 	<p>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</p> <p>2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>3 Primary street setback – at least as far back as the building to which it is ancillary</p> <p>4 Secondary street setback – at least 900mm from the boundary of the allotment</p> <p>5 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).</p>
<p>Protective tree netting structure</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazard (Acid Sulphate Soils) Overlay • Marine Parks (Managed Use) Overlay 	<p>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</p> <p>2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p>

Planning and Design Code
Zone Section
Settlement 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 style="list-style-type: none"> Water Resources Overlay 	<ol style="list-style-type: none"> 3 No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated) 4 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 5 In the case of a development on a site that is within a Hazards (Bushfire Protection) Overlay, the protective tree netting structure provides for access to the site in accordance with the following: <ol style="list-style-type: none"> (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 (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 6 No part of the netting canopy of the protective tree netting structure: <ol style="list-style-type: none"> (a) will cover native vegetation; or (b) will be within 5m of a road (including any road reserve) 7 The points of attachment of any cables will not be located: <ol style="list-style-type: none"> (a) outside the boundaries of the site; or (b) within a watercourse (within the meaning of the <i>Natural Resources Management Act 2004</i>)

Settlement Zone Table 1 –Accepted Development Classification

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
	<p>8 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:</p> <p>(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</p> <p>(b) in any other case, no part of the netting canopy is within 15m of the dwelling.</p>
<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazard (Acid Sulphate Soils) Overlay • Marine Parks (Managed Use) Overlay • Water Resources Overlay 	<p>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</p> <p>2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>3 Shade sail consists of permeable material</p> <p>4 The total area of the sail - does not exceed 40m²</p> <p>5 No part of the shade sail will be:</p> <p>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</p> <p>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</p>

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Zone Section
Settlement 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
	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 8 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)	1 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996 2 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 3 Panels and associated components do not overhang any part of the roof 4 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 Except where any of the following apply:	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

Settlement Zone Table 1 –Accepted Development Classification

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
<ul style="list-style-type: none"> • Coastal Areas Overlay • Hazard (Acid Sulphate Soils) Overlay • Marine Parks (Managed Use) Overlay • Water Resources Overlay • Water Resources Overlay 	<p>2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>3 It is detached from and ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted</p> <p>4 Allotment boundary setback – not less than 1m</p> <p>5 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>6 Location of filtration system from a dwelling on an adjoining allotment:</p> <p>(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</p> <p>(b) not less than 12m in any other case.</p>
<p>Verandah</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazard (Acid Sulphate Soils) Overlay • Marine Parks (Managed Use) Overlay • Water Resources Overlay 	<p>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</p> <p>2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>3 It is ancillary to a dwelling erected on the site</p> <p>4 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</p>

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
	<p>5 Total floor area - does not exceed 40m²</p> <p>6 Post height - does not exceed 3m measured from natural ground level</p> <p>7 Building height - does not exceed 5m</p> <p>8 Verandah length - does not exceed 8m if any part of the structure abuts or is situated on a boundary of the allotment</p> <p>9 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70%.</p>
<p>Water tank (above ground)</p> <p>Except where any of the following apply</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Marine Parks (Managed Use) Overlay • Water Resources Overlay 	<p>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</p> <p>2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>3 The tank is part of a roof drainage system</p> <p>4 Total floor area - not exceeding 15m²</p> <p>5 The tank is located wholly above ground</p> <p>6 Tank height – does not exceed 4m above natural ground level</p> <p>7 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>8 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.</p>

Settlement Zone Table 1 –Accepted Development Classification

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
<p>Water tank (underground)</p> <p>Except where any of the following apply</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazard (Acid Sulphate Soils) Overlay • Marine Parks (Managed Use) Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 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 ancillary to a dwelling erected on the site 3 The tank (including any associated pump) is located wholly below the level of the ground.

2. Settlement Zone Table 2 – Deemed-to-Satisfy Development Classification

Class of Development	Deemed-to-Satisfy Development Classification Criteria			
	Zone	General Development Policies	Subzone	Overlay
<p>The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'</p>	<p>Provisions referred to are Deemed-to-Satisfy Criteria</p> <p>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.</p>			
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
<p>Advertisement</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> Coastal Areas Overlay Marine Parks (Managed Use) Overlay Water Resources Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.2 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Impacts]: DTS 4.1 Advertisements [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Hazard (Acid Sulphate Soils): DTS 1.1.
<p>Carport</p> <p>Outbuilding (in the form of a garage)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> Coastal Areas Overlay Marine Parks (Managed Use) Overlay Water Resources Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2 Residential Liveability [Ancillary Buildings and Structures]: DTS 6.1, 6.2 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.4, 3.5	None	Hazard (Acid Sulphate Soils): DTS 1.1.
<p>Consulting room</p> <p>Office</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> Coastal Areas Overlay Marine Parks (Managed Use) Overlay Water Resources Overlay 	[Land Use]:DTS 1.2, 1.5 [Built Form and Character] DTS: 3.1, 3.2, 3.3, 3.4, 3.5, 3.6	Clearance from Overhead Powerlines: DTS 1.1 Design and Siting [Built Form Context]: DTS 2.3 Design and Siting [Visual Privacy]: DTS 6.1 Design and Siting [On-site Wastewater Treatment Systems]: DTS 16.1 Infrastructure and Renewable Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Facilities [Wastewater Services]: DTS 12.1, 12.2 Interface between Land Uses [Overshadowing]: DTS 3.1, 3.2 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 Transport, Access and Parking [Vehicle Parking Areas]: DTS 6.1, 6.7	None	Hazard (Acid Sulphate Soils): DTS 1.1.
<p>Dwelling addition</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> Coastal Areas Overlay 	[Built Form and Character] DTS: 3.1, 3.2, 3.3, 3.4, 3.5, 3.6	Clearance from Overhead Powerlines: DTS 1.1 Design and Siting [Visual Privacy]: DTS 6.1 Interface between Land Uses [Activities Generating Noise and Vibration]: DTS 4.4	None	Hazard (Acid Sulphate Soils): DTS 1.1 Hazards (Bushfire – Outback): DTS All

Settlement Zone Table 2– Deemed-to-Satisfy Development Classification

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)
<p>The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'</p> <ul style="list-style-type: none"> Marine Parks (Managed Use) Overlay Water Resources Overlay. 		<p>Infrastructure and Renewable Facilities [On-site Water Supply and Wastewater Services]: DTS 12.2</p> <p>Residential Liveability [Dwelling Additions]: DTS 4.1</p>		
<p>Detached Dwelling</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> Coastal Areas Overlay Marine Parks (Managed Use) Overlay Water Resources Overlay 	<p>[Land Use]:DTS 1.1</p> <p>[Built Form and Character] DTS: 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p>	<p>Clearance from Overhead Powerlines: DTS 1.1</p> <p>Design and Siting [Visual Privacy]: DTS 6.1</p> <p>Design and Siting [On-site Wastewater Treatment Systems]: DTS 16.1</p> <p>Infrastructure and Renewable Facilities [Water Supply]: DTS 11.1</p> <p>Infrastructure and Renewable Facilities [Wastewater Services]: DTS 12.1, 12.2</p> <p>Interface between Land Uses [Activities Generating Noise and Vibration]: DTS 4.4</p> <p>Residential Liveability [Private Open Space]: DTS 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.4, 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1</p> <p>Site Contamination DTS 1.1</p>	None	<p>Hazard (Acid Sulphate Soils): DTS 1.1</p> <p>Hazards (Bushfire – Outback): DTS All</p>
<p>Excavation and filling</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> Coastal Areas Overlay Marine Parks (Managed Use) Overlay Water Resources Overlay. 	None	Design and Siting [Site Earthworks]: DTS 12.1	None	Hazards (Acid Sulfate Soils): DTS 1.1
<p>Outbuilding (not being a garage)</p> <p>Verandah</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> Coastal Areas Overlay Marine Parks (Managed Use) Overlay Water Resources Overlay. 	None.	<p>Clearance from Overhead Powerlines: DTS 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2</p> <p>Residential Liveability [Ancillary Buildings and Structures]: DTS 6.1, 6.2</p>	None	Hazards (Acid Sulfate Soils): DTS 1.1

3. Settlement Zone Table 3 - Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	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)
Advertisement	None	Advertisements [Appearance]: PO 1.1, 1.2 Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2 Advertisements [Advertising Content]: PO 3.1 Advertisements [Amenity Impacts]: PO 4.1 Advertisements [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5 Clearance from Overhead Powerlines: PO 1.1	None	Coastal Areas: All Hazard (Acid Sulphate Soils): All Marine Parks (Managed Use): All Water Resources: All
Carport Outbuilding (in the form of a garage)	None	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2 Residential Liveability [Ancillary Buildings and Structures]: PO 6.1, 6.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6	None	Coastal Areas: All Hazard (Acid Sulphate Soils): All Marine Parks (Managed Use): All Water Resources: All
Consulting room Office	[Land Use]: PO 1.2, 1.5 [Built form and Character]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6	Clearance from Overhead Powerlines: PO 1.1 Design and Siting [Built Form Context]: PO 2.3 Design and Siting [Visual Privacy]: PO 6.1 Design and Siting [Waste Storage]: PO 10.1 Design and Siting [On-site Wastewater Treatment Systems]: PO 16.1 Infrastructure and Renewable Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.1, 12.2 Interface between Land Uses [General Land Use Compatibility]: PO 1.2 Interface between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3 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	None	Coastal Areas: All Hazard (Acid Sulphate Soils): All Marine Parks (Managed Use): All Water Resources: All

Settlement Zone Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	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]: PO 2.1 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7		
Demolition	None	None	None	None
Dwelling addition	[Built form and Character]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6	Clearance from Overhead Powerlines: PO 1.1 Design and Siting [Visual Privacy]: PO 6.1 Design and Siting [On-site Waste Treatment Systems]: PO 16.1 Infrastructure and Renewable Facilities: [Wastewater Services] PO 12.2 Interface between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.4 Residential Liveability [Dwelling Additions] PO 4.1	None	Coastal Areas: All Hazard (Acid Sulphate Soils): All Hazards (Bushfire – Outback): All Marine Parks (Managed Use): All Water Resources: All
Detached Dwelling	[Land Use]: PO 1.1 [Built form and Character]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6	Clearance from Overhead Powerlines: PO 1.1 Design and Siting [Visual Privacy]: PO 6.1 Design and Siting [Transportable Buildings]: PO 11.1 Design and Siting [On-site Waste Treatment Systems]: PO 16.1 Infrastructure and Renewable Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.1, 12.2 Interface between Land Uses [General Land Use Compatibility]: PO 1.1 Interface between Land Uses [Overshadowing]: PO 3.1, 3.2	None	Coastal Areas: All Hazard (Acid Sulphate Soils): All Hazard (Bushfire - Outback): All Marine Parks (Managed Use): All Water Resources: All

Class of Development	Applicable Policies			
	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 4.4 Residential Liveability [Amenity]: PO 1.1, 1.2 Residential Liveability [Private Open Space]: PO 2.1, 2.2 Site Contamination PO 1.1 Transport, Access and Parking [Sightlines]: PO 2.1 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1		
Excavation and filling	None	Design and Siting [Site Earthworks] PO 12.1	None	Coastal Areas: All Hazard (Acid Sulphate Soils): All Marine Parks (Managed Use): All Water Resources: All
Fence	None	Design and Siting [Fences, Walls and Retaining Walls]: PO 8.1	None	Coastal Areas: All Hazard (Acid Sulphate Soils): All Marine Parks (Managed Use): All Water Resources: All
Land division	[Site Dimensions and Land Division]: PO 2.1	Land Division [General]: PO 1.1, 1.2, 1.3, 1.4, 1.5, 1.6 Land Division [Roads and Access]: PO 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7 Land Division [Open Space]: PO 3.1, 3.2, 3.3 Land Division [Waste Water]: PO 4.1	None	Coastal Areas: All Marine Parks (Managed Use): All Water Resources: All
Light industry Warehouse Store	[Land Use]: PO 1.3, 1.5 [Built form and Character]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6	Clearance from Overhead Powerlines: PO 1.1 Design and Siting [Built Form Context]: PO 2.1, 2.2, 2.3, 2.5 Design and Siting [Public Realm Interface]: PO 4.1, 4.3, 4.4 Design and Siting [Visual Privacy]: PO 6.1 Design and Siting [Landscaping]: PO 9.1, 9.2 Design and Siting [Waste Storage]: PO 10.1 Design and Siting [Transportable Buildings]: PO 11.1	None	Coastal Areas: All Hazard (Acid Sulphate Soils): All Marine Parks (Managed Use): All Water Resources: All

Settlement Zone Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>			
		<p>Design and Siting [Water Sensitive Design]: PO 13.1, 13.2, 13.3</p> <p>Design and Siting [Wash-down and Waste Loading and Unloading]: PO 15.1</p> <p>Design and Siting [On-site Wastewater Treatment Systems]: PO 16.1</p> <p>Infrastructure and Renewable Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3</p> <p>Interface between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface between Land Uses [Air Quality]: PO 5.1, 5.2</p> <p>Interface between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Interface between Land Uses [Solar Reflectivity / Glare]: PO 7.1</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4, 1.5</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.6, 6.7</p>	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Shop	<p>[Land Use]: PO 1.2, 1.5</p> <p>[Built form and Character]: PO 3.1,</p>	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design and Siting [Built Form Context]: PO 2.1, 2.2, 2.3, 2.5</p>	None	<p>Coastal Areas: All</p> <p>Hazard (Acid Sulphate Soils): All</p> <p>Marine Parks (Managed Use): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	3.2, 3.3, 3.4, 3.5, 3.6, 3.7	Design and Siting [Public Realm Interface]: PO 4.1, 4.2, 4.3, 4.4 Design and Siting [Visual Privacy]: PO 6.1 Design and Siting [Landscaping]: PO 9.1, 9.2 Design and Siting [Waste Storage]: PO 10.1 Design and Siting [Transportable Buildings]: PO 11.1 Design and Siting [Water Sensitive Design]: PO 13.1, 13.2, 13.3 Design and Siting [Wash-down and Waste Loading and Unloading]: PO 15.1 Design and Siting [On-site Waste Treatment Systems]: PO 16.1, Infrastructure and Renewable Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable 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 [Overshadowing]: PO 3.1, 3.2, 3.3 Interface between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6 Interface between Land Uses [Air Quality]: PO 5.1, 5.2 Interface between Land Uses [Light Spill]: PO 6.1, 6.2		Water Resources: All

Settlement Zone Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>Transport and Access [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4, 1.5</p> <p>Transport and Access [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8</p> <p>Transport and Access [Access for People with Disabilities]: PO 4.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7</p>	(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 Overlay: All.

4. Settlement Zone Table 4 – Restricted Development Classification

Class of Development
The following Classes of Development are classified as Restricted
Road transport terminal
Stock sales yard
Stock slaughter works
Waste reception, storage, treatment or disposal (except where in the form of a recycling depot)
Wrecking yard

5. Assessment Provisions (AP)

Desired Outcome (DO)
<p>DO 1</p> <p>A small mixed-use settlement supporting a limited range of residential development, tourist, recreation and community facilities grouped together to serve the local community and visiting public.</p>
<p>DO 2</p> <p>Development that contributes to and enhances the local context and development pattern comprising the settlement.</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
Land Use	
<p>PO 1.1</p> <p>Low-scale and low-density residential development that complements the residential character and amenity within the locality.</p>	<p>DTS/DPF 1.1</p> <p>Development comprising detached dwellings.</p>
<p>PO 1.2</p> <p>Small-scale retail, business and commercial development that provide a range of goods and services to the settlement community and visitors to the area.</p>	<p>DTS/DPF 1.2</p> <p>The gross leasable floor area of a shop, office or consulting room does not exceed 100m².</p>
<p>PO 1.3</p> <p>Small-scale light industry, store and warehousing activities that supply a local service to the community and nearby businesses.</p>	<p>DTS/DPF 1.3</p> <p>The gross leasable floor area of a building plus any outdoor space used for a light industry, store or warehouse does not exceed 80m².</p>
<p>PO 1.4</p>	<p>None are applicable.</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
Small-scale tourist accommodation that supports the visiting public and holiday makers.	
<p>PO 1.5</p> <p>Local service facilities and retail activities are grouped together or in close proximity to establish identifiable settlement service locations.</p>	<p>DTS/DPF 1.5</p> <p>Development located adjacent to a site containing an existing non-residential use with the same primary street frontage.</p>
Site Dimensions and Land Division	
<p>PO 2.1</p> <p>Allotments are of suitable size and dimension to contribute to a pattern of development that is consistent with the settlement.</p>	<p>DTS/DPF 2.1</p> <p>Allotments have:</p> <ul style="list-style-type: none"> (a) a site area of not less than 800m²; and (b) a frontage width of not less than 20m.
Built Form and Character	
<p>PO 3.1</p> <p>Buildings contribute to a low rise character and complement the height of nearby buildings.</p>	<p>DTS/DPF 3.1</p> <p>Building height (excluding garages, carports and outbuildings) that is no greater than 2 building levels and 9m and wall height that is no greater than 6m.</p>
<p>PO 3.2</p> <p>Buildings set back from primary street boundary to complement the existing streetscape character.</p>	<p>DTS/DPF 3.2</p> <p>Buildings are no closer to the primary street boundary than:</p> <ul style="list-style-type: none"> (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) 6m, if no building exists on an adjoining site with the same primary street frontage.

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>PO 3.3</p> <p>Buildings are setback from a secondary street boundary to maintain a consistent pattern of separation between building walls and public thoroughfares on corner sites within the settlement.</p>	<p>DTS/DPF 3.3</p> <p>Buildings are no closer than 900mm to the secondary street boundary.</p>
<p>PO 3.4</p> <p>Dwellings are setback from rear boundaries to provide:</p> <ul style="list-style-type: none"> (a) access to natural light and ventilation for neighbours; (b) open space recreational opportunities; and (c) space for landscaping and vegetation. 	<p>DTS/DPF 3.4</p> <p>Dwellings no closer to the rear boundary of the site than the following:</p> <ul style="list-style-type: none"> (a) 4m for the ground floor of a building; and (b) 6m for the upper floor of a building.
<p>PO 3.5</p> <p>Buildings are setback from side boundaries to:</p> <ul style="list-style-type: none"> (a) establish separation between buildings to complement the established character within a locality; and (b) provide access to natural light and ventilation for neighbours. 	<p>DTS/DPF 3.5</p> <p>Other than walls located on a side boundary, buildings are setback from side boundaries:</p> <ul style="list-style-type: none"> (a) at least 900mm where the wall height is up to 3m; (b) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 or the wall height above 3m; and (c) at least 1900mm plus 1/3 of the wall height above 3m for walls facing a southern side boundary.

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>PO 3.6</p> <p>Boundary walls are limited in height and length to mitigate adverse impacts on the amenity of adjoining land users, including through an unreasonable loss of natural light and ventilation.</p>	<p>DTS/DPF 3.6</p> <p>For buildings that do not have a common wall, any wall sited on or abutting a side allotment boundary:</p> <ul style="list-style-type: none"> (a) does not exceed 3m in height from the top of the footings; (b) does not exceed 8m in length; (c) when combined with other walls on the boundary, does not exceed 45% of the length of the boundary; and (d) is setback at least 3 metres from any existing or proposed boundary walls.

6. Procedural Matters (PM)

Notification of Performance assessed development

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 land to land in a different zone
- (b) development identified as “all other code assessed development” in Settlement Zone Table 3
- (c) buildings exceeding 2 building levels or over 9m in height
- (d) development involving the creation of four or more additional dwellings or allotments
- (e) shop, office, or consulting rooms in excess of 100m² in gross leasable floor area
- (f) light industry, warehouse or store where the gross leasable floor area of the buildings plus any outdoor space used for any of these uses exceeds 80m².

Specific Use (Tourism Development) Zone

Contents

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Specific Use (Tourism Development) Zone Table 1 – Accepted Development Classification

1. Specific Use (Tourism Development) 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	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.
Carpport Except where any of the following apply: <ul style="list-style-type: none"> • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Sloping Land Overlay • State Heritage Place 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 development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 It is ancillary to a dwelling erected on the site 4 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 5 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 6 Total floor area - does not exceed 40m ² 7 Post 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 8m unless: <ul style="list-style-type: none"> (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

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
	<p>10 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <ul style="list-style-type: none"> (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 <p>11 The total roofed area of all existing or proposed buildings on the allotment does not exceed 70% of the area of the allotment</p> <p>12 Door opening for vehicle access – does not exceed, in total, 7m in width</p> <p>13 The carport:</p> <ul style="list-style-type: none"> (a) is located so that vehicle access: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> 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.
<p>Demolition</p>	<p>None.</p>

Specific Use (Tourism Development) Zone Table 1 – Accepted Development Classification

<p>Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
<p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • State Heritage Place Overlay 	
<p>Internal building work Except where any of the following apply:</p> <ul style="list-style-type: none"> • State Heritage Place Overlay 	<ol style="list-style-type: none"> 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.
<p>Outbuilding (in the form of a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay. 	<ol style="list-style-type: none"> 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 development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 It is detached from and ancillary to a dwelling erected on the site, or a dwelling to be erected on the site in accordance with a development authorisation which has been granted 4 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 5 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 6 Total floor area - does not exceed 40m² 7 The garage wall does not exceed a height of 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 8m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and

<p>Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
	<p>(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</p> <p>10 If the garage abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(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</p> <p>11 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70%</p> <p>12 Door opening for vehicle access – does not exceed, in total, 7m in width</p> <p>13 The garage:</p> <p>(a) is located so that vehicle access:</p> <p>(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</p> <p>(ii) will use a driveway that:</p> <p>A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</p> <p>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p>(iii) if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(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.</p>

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<p>Outbuilding (not being a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay 	<p>14 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p> <p>1 The development is sited within a recreation area. will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>3 It is detached from and ancillary to a dwelling erected on the site</p> <p>4 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>5 Secondary street setback – at least 900mm from the boundary of the allotment</p> <p>6 Side boundary setbacks – at least 900mm from the boundary of the allotment</p> <p>7 Total floor area does not exceed 40m²</p> <p>8 The outbuilding wall does not exceed a height of 3m measured from natural ground level (and not including a gable end)</p> <p>9 Building height - does not exceed 5m</p> <p>10 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 8m unless:</p> <p>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</p> <p>(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</p> <p>11 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p>

<p>Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
	<p>(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</p> <p>12 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70%</p> <p>13 if clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Private bushfire shelters Except where any of the following apply:</p> <ul style="list-style-type: none"> • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay 	<p>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</p> <p>2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>3 Primary street setback – at least as far back as the building to which it is ancillary</p> <p>4 Secondary street setback – at least 900mm from the boundary of the allotment</p> <p>5 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).</p>
<p>Protective tree netting structure Except where any of the following apply:</p> <ul style="list-style-type: none"> • State Heritage Place Overlay 	<p>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</p> <p>2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>3 No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated)</p> <p>4 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</p>

Specific Use (Tourism Development) Zone Table 1 – Accepted Development Classification

<p>Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
	<p>5 In the case of a development on a site that is within a Hazards (Bushfire Protection) Overlay, the protective tree netting structure provides for access to the site in accordance with the following:</p> <p>(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</p> <p>(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</p> <p>6 No part of the netting canopy of the protective tree netting structure:</p> <p>(a) will cover native vegetation; or</p> <p>(b) will be within 5m of a road (including any road reserve)</p> <p>7 The points of attachment of any cables will not be located:</p> <p>(a) outside the boundaries of the site; or</p> <p>(b) within a watercourse (within the meaning of the <i>Natural Resources Management Act 2004</i>)</p> <p>8 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:</p> <p>(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</p> <p>(b) in any other case, no part of the netting canopy is within 15m of the dwelling.</p>
<p>Shade sail Except where any of the following apply:</p> <ul style="list-style-type: none"> • Sloping Land Overlay • State Heritage Place Overlay 	<p>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</p> <p>2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p>

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
	<p>3 Shade sail consists of permeable material</p> <p>4 The total area of the sail - does not exceed 40m²</p> <p>5 No part of the shade sail will be:</p> <p>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</p> <p>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</p> <p>6 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>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</p> <p>8 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.</p>
<p>Solar photovoltaic panels (roof mounted)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • State Heritage Place Overlay 	<p>1 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996</p> <p>2 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</p> <p>3 Panels and associated components do not overhang any part of the roof</p> <p>4 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p>Spa pool</p> <p>Swimming pool</p>	<p>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</p>

Specific Use (Tourism Development) Zone Table 1 – Accepted Development Classification

<p>Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
<p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay 	<p>2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>3 It is detached from and ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted</p> <p>4 Allotment boundary setback – not less than 1m</p> <p>5 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>6 Location of filtration system from a dwelling on an adjoining allotment:</p> <p>(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</p> <p>(b) not less than 12m in any other case.</p>
<p>Verandah Except where any of the following apply:</p> <ul style="list-style-type: none"> • Sloping Land Overlay • State Heritage Place Overlay 	<p>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</p> <p>2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>3 It is ancillary to a dwelling erected on the site</p> <p>4 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</p> <p>5 Total floor area - does not exceed 40m²</p> <p>6 Post height - does not exceed 3m measured from natural ground level</p> <p>7 Building height - does not exceed 5m</p> <p>8 Verandah length - does not exceed 8m if any part of the structure abuts or is situated on a boundary of the allotment</p> <p>9 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70%.</p>

<p>Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
<p>Water tank (above ground) Except where any of the following apply</p> <ul style="list-style-type: none"> • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 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 development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 The tank is part of a roof drainage system 4 Total floor area - not exceeding 15m² 5 The tank is located wholly above ground 6 Tank height – does not exceed 4m above natural ground level 7 Primary street setback – at least as far back as the building line of the building to which it is ancillary 8 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.
<p>Water tank (underground) Except where any of the following apply</p> <ul style="list-style-type: none"> • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 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 ancillary to a dwelling erected on the site 3 The tank (including any associated pump) is located wholly below the level of the ground.

2. Specific Use (Tourism Development) Zone 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			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>Provisions referred to are Deemed-to-Satisfy Criteria</p> <p>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.</p>				
<p>Advertisement</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> Sloping Land Overlay State Heritage Place Overlay Water Resources Overlay. 	None	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.2 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Impacts]: DTS 4.1 Advertisements [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	None
<p>Carport</p> <p>Outbuilding (in the form of a garage)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> Sloping Land Overlay State Heritage Place Overlay Water Resources Overlay. 	None	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2 Residential Liveability [Ancillary Buildings and Structures]: DTS 6.1, 6.2 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.4, 3.5	None	Key Outback and Rural Routes: All
<p>Excavation and filling</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> State Heritage Place Overlay Water Resources Overlay. 	None	Design and Siting [Site Earthworks]: DTS 12.1	None	Sloping Land: DTS 3.1
<p>Outbuilding (not being a garage)</p> <p>Verandah</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> Sloping Land Overlay State Heritage Place Overlay Water Resources Overlay. 	None	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2 Residential Liveability [Ancillary Buildings and Structures]: DTS 6.1, 6.2	None	None

3. Specific Use (Tourism Development) Zone Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	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 Advertisements [Appearance]: PO 1.1, 1.2 Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2 Advertisements [Advertising Content]: PO 3.1 Advertisements [Amenity Impacts]: PO 4.1 Advertisements [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5	None	Sloping Land: All State Heritage Place: All Water Resources: All
Carport Outbuilding (in the form of a garage)	None	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2 Residential Liveability [Ancillary Buildings and Structures]: PO 6.1, 6.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6	None	Key Outback and Rural Routes: All Sloping Land: All State Heritage Place: All Water Resources: All
Demolition	None	None	None	State Heritage Place: All
Detached Dwelling	[Land Use and Intensity] PO 1.2 [Hazard Risk Minimisation] PO 2.1	Clearance from Overhead Powerlines: PO 1.1 Design and Siting [Transportable Buildings]: PO 11.1 Design and Siting [On-site Wastewater Treatment Systems]: PO 16.1 Infrastructure and Renewable Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.1, 12.2 Interface between Land Uses [General Land Use Compatibility]: PO 1.1 Interface between Land Uses [Interface with Rural Activities]: PO 9.1, 9.2, 9.3, 9.4, 9.5	None	Hazards (Bushfire – Outback): All Key Outback and Rural Routes: All Sloping Land: All State Heritage Place: All Water Resources: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>		
		<p>Interface between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: PO 10.1</p> <p>Residential Liveability [Amenity]: PO 1.1</p> <p>Site Contamination: PO 1.1</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>		
Excavation and filling	None	Design and Siting [Site Earthworks]: PO 12.1	None	<p>Sloping Land: PO 3.1</p> <p>State Heritage Place Overlay: All</p> <p>Water Resources: All</p>
Fence	None	Design and Siting [Fences, Walls and Retaining Walls]: PO 8.1	None	<p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Water Resources Overlay: All</p>
Hotel	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design and Siting [Built Form Context]: PO 2.3, 2.5</p> <p>Design and Siting [Public Realm Interface]: PO 4.2, 4.3, 4.4</p> <p>Design and Siting [Energy Efficient Design]: PO 7.2</p> <p>Design and Siting [Landscaping]: PO 9.1, 9.2</p> <p>Design and Siting [Waste Storage]: PO 10.1</p> <p>Design and Siting [Water Sensitive Design]: PO 13.1, 13.2, 13.3</p> <p>Design and Siting [Wash-down and Waste Loading and Unloading]: PO 15.1</p> <p>Design and Siting [On-site Wastewater Treatment Systems]: PO 16.1</p> <p>Infrastructure and Renewable Facilities [Water Supply]: PO 11.1</p>	None	<p>Hazards (Bushfire – Outback): All</p> <p>Key Outback and Rural Routes: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1</p> <p>Interface between Land Uses [Interface with Rural Activities]: PO 9.1, 9.2, 9.3, 9.4, 9.5.</p> <p>Interface between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: PO 10.1</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4, 1.5</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8</p> <p>Transport, Access and Parking [Access for People with Disabilities]: PO 4.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7</p>		
Outbuilding (not being a garage) Verandah	None	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p> <p>Residential Liveability [Ancillary Buildings and Structures]: PO 6.1, 6.2</p>	None	<p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Water Resources: All</p>
Restaurant	<p>[Land Use and Intensity] PO 1.2</p> <p>[Hazard Risk Minimisation] PO 2.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design and Siting [Public Realm Interface]: PO 4.2, 4.3, 4.4</p> <p>Design and Siting [Landscaping]: PO 9.1, 9.2</p>	None	<p>Key Outback and Rural Routes: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>			
		<p>Design and Siting [Waste Storage]: PO 10.1</p> <p>Design and Siting [Transportable Buildings]: PO 11.1</p> <p>Design and Siting [Wash-down and Waste Loading and Unloading]: PO 15.1</p> <p>Design and Siting [On-site Wastewater Treatment Systems]: PO 16.1</p> <p>Infrastructure and Renewable Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.2, 12.2</p> <p>Interface between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface between Land Uses [Activities Generating Noise or Vibration]: PO 4.1</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.3, 1.4, 1.5</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8</p> <p>Transport, Access and Parking [Access for People with Disabilities]: PO 4.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.4, 6.6, 6.7</p>		
Shop	<p>[Land Use and Intensity] PO 1.2</p> <p>[Hazard Risk Minimisation] PO 2.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design and Siting [Public Realm Interface]: PO 4.2, 4.3, 4.4, 4.5</p> <p>Design and Siting [Landscaping]: PO 9.1, 9.2</p>	None	<p>Key Outback and Rural Routes: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>			
	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 and Siting [Waste Storage]: PO 10.1 Design and Siting [Transportable Buildings]: PO 11.1 Design and Siting [Wash-down and Waste Loading and Unloading]: PO 15.1 Design and Siting [On-site Wastewater Treatment Systems]: PO 16.1 Infrastructure and Renewable Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.2, 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 4.1 Transport, Access and Parking [Movement Systems]: PO 1.1, 1.3, 1.4, 1.5 Transport, Access and Parking [Sightlines]: PO 2.1, 2.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8 Transport, Access and Parking [Access for People with Disabilities]: PO 4.1 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.4, 6.6, 6.7		
Tourist information centre	All	Clearance from Overhead Powerlines: PO 1.1 Design and Siting [Environmental and Cultural Context]: PO 1.1 Design and Siting [Energy Efficient Design]: PO 7.1, 7.2, 7.3	None	Key Outback and Rural Routes: All Sloping Land: All State Heritage Place: All Water Resources: All

Specific Use (Tourism Development) Zone Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>		
		<p>Design and Siting [Landscaping]: PO 9.1</p> <p>Design and Siting [Waste Storage]: PO 10.1</p> <p>Design and Siting [Transportable Buildings]: PO 11.1</p> <p>Design and Siting [Water Sensitive Urban Design]: PO 13.1, 13.2, 13.3</p> <p>Design and Siting [On-site Wastewater Treatment Systems]: PO 16.1</p> <p>Infrastructure and Renewable Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.2, 12.3</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Tourism Development: PO 1.1</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.3, 1.4, 1.5</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8</p> <p>Transport, Access and Parking [Access for People with Disabilities]: PO 4.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.4, 6.6, 6.7</p>	(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 Overlay: All

Specific Use (Tourism Development) Zone Table 4 – Relevant Provisions for Restricted Development

4. Specific Use (Tourism Development) Zone Table 4 –Restricted Development Classification

Class of Development

The following Classes of Development are classified as Restricted

None Specified

5. Assessment Provisions

Desired Outcomes (DO)	
<p>DO 1</p> <p>A range of tourist accommodation and associated services and facilities that enhance visitor experiences and enjoyment.</p>	
Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
Land Use and Intensity	
<p>PO 1.1</p> <p>Small-scale services and facilities associated with and incidental to tourist accommodation to support the needs of visitors and workers.</p>	None are applicable.
<p>PO 1.2</p> <p>A dwelling in the form of a managers' residence associated with and ancillary to tourist accommodation and tourist facilities to support tourism operations and maximise available accommodation for visitors and travellers.</p>	None are applicable.
Hazard Risk Minimisation	
<p>PO 2.1</p> <p>Habitable buildings designed and sited to manage the risks of natural hazards on personal and public safety and property.</p>	None are applicable.

6. 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 to land in a different zone
- (b) development identified as “all other code assessed development” in Specific Use (Tourism Development) Zone Table 3
- (c) hotel
- (d) restaurant located within 30m of a sensitive land use or approved sensitive land use on land in other ownership
- (e) shop with a gross leasable floor area greater than 250m² adjacent to an existing sensitive land use or approved sensitive land use on land in other ownership.

Township Zone

Contents

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2. Township Zone Table 2 – Deemed-to-Satisfy Development Classification
3. Township Zone Table 3 – Performance Assessed Development Assessment Table
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5. Assessment Provisions
6. Procedural Matters

1. Township Zone Table 1 – Accepted Development Classification

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
<p>Building work on railway land</p>	<ol style="list-style-type: none"> 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.
<p>Carport</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Areas) Overlay • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Ramsar Wetlands Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 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 development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 It is ancillary to a dwelling erected on the site 4 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 5 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 6 Total floor area - does not exceed 40m² 7 Post 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 8m unless:

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
	<ul style="list-style-type: none"> (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 <p>10 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <ul style="list-style-type: none"> (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 <p>11 The total roofed area of all existing or proposed buildings on the allotment does not exceed 70% of the area of the allotment</p> <p>12 Door opening for vehicle access – does not exceed, in total, 7m in width</p> <p>13 The carport:</p> <ul style="list-style-type: none"> (a) is located so that vehicle access: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
	<p>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p>(iii) if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(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.</p>
<p>Demolition</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • State Heritage Area Overlay • State Heritage Place Overlay 	<p>None.</p>
<p>Internal building work</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • State Heritage Area Overlay • State Heritage Place Overlay 	<ol style="list-style-type: none"> 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.
<p>Outbuilding (in the form of a garage)</p> <p>Except where any of the following apply:</p>	<ol style="list-style-type: none"> 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 development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>

Township Zone Table 1 –Accepted Development Classification

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>																
<ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Areas) Overlay • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Ramsar Wetlands Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay 	<table border="0"> <tr> <td style="vertical-align: top; padding-right: 10px;">3</td> <td>It is detached from and ancillary to a dwelling erected on the site, or a dwelling to be erected on the site in accordance with a development authorisation which has been granted</td> </tr> <tr> <td style="vertical-align: top; padding-right: 10px;">4</td> <td>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</td> </tr> <tr> <td style="vertical-align: top; padding-right: 10px;">5</td> <td>Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</td> </tr> <tr> <td style="vertical-align: top; padding-right: 10px;">6</td> <td>Total floor area - does not exceed 40m²</td> </tr> <tr> <td style="vertical-align: top; padding-right: 10px;">7</td> <td>Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</td> </tr> <tr> <td style="vertical-align: top; padding-right: 10px;">8</td> <td>Building height - does not exceed 5m</td> </tr> <tr> <td style="vertical-align: top; padding-right: 10px;">9</td> <td> If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 8m unless: <ul style="list-style-type: none"> (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 </td> </tr> <tr> <td style="vertical-align: top; padding-right: 10px;">10</td> <td> If the garage abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ul style="list-style-type: none"> (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 </td> </tr> </table>	3	It is detached from and ancillary to a dwelling erected on the site, or a dwelling to be erected on the site in accordance with a development authorisation which has been granted	4	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	5	Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)	6	Total floor area - does not exceed 40m ²	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 8m unless: <ul style="list-style-type: none"> (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 garage abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ul style="list-style-type: none"> (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
3	It is detached from and ancillary to a dwelling erected on the site, or a dwelling to be erected on the site in accordance with a development authorisation which has been granted																
4	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																
5	Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)																
6	Total floor area - does not exceed 40m ²																
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 8m unless: <ul style="list-style-type: none"> (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 garage abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ul style="list-style-type: none"> (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 																

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
	<p>11 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70%</p> <p>12 Door opening for vehicle access – does not exceed, in total, 7m in width</p> <p>13 The garage:</p> <p>(a) is located so that vehicle access:</p> <p>(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</p> <p>(ii) will use a driveway that:</p> <p>A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</p> <p>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p>(iii) if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(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.</p> <p>14 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Outbuilding (not being a garage)</p> <p>Except where any of the following apply:</p>	<p>1 The development is sited within a recreation area. will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p>

Township Zone Table 1 –Accepted Development Classification

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
<ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Areas) Overlay • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Ramsar Wetlands Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay 	<p>2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>3 It is detached from and ancillary to a dwelling erected on the site</p> <p>4 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>5 Secondary street setback – at least 900mm from the boundary of the allotment</p> <p>6 Side boundary setbacks – at least 900mm from the boundary of the allotment</p> <p>7 Total floor area does not exceed 40m²</p> <p>8 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>9 Building height - does not exceed 5m</p> <p>10 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 8m unless:</p> <p style="padding-left: 20px;">(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</p> <p style="padding-left: 20px;">(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</p> <p>11 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p style="padding-left: 20px;">(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p>

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
	<p>(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</p> <p>12 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70%</p> <p>13 if clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Private bushfire shelters</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Areas) Overlay • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Ramsar Wetlands Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay 	<p>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</p> <p>2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>3 Primary street setback – at least as far back as the building to which it is ancillary</p> <p>4 Secondary street setback – at least 900mm from the boundary of the allotment</p> <p>5 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).</p>
<p>Protective tree netting structure</p>	<p>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</p>

Township Zone Table 1 –Accepted Development Classification

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
<p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Areas) Overlay • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<p>2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>3 No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated)</p> <p>4 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</p> <p>5 In the case of a development on a site that is within a Hazards (Bushfire Protection) Overlay, the protective tree netting structure provides for access to the site in accordance with the following:</p> <ul style="list-style-type: none"> (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 (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 <p>6 No part of the netting canopy of the protective tree netting structure:</p> <ul style="list-style-type: none"> (a) will cover native vegetation; or (b) will be within 5m of a road (including any road reserve) <p>7 The points of attachment of any cables will not be located:</p> <ul style="list-style-type: none"> (a) outside the boundaries of the site; or (b) within a watercourse (within the meaning of the <i>Natural Resources Management Act 2004</i>)

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
	<p>8 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:</p> <p>(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</p> <p>(b) in any other case, no part of the netting canopy is within 15m of the dwelling.</p>
<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Areas) Overlay • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Ramsar Wetlands Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<p>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</p> <p>2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>3 Shade sail consists of permeable material</p> <p>4 The total area of the sail - does not exceed 40m²</p> <p>5 No part of the shade sail will be:</p> <p>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</p> <p>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</p> <p>6 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>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</p>

Township Zone Table 1 –Accepted Development Classification

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
	<p>8 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.</p>
<p>Solar photovoltaic panels (roof mounted)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • State Heritage Area Overlay • State Heritage Place Overlay 	<p>1 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996</p> <p>2 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</p> <p>3 Panels and associated components do not overhang any part of the roof</p> <p>4 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p>Spa pool</p> <p>Swimming pool</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Ramsar Wetlands Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay 	<p>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</p> <p>2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>3 It is detached from and ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted</p> <p>4 Allotment boundary setback – not less than 1m</p> <p>5 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>6 Location of filtration system from a dwelling on an adjoining allotment:</p>

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
	<p>(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</p> <p>(b) not less than 12m in any other case.</p>
<p>Verandah</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Areas) Overlay • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Ramsar Wetlands Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<ol style="list-style-type: none"> 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 development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 It is ancillary to a dwelling erected on the site 4 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 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level 7 Building height - does not exceed 5m 8 Verandah length - does not exceed 8m if any part of the structure abuts or is situated on a boundary of the allotment 9 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70%.
<p>Water tank (above ground)</p> <p>Except where any of the following apply</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Areas) Overlay 	<ol style="list-style-type: none"> 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 development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>

Township Zone Table 1 –Accepted Development Classification

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
<ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Ramsar Wetlands Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 3 The tank is part of a roof drainage system 4 Total floor area - not exceeding 15m² 5 The tank is located wholly above ground 6 Tank height – does not exceed 4m above natural ground level 7 Primary street setback – at least as far back as the building line of the building to which it is ancillary 8 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.
<p>Water tank (underground)</p> <p>Except where any of the following apply</p> <ul style="list-style-type: none"> • Ramsar Wetlands Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 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 ancillary to a dwelling erected on the site 3 The tank (including any associated pump) is located wholly below the level of the ground.

2. Township Zone 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: <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Ramsar Wetlands Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay. 	None	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.2 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Impacts]: DTS 4.1 Advertisements [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Airport Building Heights (Aircraft Landing Areas): DTS 1.1 Building Near Airfields Overlay: DTS 1.1
Carport Outbuilding (in the form of a garage) Except where any of the following apply: <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Ramsar Wetlands Overlay • Sloping Land Overlay • State Heritage Areas Overlay • State Heritage Place Overlay • Water Resources Overlay. 	None	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2 Residential Liveability [Ancillary Buildings and Structures]: DTS 6.1, 6.2 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.4, 3.5	None	Airport Building Heights (Aircraft Landing Areas): DTS 1.1 Building Near Airfields Overlay: DTS 1.1 Key Outback and Rural Routes: DTS 1.1, 1.2, 1.3, 2.1, 2.2
Consulting room Office Except where any of the following apply: <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Ramsar Wetlands Overlay • Sloping Land Overlay • State Heritage Areas Overlay • State Heritage Place Overlay • Water Resources Overlay. 	[Land Use]:DTS 1.2, 1.5 [Built Form and Character] DTS: 3.2, 3.3, 3.4, 3.5, 3.6, 3.7	Clearance from Overhead Powerlines: DTS 1.1 Design and Siting [Built Form Context]: DTS 2.3 Design and Siting [Visual Privacy]: DTS 6.1 Design and Siting [On-site Wastewater Treatment Systems]: DTS 16.1 Infrastructure and Renewable Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Facilities [Wastewater Services]: DTS 12.1, 12.2 Interface between Land Uses [Overshadowing]: DTS 3.1, 3.2	None	Airport Building Heights (Aircraft Landing Areas): DTS 1.1 Building Near Airfields Overlay: DTS 1.1 Key Outback and Rural Routes: DTS 1.1, 1.2, 1.3, 2.1, 2.2

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)
<p>The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'</p>	<p>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.</p>			
		<p>Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 Transport, Access and Parking [Vehicle Parking Areas]: DTS 6.1, 6.7</p>		
<p>Dwelling addition Except where any of the following apply:</p> <ul style="list-style-type: none"> Airport Building Heights (Regulated) Overlay Building Near Airfields Overlay Ramsar Wetlands Overlay Sloping Land Overlay State Heritage Areas Overlay State Heritage Place Overlay Water Resources Overlay. 	<p>[Built Form and Character] DTS: 3.2, 3.3, 3.4, 3.5, 3.6, 3.7</p>	<p>Clearance from Overhead Powerlines DTS 1.1 Design and Siting [Visual Privacy]: DTS 6.1 Interface between Land Uses [Activities Generating Noise and Vibration]: DTS 4.4 Infrastructure and Renewable Facilities [On-site Water Supply and Wastewater Services]: DTS 12.2 Residential Liveability [Dwelling Additions]: DTS 4.1</p>	None	<p>Airport Building Heights (Aircraft Landing Areas): DTS 1.1 Building Near Airfields Overlay: DTS 1.1 Hazards (Bushfire – Outback): DTS All</p>
<p>Detached Dwelling Except where any of the following apply:</p> <ul style="list-style-type: none"> Airport Building Heights (Regulated) Overlay Building Near Airfields Overlay Ramsar Wetlands Overlay Sloping Land Overlay State Heritage Area Overlay State Heritage Place Overlay Water Resources Overlay. 	<p>[Built Form and Character] DTS: 3.2, 3.3, 3.4, , 3.5, 3.6, 3.7</p>	<p>Clearance from Overhead Powerlines: DTS 1.1 Design and Siting [Visual Privacy]: DTS 6.1 Design and Siting [On-site Wastewater Treatment Systems]: DTS 16.1 Infrastructure and Renewable Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Facilities [Wastewater Services]: DTS 12.1, 12.2 Interface between Land Uses [Activities Generating Noise and Vibration]: DTS 4.4 Residential Liveability [Private Open Space]: DTS 2.1, 2.2 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.4, 3.5 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 Site Contamination DTS 1.1</p>	None	<p>Airport Building Heights (Aircraft Landing Areas): 1.1 Building Near Airfields Overlay: DTS 1.1 Hazards (Bushfire – Outback): DTS All Key Outback and Rural Routes: DTS All</p>
<p>Excavation and filling Except where any of the following apply:</p> <ul style="list-style-type: none"> Ramsar Wetlands Overlay 	None	<p>Design and Siting [Site Earthworks]: DTS 12.1</p>	None	<p>Sloping Land: DTS 3.1</p>

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			
	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 style="list-style-type: none"> State Heritage Area Overlay State Heritage Place Overlay Water Resources Overlay. 				
<p>Outbuilding (not being a garage)</p> <p>Verandah</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> Airport Building Heights (Regulated) Overlay Ramsar Wetlands Overlay Sloping Land Overlay State Heritage Areas Overlay State Heritage Place Overlay Water Resources Overlay. 	None	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2 Residential Liveability [Ancillary Buildings and Structures]: DTS 6.1, 6.2	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Building Near Airfields Overlay: DTS 1.1

3. Township Zone Table 3 - Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>			
Advertisement	None	Clearance from Overhead Powerlines: PO 1.1 Advertisements [Appearance]: PO 1.1, 1.2 Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2 Advertisements [Advertising Content]: PO 3.1 Advertisements [Amenity Impacts]: PO 4.1 Advertisements [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5	None	Airport Building Heights (Aircraft Landing Areas): PO 1.1 Airport Building Heights (Regulated): PO 1.1 Building Near Airfields: All Ramsar Wetlands: All Sloping Land: All State Heritage Area: All State Heritage Place: All Water Resources: All
Carport Outbuilding (in the form of a garage)	None	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2 Residential Liveability [Ancillary Buildings and Structures]: PO 6.1, 6.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6	None	Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Building Near Airfields: PO 1.1 Key Outback and Rural Routes: All Ramsar Wetlands: All Sloping Land: All State Heritage Area: All State Heritage Place: All Water Resources: All
Consulting room Office	[Land Use]: PO 1.2, 1.5 [Built form and Character]: 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7	Clearance from Overhead Powerlines: PO 1.1 Design and Siting [Built Form Context]: PO 2.3 Design and Siting [Visual Privacy]: PO 6.1 Design and Siting [Waste Storage]: PO 10.1 Design and Siting [On-site Wastewater Treatment Systems]: PO 16.1 Infrastructure and Renewable Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.1, 12.2	None	Airport Building Heights (Aircraft Landing Areas): PO 1.1 Airport Building Heights (Regulated): All Building Near Airfields: PO 1.1 Key Outback and Rural Routes: All Ramsar Wetlands: All Sloping Land: All State Heritage Areas: All State heritage place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>			
		<p>Interface between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3</p> <p>Interface between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7</p>		Water Resources: All
Demolition	None	None	None	State Heritage Area: All State Heritage Place: All
Dwelling addition	[Built Form and Character] PO: 3.2, 3.3, 3.4, 3.5, 3.6, 3.7	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design and Siting [Visual Privacy]: PO 6.1</p> <p>Design and Siting [On-site Wastewater Treatment Systems]: PO 16.1</p> <p>Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.2</p> <p>Interface between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface between Land Uses [Activities Generating Noise and Vibration]: PO 4.4</p> <p>Residential Liveability [Dwelling Additions]: PO 4.1</p>	None	<p>Airport Building Heights (Aircraft Landing Areas): PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Hazards (Bushfire – Outback): All</p> <p>Ramsar Wetlands: All</p> <p>Sloping Land: All</p> <p>State Heritage Areas: All</p> <p>State heritage place: All</p> <p>Water Resources: All</p>
Detached Dwelling	[Built Form and Character] PO: 3.2, 3.3, 3.4, , 3.5, 3.6, 3.7	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design and Siting [Transportable Buildings]: PO 11.1</p> <p>Design and Siting [On-site Waste Treatment Systems]: PO 16.1</p>	None	<p>Airport Building Heights (Aircraft Landing Areas) Overlay: PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p>

Township Zone Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>		
		<p>Infrastructure and Renewable Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Residential Liveability [Amenity]: PO 1.1, 1.2</p> <p>Residential Liveability [Private Open Space]: PO 2.1, 2.2</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.5, 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>		<p>Hazards (Bushfire – Outback): All</p> <p>Key Outback and Rural Routes: All</p> <p>Ramsar Wetlands: All</p> <p>Sloping Land: All</p> <p>State Heritage Areas: All</p> <p>State heritage place: All</p> <p>Water Resources: All</p>
Excavation and filling	None	Design and Siting [Site Earthworks] PO 12.1	None	<p>Ramsar Wetlands: All</p> <p>State Heritage Areas: All</p> <p>State heritage place: All</p> <p>Water Resources: All</p>
Fence	None	Design and Siting [Fences, Walls and Retaining Walls] PO 8.1	None	<p>Airport Building Heights (Aircraft Landing Areas) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Ramsar Wetlands: All</p> <p>Sloping Land: All</p> <p>State Heritage Areas: All</p> <p>State heritage place: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>			
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Land division	[Site Dimensions and Land Division]: PO 2.1, 2.2	Land Division [General]: PO 1.1, 1.2, 1.3, 1.4, 1.5, 1.6 Land Division [Roads and Access]: PO 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7 Land Division [Open Space]: PO 3.1, 3.2, 3.3 Land Division [Waste Water]: PO 4.1	None	Ramsar Wetlands: All State Heritage Areas: All State heritage place: All
Light industry Warehouse Store	[Land Use]: PO 1.3, 1.5 [Built form and Character]: 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7	Clearance from Overhead Powerlines: PO 1.1 Design and Siting [Built Form Context]: PO 2.1, 2.2, 2.3, 2.5 Design and Siting [Public Realm Interface]: PO 4.1, 4.3, 4.4 Design and Siting [Visual Privacy]: PO 6.1 Design and Siting [Landscaping]: PO 9.1, 9.2 Design and Siting [Waste Storage]: PO 10.1 Design and Siting [Transportable Buildings]: PO 11.1 Design and Siting [Water Sensitive Design]: PO 13.1, 13.2, 13.3 Design and Siting [Wash-down and Waste Loading and Unloading]: PO 15.1 Design and Siting [On-site Wastewater Treatment Systems]: PO 16.1 Infrastructure and Renewable Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable 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 [Overshadowing]: PO 3.1, 3.2, 3.3 Interface between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface between Land Uses [Air Quality]: PO 5.1, 5.2	None	Airport Building Heights (Aircraft Landing Areas) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Key Outback and Rural Routes: All Ramsar Wetlands: All Sloping Land: All State Heritage Areas: All State heritage place: All Water Resources: All

Township Zone Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>		
		<p>Interface between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Interface between Land Uses [Solar Reflectivity / Glare]: PO 7.1</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4, 1.5</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.6, 6.7</p>		
Shop	<p>[Land Use]: PO 1.2, 1.5</p> <p>[Built form and Character]: 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design and Siting [Built Form Context]: PO 2.1, 2.2, 2.3, 2.5</p> <p>Design and Siting [Public Realm Interface]: PO 4.1, 4.2, 4.3, 4.4</p> <p>Design and Siting [Visual Privacy]: PO 6.1</p> <p>Design and Siting [Landscaping]: PO 9.1 and 9.2</p> <p>Design and Siting [Waste Storage]: PO 10.1</p> <p>Design and Siting [Transportable Buildings]: PO 11.1</p> <p>Design and Siting [Water Sensitive Design]: PO 13.1, 13.2, 13.3</p> <p>Design and Siting [Wash-down and Waste Loading and Unloading]: PO 15.1</p> <p>Design and Siting [On-site Waste Treatment Systems]: PO 16.1</p> <p>Infrastructure and Renewable Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface between Land Uses [General Land Use Compatibility]: PO 1.2</p>	None	<p>Airport Building Heights (Aircraft Landing Areas) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Key Outback and Rural Routes: All</p> <p>Ramsar Wetlands: All</p> <p>Sloping Land: All</p> <p>State Heritage Areas: All</p> <p>State heritage place: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	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 Interface between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3 Interface between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2,4.5, 4.6 Interface between Land Uses [Air Quality]: PO 5.1, 5.2 Interface between Land Uses [Light Spill]: PO 6.1, 6.2 Transport and Access [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4, 1.5 Transport and Access [Sightlines]: PO 2.1, 2.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8 Transport and Access [Access for People with Disabilities]: PO 4.1 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7		
All other Code Assessed Development	All	All	None	Any Relevant Overlay: All

4. Township Zone Table 4 – Restricted Development Classification

Class of Development
The following Classes of Development are classified as Restricted
Road transport terminal
Stock sales yard
Stock slaughter works
Waste reception, storage, treatment or disposal (except where in the form of a recycling depot)
Wrecking yard

5. Assessment Provisions (AP)

Desired Outcome (DO)
<p>DO 1</p> <p>An urban centre supporting a range of residential, community, retail, business, commercial and light industry uses and facilities to serve the local community, businesses and the visiting public.</p>
<p>DO 2</p> <p>Development that contributes to and enhances streetscapes and the settlement patterns comprising the township.</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
Land Use	
<p>PO 1.1</p> <p>A range of residential development types that complement local built form and the surrounding township context.</p>	None are applicable.
<p>PO 1.2</p> <p>Small-scale retail, business and commercial development that provide a range of goods and services to the local community, the surrounding district and visitors to the area.</p>	<p>DTS/DPF 1.2</p> <p>The gross leasable floor area of a shop, office, or consulting room does not exceed 250m².</p>
<p>PO 1.3</p> <p>Small-scale light industry and warehousing activities that supply a local service to the community and business activities.</p>	<p>DTS/DPF 1.3</p> <p>The gross leasable floor area of a building plus any outdoor space used for a light industry, warehouse or store does not exceed 250m².</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>PO 1.4</p> <p>Small-scale tourist accommodation that supports the visiting public and holiday makers.</p>	None are applicable.
<p>PO 1.5</p> <p>Development of a business, commercial or light industrial nature are grouped together or in close proximity to establish identifiable service centres or reinforce traditional main streets.</p>	<p>DTS/DPF 1.5</p> <p>Development located adjacent to a site containing an existing non-residential use with the same primary street frontage.</p>
Site Dimensions and Land Division	
<p>PO 2.1</p> <p>Allotments created for residential purposes are of suitable size and dimension to contribute to a housing pattern consistent with the locality.</p>	<p>DTS/DPF 2.1</p> <p>Allotments intending to accommodate a detached dwelling have:</p> <p>(a) an area of not less than 800m²; and</p> <p>(b) a frontage width of not less than 20m.</p>
<p>PO 2.2</p> <p>Allotments created for non-residential purposes that are of suitable size and dimension to accommodate the intended use of the land.</p>	None are applicable.
Built Form and Character	
<p>PO 3.1</p> <p>Buildings are of a scale and design to complement the surrounding built form, streetscape and character.</p>	None are applicable.

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>PO 3.2</p> <p>Buildings that contribute to a low rise residential character and complement the height of nearby buildings.</p>	<p>DTS/DPF 3.2</p> <p>Building height (excluding garages, carports and outbuildings) that is no greater than 2 building levels and 9m and wall height that is no greater than 6m.</p>
<p>PO 3.3</p> <p>Buildings are set back from the primary street boundary to complement the existing streetscape character.</p>	<p>DTS/DPF 3.3</p> <p>Buildings are no closer to the primary street boundary than:</p> <ul style="list-style-type: none"> (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) 6m, if no building exists on an adjoining site with the same primary street frontage.
<p>PO 3.4</p> <p>Buildings are setback from a secondary street boundary to maintain a consistent pattern of separation between building walls and public thoroughfares on corner sites within the locality.</p>	<p>DTS/DPF 3.4</p> <p>Buildings are no closer than 900mm to the secondary street boundary.</p>
<p>PO 3.5</p> <p>Dwellings are setback from rear boundaries to provide:</p> <ul style="list-style-type: none"> (a) access to natural light and ventilation for neighbours; (b) open space recreational opportunities; and (c) space for landscaping and vegetation. 	<p>DTS/DPF 3.5</p> <p>Dwellings no closer to the rear boundary of the site than the following:</p> <ul style="list-style-type: none"> (a) 4m for the ground floor of a building; and (b) 6m for the upper floor of a building.

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>PO 3.6</p> <p>Buildings are setback from side boundaries to:</p> <ul style="list-style-type: none"> (a) establish separation between buildings to complement the established character within a locality; and (b) provide access to natural light and ventilation for neighbours. 	<p>DTS/DPF 3.6</p> <p>Other than walls located on a side boundary, buildings are setback from side boundaries:</p> <ul style="list-style-type: none"> (a) at least 900mm where the wall height is up to 3m; (b) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 or the wall height above 3m; and (c) at least 1900mm plus 1/3 of the wall height above 3m for walls facing a southern side boundary.
<p>PO 3.7</p> <p>Boundary walls are limited in height and length to mitigate adverse impacts on the amenity of adjoining land users, include through an unreasonable loss of natural light and ventilation.</p>	<p>DTS/DPF 3.7</p> <p>For buildings that do not have a common wall, any wall sited on a side boundary:</p> <ul style="list-style-type: none"> (a) does not exceed 3m in height from the top of the footings; (b) does not exceed 8m in length; (c) when combined with other walls on the boundary, does not exceed 45% of the length of the boundary; and (d) is setback at least 3 metres from any existing or proposed boundary walls.

6. Procedural Matters (PM)

Notification of Performance assessed development

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 land to land in a different zone
- (b) development identified as “all other code assessed development” in Township Zone Table 3
- (c) buildings exceeding 2 building levels or 9m in height
- (d) development involving the creation of four or more additional dwellings or allotments
- (e) shop, office, or consulting room in excess of 250m² in gross leasable floor area
- (f) light industry, warehouse or store where the gross leasable floor area of the buildings plus any outdoor space used for any of these uses is in excess of 250m².

Part 3—Overlays

3.1 Preliminary

- 1 Overlays identify areas where policy in relation to a particular issue applies, usually in relation to a state interest.
- 2 The Library of Overlays is identified in Table O1.
- 3 Overlays are mapped. Mapping is contained in **Part 5 – Maps/Spatial Information** of the Planning and Design Code.

Table O1 – Index of Overlays

Overlays
Airports Building Height (Aircraft Landing Areas) Overlay
Airports Building Heights (Regulated) Overlay
Building Near Airfields Overlay
Coastal Areas Overlay
Hazards (Acid Sulfate Soils) Overlay
Hazards (Bushfire Protection) Overlay
Hazards (Flooding) Overlay
Historic Shipwrecks Overlay
Key Outback and Rural Roads Overlay
Key Railway Crossings Overlay
Marine Park (Managed Use) Overlay
Prescribed Watercourses Overlay
Prescribed Wells Area Overlay
Marine Park (Restricted Use)
RAMSAR Wetlands Overlay
River Murray Flood Plain Overlay
Significant Landscape Overlay
Sloping Land Overlay
State Heritage Areas Overlay
State Heritage Places Overlay
Water Protection Area Overlay
Water Resources Overlay

Airport Building Heights (Aircraft Landing Areas) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Development is of an appropriate height to ensure the long-term operational and safety requirements of Aircraft Landing Areas (airports, airstrips and helicopter landing sites) continue to be met.

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)

Built Form

PO 1.1

The height of buildings and structures does not pose a hazard to aircraft operations of Aircraft Landing Areas.

DTS/DPF 1.1

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

Procedural Matters (PM)

Referrals

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

Airport Building Heights (Regulated) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)
<p>DO 1</p> <p>Development is of an appropriate height to ensure that the long-term operational and safety requirements of commercial and military airfields (airports, airstrips and helicopter landing sites) continue to be met.</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
Built Form	
<p>PO 1.1</p> <p>The height of buildings and structures does not pose a hazard to aircraft operations.</p>	None are applicable.
<p>PO 1.2</p> <p>Development is adequately separated from airfields to minimise the potential for building generated turbulence and windshear.</p>	<p>DTS/DPF 1.2</p> <p>The distance from any part of the runway centreline to the closest point of the building is greater than 35 times the height of the building.</p>

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)
<p>DO 1</p> <p>Ensure the long-term operational and safety requirements of commercial and military airfields (airports, airstrips and helicopter landing sites) continue to be met.</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>PO 1.1</p> <p>Outdoor lighting does not pose a hazard to commercial or military aircraft operations.</p>	<p>DTS/DPF 1.1</p> <p>Development does not include outdoor lighting</p>
<p>PO 1.2</p> <p>Development that is likely to increase the attraction of birds is adequately separated from airfields to minimise the potential for aircraft bird strike.</p>	<p>DTS/DPF 1.2</p> <p>Development incorporating one or more of the following land uses is located not less than 3km of an airport used by commercial or military aircraft:</p> <ul style="list-style-type: none"> (a) horticulture; (b) food Packing/processing plant; (c) intensive animal husbandry; (d) showground; (e) wildlife sanctuary; (f) wetland; (g) waste management facility; or (h) waste transfer station.

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>PO 1.3</p> <p>Buildings and structures that are sensitive to aircraft noise designed to minimise aircraft noise intrusion and provide appropriate interior amenity.</p>	<p>None are applicable.</p>

Procedural Matters

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

Coastal Areas Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Conservation and enhancement of the natural coastal environment, provision for natural coastal processes and recognition of current and future coastal hazards including sea level rise, flooding erosion and dune drift to avoid the need, now or in the future, for public expenditure on protection of the environment and development.

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
Land Division	
PO 1.1 Land divided only if it or the subsequent development and use of the land will not adversely affect environmental values or the ability of the land or adjoining land to adapt to changing coastal processes.	DTS/DPF 1.1 Land division for minor adjustment of allotment boundaries to remove an anomaly in the current boundaries with respect to the location of existing buildings or structures.
PO 1.2 Land is not divided unless a layout is achieved whereby roads, parking areas and development sites for each allotment are at least 0.3m above the standard sea flood risk level, unless the land is, or can be provided with appropriate and acceptable coastal protection measures.	None are applicable.
PO 1.3 Other than small-scale infill land division in a predominantly urban zone, land division adjacent to the coast incorporates an existing or proposed public reserve (not including a road or erosion buffer) of a size adequate to provide for natural coastal processes, public access and recreation.	None are applicable.

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
Hazard Risk Minimisation	
<p>PO 2.1</p> <p>Development and its site are protected against the standard sea flood risk level.</p>	<p>DTS/DPF 2.1</p> <p>Development:</p> <ul style="list-style-type: none"> (a) is located outside of the 1% AEP flood extreme sea level (tide, stormwater and associated wave effects combined); and (b) includes an allowance to accommodate 100 years of land subsidence.
<p>PO 2.2</p> <p>Buildings sited over tidal water, or that are not capable of being raised or protected by flood protection measures in future, are protected against the standard sea flood risk level and sea level rise.</p>	<p>DTS/DPF 2.2</p> <p>Building floor levels are at least 1.25m above the standard sea flood risk level.</p>
<p>PO 2.3</p> <p>Development, including associated roads and parking areas, but not minor structures unlikely to be adversely affected by flooding, protected from sea level rise.</p>	<p>DTS/DPF 2.3</p> <p>Development where:</p> <ul style="list-style-type: none"> (a) site levels are at least 0.3m above the standard sea flood risk level; (b) building floor levels are at least 0.55m above the standard sea flood risk level; and (c) practical measures to provide protection against an additional sea level rise of 0.7m plus an allowance to accommodate 100 years of land subsidence are incorporated.
<p>PO 2.4</p> <p>Development will not create or aggravate coastal erosion or require coast protection works that cause or aggravate coastal erosion.</p>	<p>None are applicable.</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>PO 2.5</p> <p>Development set back a sufficient distance from the coast to provide an erosion buffer in addition to a public reserve that will allow for at least 100 years of coastal retreat for single buildings or small-scale developments, or 200 years of coastal retreat for large scale developments unless:</p> <p>(a) the development incorporates appropriate private coastal protection measures to protect it from anticipated erosion; or</p> <p>(b) there are formal commitments to protect the existing or proposed public reserve and development from anticipated coastal erosion.</p>	<p>None are applicable.</p>
<p>Coast Protection Works</p>	
<p>PO 3.1</p> <p>Development avoids the need for coast protection works through measures such as setbacks to protect development from coastal erosion, sea or stormwater flooding, sand drift or other coastal processes.</p>	<p>None are applicable.</p>
<p>PO 3.2</p> <p>Development does not compromise the structural integrity of any sea wall or levee bank or the ability to maintain, modify or upgrade any sea wall of levee bank.</p>	<p>None are applicable.</p>
<p>PO 3.3</p> <p>Unavoidable coast protection works are the subject of binding agreements to cover the cost of future construction, operation, maintenance and management measures and will not:</p> <p>(a) have an adverse effect on coastal ecology, processes, conservation, public access and amenity;</p>	<p>None are applicable.</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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) require commitment of public resources including land; and (c) present an unacceptable risk of failure relative to potential hazard resulting from failure.	
Environment Protection	
PO 4.1 Development will not unreasonably affect the marine and onshore coastal environment by pollution, erosion, damage or depletion of physical or biological resources, interference with natural coastal processes, introduction of and spread of marine pests or any other means.	None are applicable.
PO 4.2 Development avoids delicate or environmentally-sensitive coastal areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation.	None are applicable.
PO 4.3 Development allows for ecological and natural landform adjustment to changing climatic conditions and sea levels, by allowing landward migration of dunes, coastal wetlands, mangrove and samphire areas.	None are applicable.
PO 4.4 Development designed so that solid and fluid wastes and stormwater runoff are disposed of in a manner that avoids pollution or other detrimental impacts on the marine and on-shore environment of coastal areas.	None are applicable.

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>PO 4.5</p> <p>Development involving the removal of shell grit, cobbles or sand, other than for coastal protection works purposes, is not undertaken.</p>	<p>DTS/DPF 4.5</p> <p>Development does not involve the removal of shell grit, cobbles or sand.</p>
<p>Access</p>	
<p>PO 6.1</p> <p>Development maintains or enhances appropriate public access to and along the foreshore.</p>	<p>None are applicable.</p>
<p>PO 6.2</p> <p>Public access through sensitive coastal landforms, particularly sand dunes, wetlands and cliffs, is restricted to defined pedestrian paths and constructed to minimise adverse environmental impact.</p>	<p>None are applicable.</p>
<p>PO 6.3</p> <p>Access roads to the coast, lookouts and places of interest:</p> <ul style="list-style-type: none"> (a) do not detract from the amenity or the environment; (b) are designed for slow moving traffic; and (c) are minimised in number. 	<p>None are applicable.</p>
<p>PO 6.4</p> <p>Development on land adjoining a coastal reserve should be sited and designed to be compatible with the purpose, management and amenity of the reserve, as well as to prevent inappropriate access to or use of the reserve.</p>	<p>None are applicable.</p>

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
<p>Other than where the development is in the opinion of the relevant authority minor in nature and would not warrant a referral when considering the purpose of the referral outlined in Schedule 9 of the <i>Planning, Development and Infrastructure Regulations 2019</i>, the following:</p> <p>(a) excavation or filling where the total volume of material excavated or filled exceeds 9m³;</p> <p>(b) dwellings and habitable buildings that</p> <p>(i) do not meet site and building floor level requirements set out in the DTS/DPF 2.1, 2.2 and 2.3 of the Coastal Areas Overlay; or</p> <p>(ii) are within 100m of the mean high water mark;</p> <p>(c) other than within a Settlement Zone:</p> <p>(i) buildings with a floor area greater than 60m²;</p> <p>(ii) tourist accommodation, including a caravan park; or</p> <p>(iii) development that involves a division of land that would create 1 or more additional allotments;</p> <p>(d) off shore structures;</p> <p>(e) coast protection works; or</p> <p>(f) infrastructure within 100m landward of the mean high water mark.</p>	<p>Where not located in the River Murray Flood Plain Overlay – The Coast Protection Board</p> <p>Where located in the River Murray Flood Plain Overlay – The Minister for the time being administering the <i>River Murray Act 2003</i>.</p>	<p>To provide expert assessment and direction to the relevant authority on:</p> <ul style="list-style-type: none"> the risk to development from current and future coastal hazards (including sea-level rise, coastal flooding, erosion, dune drift and acid sulfate soils) coast protection works potential impacts from development on public access and the coastal environment (including important coastal features)

Hazards (Acid Sulfate Soils) Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Protection of the environment and development from the release of acid water resulting from the disturbance of acid sulfate soils.

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
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Land Use and Intensity

<p>PO 1.1</p> <p>Excavation or change to a water table is managed in a way that effectively avoids potential harm or damage to any of the following from release of acid sulfate soils:</p> <ul style="list-style-type: none"> (a) the marine and estuarine environment; (b) natural water bodies and wetlands; (c) agricultural or aquaculture activities; (d) buildings, structures and infrastructure; or (e) public health. 	<p>DTS/DPF 1.1</p> <p>Development does not involve or cause:</p> <ul style="list-style-type: none"> (a) excavation of land; or (b) change to a water table.
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Procedural Matters (PM)

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.

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
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Habitable Buildings

<p>PO 1.1</p> <p>Residential, tourist accommodation and other habitable buildings sited to avoid, narrow gullies, steep slopes (especially slopes with a northerly or westerly aspect) and vegetated areas that pose an unacceptable bushfire risk.</p>	<p>DTS/DPF 1.1</p> <p>Development meets the following requirements:</p> <ul style="list-style-type: none"> (a) an asset protection zone with a minimum width of 50m is created and maintained around residential, tourist accommodation and other habitable buildings; and (b) the asset protection zone is contained wholly within the allotment of the development.
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Vehicle Access – Roads and Driveways

<p>PO 2.1</p> <p>Roads are designed and constructed to facilitate the safe and effective:</p> <ul style="list-style-type: none"> (a) use, operation and evacuation of fire-fighting and emergency personnel; and (b) evacuation of residents. 	<p>DTS/DPF 2.1</p> <p>Roads:</p> <ul style="list-style-type: none"> (a) are designed in accordance with Figure 1; (b) are constructed with a formed, all-weather surface; and
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Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
	<ul style="list-style-type: none"> (c) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road; (d) have a minimum formed road width of 6m; (e) provide overhead clearance of not less than 4.5m between the road surface and overhanging branches or other obstructions; (f) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m; (g) 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: <ul style="list-style-type: none"> (i) a turning area with a minimum formed surface radius of 12.5m; or (ii) a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m; and (h) incorporate solid, all-weather crossings that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes, over any watercourse.
<p>PO 2.2</p> <p>Driveways are designed and constructed to facilitate the safe and effective:</p> <ul style="list-style-type: none"> (a) use, operation and evacuation of fire-fighting and emergency personnel; and (b) evacuation of residents. 	<p>DTS/DPF 2.2</p> <p>Where the furthest point of the building from the nearest public road is greater than 30m, driveways:</p> <ul style="list-style-type: none"> (a) are designed in accordance with Figure 2; (b) are constructed with a formed, all-weather surface;

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
	<ul style="list-style-type: none"> (c) be connected to a formed, all-weather public road; (d) have a <i>gradient</i> of not more than 16 degrees (1-in-3.5) at any point along the road or driveway; (e) have a minimum formed width of 3m and incorporate passing bays with a minimum width of 6m and length of 17m every 200m; (f) provide overhead clearance of not less than 4.5m between the road surface and overhanging branches or other obstructions; (g) allow fire-fighting vehicles to travel in a continuous forward movement by constructing curved roads and driveways with curves that have a minimum external radius of 12.5m; (h) allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by incorporating either: <ul style="list-style-type: none"> (i) a loop road around the building; or (ii) a turning area with a minimum radius of 12.5m; or (iii) a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m.

Procedural Matters (PM)

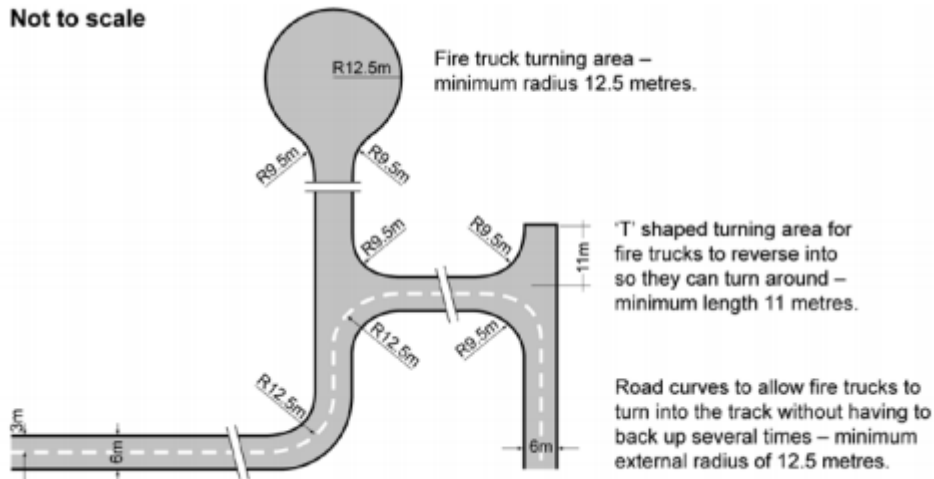
Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
None	None	None

Figures and Diagrams

Roads

Figure 1 – Roads

Not to scale



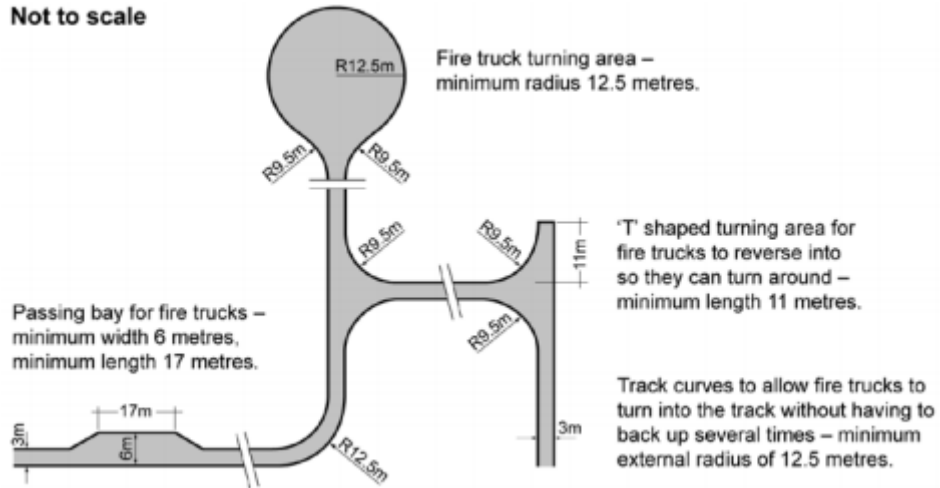
Not to scale



Driveways

Figure 2 – Driveways

Not to scale



Historic Shipwrecks Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Historic shipwrecks and historic relics are protected from encroaching development.

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
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General

<p>PO 1.1</p> <p>Development is designed and located to avoid potential impacts on un-located historic shipwrecks and historic relics.</p>	<p>DTS/DPF 1.1</p> <p>Development involving impact to the surface or subsoil of land or sea/river floor is not:</p> <ul style="list-style-type: none"> (a) located within 500m of an un-located historic shipwreck or relic; or (b) seaward of the limits of existing land based settlements, or zones/areas which enable urban development (e.g. excludes rural zones, conservation zones, coastal zones or other similar zones in which urban development is secondary); or (c) within 15m landward of the existing banks of the River Murray.
<p>PO 1.2</p> <p>Development is designed and located to avoid potential impacts on located historic shipwrecks and historic relics.</p>	<p>DTS/DPF 1.2</p> <p>Development involving impact to the surface or subsoil of land or sea/river floor but is not:</p> <ul style="list-style-type: none"> (a) located within 150m of a located historic shipwreck or relic; or (b) seaward of the limits of existing land based settlements, or zones/areas which enable urban development (e.g.

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
	<p>excludes rural zones, conservation zones, coastal zones or other similar zones in which urban development is secondary); or</p> <p>(c) within 15m landward of the current banks of the River Murray.</p>

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
Development that may involve impact to the surface or subsoil of land or the floor of a sea, lake or river, where located partly or fully within the 'adjacent area' of a historic shipwreck of historic relic within the meaning of the Historic Shipwrecks Act 1981 as shown on the Historic Shipwrecks Overlay	<p>Where not located in the River Murray Flood Plain Overlay – The Minister for the time being administering the <i>Historic Shipwrecks Act 1981</i></p> <p>Where located in the River Murray Flood Plain Overlay – Minister for the time being administering the <i>River Murray Act 2003</i>.</p>	To provide expert assessment and direction to the relevant authority on the potential impacts of development on, or in proximity to, historic shipwrecks or relics protected under the relevant Act.
Development that may involve impact to the surface or subsoil of land or sea floor, where located partly or fully within the 'adjacent area' of a historic shipwreck of historic relic within the meaning of the <i>Historic Shipwrecks Act 1976</i> (Commonwealth) as shown on the Historic Shipwrecks Overlay	Commonwealth Minister responsible for administering the <i>Historic Shipwrecks Act 1976</i> (Commonwealth)	To provide expert assessment and direction to the relevant authority on the potential impacts of development on, or in proximity to, historic shipwrecks or relics protected under the relevant Act.

Key Outback and Rural Routes Overlay

Assessment Provisions (AP)

Desired Outcome (DO)
<p>DO 1</p> <p>The safe and efficient movement of vehicle and freight traffic on key outback and rural roads.</p>
<p>DO 2</p> <p>Provision of safe and efficient vehicular access to and from key outback and rural roads.</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
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Access Design and Function	
<p>PO 1.1</p> <p>An access point is designed to allow safe entry and exit to and from a site to meet the needs of the development, to ensure traffic flow interference associated with access movements is minimised.</p>	<p>DTS/DPF 1.1</p> <p>An access point is located outside of a Township Zone and is designed to ensure:</p> <p>(a) the following for the largest vehicle expected to access the site:</p> <ul style="list-style-type: none"> (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 or 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 using the kerbside lane of the road; and <p>(b) where the access point serves:</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
	<ul style="list-style-type: none"> (i) 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: <ul style="list-style-type: none"> 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 at least 10m from any roadside infrastructure or trees.
<p>PO 1.2</p> <p>Sufficient accessible on-site queuing adjacent to the access point is provided to meet the needs of the 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.</p>	<p>DTS/DPF 1.2</p> <p>Where:</p> <ul style="list-style-type: none"> (a) vehicles no greater than 12.5m in length are expected to access the site and there are no internal intersections, car parking spaces, car park isles or any internal obstructions within 20m of the access point; or (b) the access point serves a single dwelling and there are no internal driveway intersections car parking spaces or gates within 6.0m of the access point
<p>PO 1.3</p> <p>An access point is constructed to minimise mud or other debris being carried or transferred onto the road, to ensure safe operating conditions are maintained on the road.</p>	<p>DTS/DPF 1.3</p> <p>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.</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>PO 1.4</p> <p>An access point is designed to minimise negative impact on roadside drainage of water.</p>	<p>DTS/DPF 1.4</p> <p>Development does not:</p> <ul style="list-style-type: none"> (a) decrease the capacity of an existing drainage point; or (b) restrict or prevent the flow of stormwater to an existing drainage point.
<p>Location of New Access Points</p>	
<p>PO 2.1</p> <p>A new access point is widely spaced apart from any existing access point or intersection to not impede traffic flow and ensure safe operating conditions are maintained on the road.</p>	<p>DTS/DPF 2.1</p> <p>Where access from an alternative road at least 25m from the Key Outback and Rural Route is not available, a new access point is:</p> <ul style="list-style-type: none"> (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 an intersection with another road or railway, or terminating / merging lane or another access point: <ul style="list-style-type: none"> (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

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>PO 2.2</p> <p>New access points are located and designed to ensure an appropriate sight distance is provided so that drivers:</p> <p>(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</p> <p>(b) exiting the access point onto the road can see approaching vehicles to avoid potential conflict.</p>	<p>DTS/DPF 2.2</p> <p>Drivers approaching or exiting the access point have an unobstructed line of sight to or from the access point in accordance with the following distances:</p> <p>(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.</p>

Procedural Matters

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
<p>Development (including the division of land) that:</p> <p>(a) creates a new access; or</p> <p>(b) proposes either of the following (except where deemed to be minor in the opinion of the relevant authority):</p> <p style="margin-left: 20px;">(i) alters an existing access; or</p> <p style="margin-left: 20px;">(ii) may change the nature of vehicular movements or increase the number or frequency of movements through an existing access;</p> <p>on a Key Outback or Rural Routes road or within 25m of an intersection with such a road.</p>	<p>Commissioner of Highways</p>	<p>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.</p>

Key Railway Crossings Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

The safe, efficient and uninterrupted operation of key railway crossings.

Performance Outcome (PO)	<ul style="list-style-type: none"> • Deemed-to-Satisfy (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)
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Access Design and Function

<p>PO 1.1</p> <p>Site access does not interfere or impact on the safe operation of a railway crossing.</p>	<p>DTS/DPF 1.1</p> <p>Development:</p> <ul style="list-style-type: none"> (a) does not require a new railway crossing or only requires construction of a grade separated crossing; and (b) does not involve a new or modified access or an increase in traffic through an existing access that is located within the following distance from a railway crossing: <ul style="list-style-type: none"> (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 – 135m (vii) 50 km/h or less – 105m.
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Procedural Matters

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

Marine Parks (Managed Use) Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Protection of marine habitats and biodiversity through limiting development to coastal infrastructure (jetties, marinas, pontoons), aquaculture, tourism, recreation and renewable energy facilities.

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
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Land Use

<p>PO 1.1</p> <p>Development does not unduly harm marine habitats, biodiversity or the functioning of ecosystems.</p>	None are applicable.
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Procedural Matters (PM)

Referrals

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

Marine Parks (Restricted Use) Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Conservation of high value marine habitats and biological diversity.

Performance Outcome (PO)	<ul style="list-style-type: none"> 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)
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Land Use

<p>PO 1.1</p> <p>Development limited to that required to support the ongoing operation of ports and harbours.</p>	<p>None are applicable.</p>
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Procedural Matters (PM)

Referrals

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

Murray-Darling Basin Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Protection of the water resources of the Murray-Darling Basin area by ensuring the removal of water in such areas is undertaken in a sustainable manner.

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>PO 1.1</p> <p>All development, but in particular development involving:</p> <ul style="list-style-type: none"> (a) horticulture; (b) activities requiring irrigation; (c) aquaculture; (d) industry; (e) intensive animal husbandry; (f) horse keeping; (g) commercial forestry; <p>having a lawful, sustainable and reliable water supply that does not place undue strain on water resources in the Murray-Darling Basin.</p>	<p>None are applicable.</p>

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
<p>Development involving:</p> <ul style="list-style-type: none"> (a) horticulture; (b) activities requiring irrigation; (c) aquaculture; (d) industry; (e) intensive animal husbandry; (f) horse keeping; (g) commercial forestry; <p>where the development may require water to be taken from the River Murray within the meaning of the <i>River Murray Act 2003</i> under a water license under the <i>Natural Resources Management Act 2004</i> and applied to land within the Murray-Darling Basin.</p>	<p>Minister for the time being administering the <i>River Murray Act 2003</i>.</p>	<p>To provide expert technical assessment and direction to the relevant authority on matters regarding the taking of water to ensure development is undertaken sustainably in the Murray-Darling Basin.</p>

Prescribed Watercourses Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Protection of prescribed watercourses by ensuring the taking of water from such watercourses is avoided or is undertaken in a sustainable manner.

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>PO 1.1</p> <p>All development, but in particular involving:</p> <ul style="list-style-type: none"> (a) horticulture; (b) activities requiring irrigation; (c) aquaculture; (d) industry; (e) intensive animal husbandry; (f) commercial forestry <p>having a lawful, sustainable and reliable water supply that does not place undue strain on prescribed watercourses.</p>	<p>None are applicable.</p>

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
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 flowing in a prescribed watercourse.	<p>Where not located in the River Murray Flood Plain Overlay – The Minister responsible for the administration of the <i>Natural Resources Management Act 2004</i></p> <p>Where located in the River Murray Flood Plain Overlay – The Minister for the time being administering the <i>River Murray Act 2003</i>.</p>	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.
<p>Development involving:</p> <ul style="list-style-type: none"> (a) horticulture; (b) activities requiring irrigation; (c) aquaculture; (d) industry; (e) intensive animal husbandry; <p>which may require water to be taken over and above any allocation that has already been granted under the <i>Natural Resources Management Act 2004</i>, or</p> <ul style="list-style-type: none"> (f) commercial forestry that requires a forest water licence under Chapter 7 Part 5A of the <i>Natural Resources Management Act 2004</i>. 	The Chief Executive of the Department of the Minister responsible for the administration of the <i>Natural Resources Management Act 2004</i>	To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably.

Prescribed Wells Area Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Protection of prescribed wells areas by ensuring the taking of water in such areas is avoided or is undertaken in a sustainable manner.

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>PO 1.1</p> <p>All development, but in particular involving:</p> <ul style="list-style-type: none"> (a) horticulture; (b) activities requiring irrigation; (c) aquaculture; (d) industry; (e) intensive animal husbandry; (f) commercial forestry <p>having a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed wells areas.</p>	<p>None are applicable.</p>

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
<p>Development involving:</p> <ul style="list-style-type: none"> (a) horticulture; (b) activities requiring irrigation; (c) aquaculture; (d) industry; (e) intensive animal husbandry; <p>which may require water to be taken over and above any allocation that has already been granted under the <i>Natural Resources Management Act 2004</i>, or</p> <ul style="list-style-type: none"> (f) commercial forestry that requires a forest water licence under Chapter 7 Part 5A of the <i>Natural Resources Management Act 2004</i> 	<p>The Chief Executive of the Department of the Minister responsible for the administration of the <i>Natural Resources Management Act 2004</i></p>	<p>To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably.</p>

Ramsar Wetlands Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Protection of recognised Ramsar wetlands.

Performance Outcomes (PO)

- **Deemed-to-Satisfy (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

PO 1.1

Development does not lead to significant negative impacts on Ramsar wetland and habitat areas.

None are applicable.

PO 1.2

Development adjacent to Ramsar areas establishes landform and vegetated corridor links between Ramsar areas where possible.

None are applicable.

PO 1.3

Development within designated 'Ramsar Reserves' does not adversely impact upon the wetland habitat.

None are applicable.

PO 1.4

Buildings or structures not located on Ramsar Wetlands.

None are applicable.

Performance Outcomes (PO)	<ul style="list-style-type: none"> • Deemed-to-Satisfy (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)
<p>PO 1.5</p> <p>Development does not cause a significant change in the hydrological regime of the Ramsar wetland, including:</p> <p>(a) a change in volume, timing, duration and frequency of ground and surface water flows to and within the wetland; or</p> <p>(b) a change in the level of salinity, pollutants, nutrients or water temperature.</p>	None are applicable.
<p>PO 1.6</p> <p>Development designed to minimise the cumulative impacts on Ramsar Wetlands from frequent jetties, vegetation clearance and dredging.</p>	None are applicable.
<p>PO 1.7</p> <p>Development does not result in the disruption of the breeding, feeding, migration or resting behaviour of an ecologically significant proportion of the population of a migratory or resident species.</p>	None are applicable.
Land Division	
<p>PO 2.1</p> <p>Land division involving a boundary realignment to assist in the protection of habitation areas within the Ramsar Wetlands.</p>	None are applicable.

Procedural Matters (PM)

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

River Murray Flood Plain Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)
<p>DO 1</p> <p>The conservation and enhancement of water quality and the riverine environment, provision for environmental water flows, the protection of life and property against flood risk and recognition of the riverine environment as an important tourist and recreational resource.</p>
<p>DO 2</p> <p>Development for the purpose of recreation (e.g. landings, jetties, houseboat moorings) water extraction, wetland management and irrigation management (e.g. channel, pumping stand, flood gate).</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
Dredging	
<p>PO 1.1</p> <p>Development is designed and sited in a manner that limits the need for dredging.</p>	None are applicable.
Land Division	
<p>PO 2.1</p> <p>Land division does not lead to intensification of development.</p>	<p>DTS/DPF 2.1</p> <p>Land division:</p> <ul style="list-style-type: none"> (a) is limited to the creation of a public road or a public reserve; or (b) is for adjustment of allotment boundaries to remove an anomaly in the current boundaries with respect to the location of existing buildings or structures and does not result in an additional allotment.

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>PO 2.2</p> <p>Boundary realignment for residential purposes preserves the integrity of public waterfront reserves.</p>	<p>DTS/DPF 2.2</p> <p>Boundary realignment for residential purposes:</p> <ul style="list-style-type: none"> (a) locate any new roads on the landward side of an existing dwelling (rather than between an existing dwelling and the public waterfront reserve); and (b) provide a reserve of 50m in width above pool level along the water frontage.
<p>Built Form and Character</p>	
<p>PO 3.1</p> <p>Buildings and structures are sited and designed to be unobtrusive when viewed from the River Murray and nearby public roads.</p>	<p>DTS/DPF 3.1</p> <p>Buildings / structures:</p> <ul style="list-style-type: none"> (a) do not exceed one building level in height (excluding elevation to minimise the potential for personal or property damage as a result of a flood); (b) have no floor level elevated more than 2.5m above ground level; (c) are not closer than 50m to the waterfront; and (d) have associated electricity and telecommunications lines installed underground.
<p>PO 3.2</p> <p>Retaining walls avoided in the 1956 River Murray Flood Plain and in highly visible locations that can be viewed from public roads or the main channel of the Murray River.</p>	<p>DTS/DPF 3.2</p> <p>Retaining walls:</p> <ul style="list-style-type: none"> (a) are for the repair or replacement of a lawful retaining wall; (b) are essential to provide safe public access to the waterfront on public land; (c) are necessary to protect structures and buildings of historic significance; (d) are necessary for the purpose of

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
	<p style="text-align: center;">protecting waterfront vegetation;</p> <p>(e) are ancillary to a dwelling and are essential for safe access to the waterfront from that dwelling; or</p> <p>(f) are necessary to protect a dwelling from material risk presented by erosion.</p>
Flood Resilience	
<p>PO 4.1</p> <p>Development does not cause, impede, or be subject to damage by floodwaters and fluctuating pool levels.</p>	None are applicable.
<p>PO 4.2</p> <p>Building levels of elevated dwellings do not impede floodwaters and fluctuating pool levels.</p>	<p>DTS/DPF 4.2</p> <p>Building levels of elevated dwellings:</p> <p>(a) when enclosed, are enclosed using roller doors, removable panels or other material that can easily be opened or removed during times of flood;</p> <p>(b) are not used for habitable rooms; and</p> <p>(c) have enclosed areas for a toilet, shower or laundry facilities not exceeding a combined maximum floor area of 10m².</p>
<p>PO 4.3</p> <p>Outbuildings do not impede floodwaters and fluctuating pool levels.</p>	<p>DTS/DPF 4.3</p> <p>Outbuildings are fitted with roller doors, removable panels or similar on two ends or sides (whichever elevations face the direction of the flow).</p>
<p>PO 4.4</p> <p>Fencing does not impede floodwaters and fluctuating pool levels.</p>	<p>DTS/DPF 4.4</p> <p>Fencing is of an open design such as post and wire strand construction.</p>

**Planning and Design Code
Overlay Section
River Murray Flood Plain Overlay**

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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	
<p>PO 5.1</p> <p>Adverse impacts on the natural features and stability of the waterfront are minimised.</p>	<p>None are applicable.</p>
<p>PO 5.2</p> <p>Outbuildings incorporate measures to prevent spills and leaks.</p>	<p>DTS/DPF 5.2</p> <p>Outbuildings are wholly located within a bund to confine spills and leaks to the confines of the outbuilding.</p>
<p>PO 5.3</p> <p>Fuel storage facilities and areas, including areas for the storage of mobile fuel trailers, sited and designed to prevent environmental harm.</p>	<p>DTS/DPF 5.3</p> <p>Fuel storage facilities and areas, including areas for the storage of mobile fuel trailers, are located:</p> <ul style="list-style-type: none"> (a) outside the 1956 Murray River Flood Plain; and (b) wholly within a bund that has storage capacity of not less than 133% of the volume of the largest fuel storage tank.
<p>PO 5.4</p> <p>Facilities for the collection of effluent from moored vessels sited and designed to prevent environmental harm.</p>	<p>DTS/DPF 5.4</p> <p>Facilities for the collection of effluent from moored vessels are not located within the 1956 Murray River Flood Plain.</p>
Access	
<p>PO 6.1</p> <p>Waterfront reserve area between buildings and the water is maximised to preserve the amenity of and view corridors along the riverine environment.</p>	<p>None are applicable.</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>PO 6.2</p> <p>Public access routes to waterfront reserves are provided and maintained.</p>	None are applicable.
<p>PO 6.3</p> <p>Driveways, access tracks and parking areas are designed and constructed to minimise excavation and filling.</p>	<p>DTS/DPF 6.3</p> <p>No more than 100mm excavation and 100mm of fill is required in association with the construction of a driveway, access track or parking area.</p>
River Structures	
<p>PO 7.1</p> <p>River structures located where they do not cause a hazard to safe navigation.</p>	<p>DTS/DPF 7.1</p> <p>River structures are located:</p> <ul style="list-style-type: none"> (a) wholly outside navigation channels as defined by navigational signs; (b) not less than 100m from either side of a ferry crossing; and (c) not less than 150m from a lock.
<p>PO 7.2</p> <p>River structures are located where they do not cause a hazard to a designated recreation area for water skiing and swimming.</p>	<p>DTS/DPF 7.2</p> <p>River structures are located wholly outside designated recreation areas for water skiing and swimming.</p>
<p>PO 7.3</p> <p>Proliferation of water pumps is avoided to limit impact on the riverine environment.</p>	None are applicable.
<p>PO 7.4</p> <p>Water pumping infrastructure designed and constructed to limit impact on the riverine environment.</p>	<p>DTS/DPF 7.4</p> <p>Water pumping infrastructure is designed and constructed in accordance with Figure 1.</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>PO 7.5</p> <p>Proliferation of jetties and floating pontoons is avoided to minimise impact on the riverine environment.</p>	<p>DTS/DPF 7.5</p> <p>A jetty or floating pontoon:</p> <ul style="list-style-type: none"> (a) is wholly located within the same allotment as an associated existing dwelling and will not result in more than one river structure constructed in association with that dwelling; or (b) is located on an allotment (or lease site) separated from the river front by a public reserve or a public road (but not both) and will not result in more than one river structure constructed in association with that dwelling; or (c) is for the repair, maintenance or replacement of an existing licensed river structure.
<p>PO 7.6</p> <p>Jetties and floating pontoons designed and constructed to limit impact on the riverine environment.</p>	<p>DTS/DPF 7.6</p> <p>Jetties and floating pontoons are designed and constructed in accordance with Figures 2 to 6 and:</p> <ul style="list-style-type: none"> (a) extend not more than 8m into the river measured from the riverbank at normal pool level; (b) have a width of not more than 1.4m in the case of a jetty (or gangway width in the case of a floating pontoon); (c) in the case of floating pontoons do not exceed the dimensions 3m by 6m; and (d) maintain a minimum of 3m between river structures including other jetties and pontoons
<p>PO 7.7</p> <p>Proliferation of boat ramps is avoided to minimise impact on the riverine environment.</p>	<p>DTS/DPF 7.7</p> <p>The repair, maintenance or replacement of an existing licensed boat ramp.</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>PO 7.8</p> <p>On-river mooring facilities developed only where:</p> <ul style="list-style-type: none"> (a) the mooring facility will not result in a mooring capacity exceeding one vessel per allotment; (b) where the allotment has a direct frontage to the river (or is only separated by a public road or public reserve, but not both) and the allotment contains an existing dwelling; and (c) the width of the river is greater than 100m at normal pool level. 	<p>None are applicable.</p>
<p>PO 7.9</p> <p>Moorings for vessels located to avoid interfering with the operation or function of a ferry crossing, lock or major pumping station.</p>	<p>DTS/DPF 7.9</p> <p>Moorings for vessels not be located within:</p> <ul style="list-style-type: none"> (a) 100m of either side of a ferry crossing; (b) 150m of a lock; or (c) 400m of a major pumping station.
<p>PO 7.10</p> <p>Development of structures designed for the mooring of more than one vessel are located off-channel in a marina.</p>	<p>None are applicable.</p>

Figures and Diagrams

Infrastructure

Figure 1 - Water extraction infrastructure (irrigation or water supply pump)

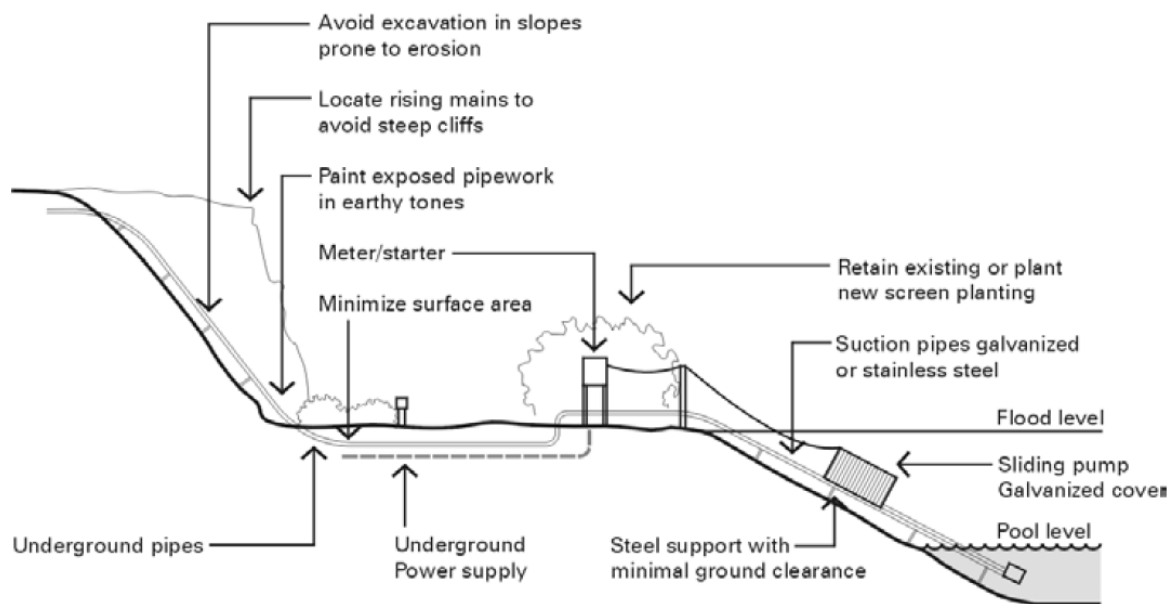
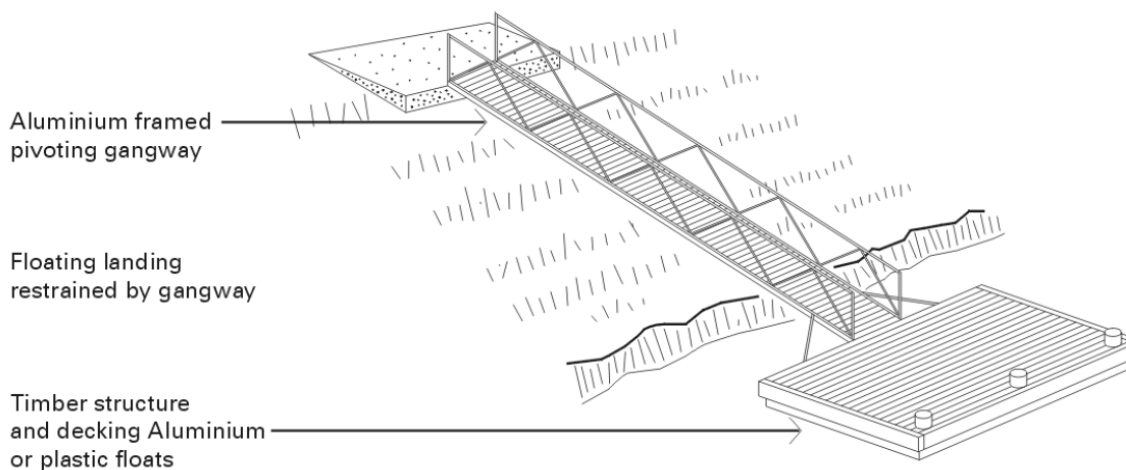


Figure 2 – Floating pontoon



Infrastructure

Figure 3 – Floating pontoon (cross-section)

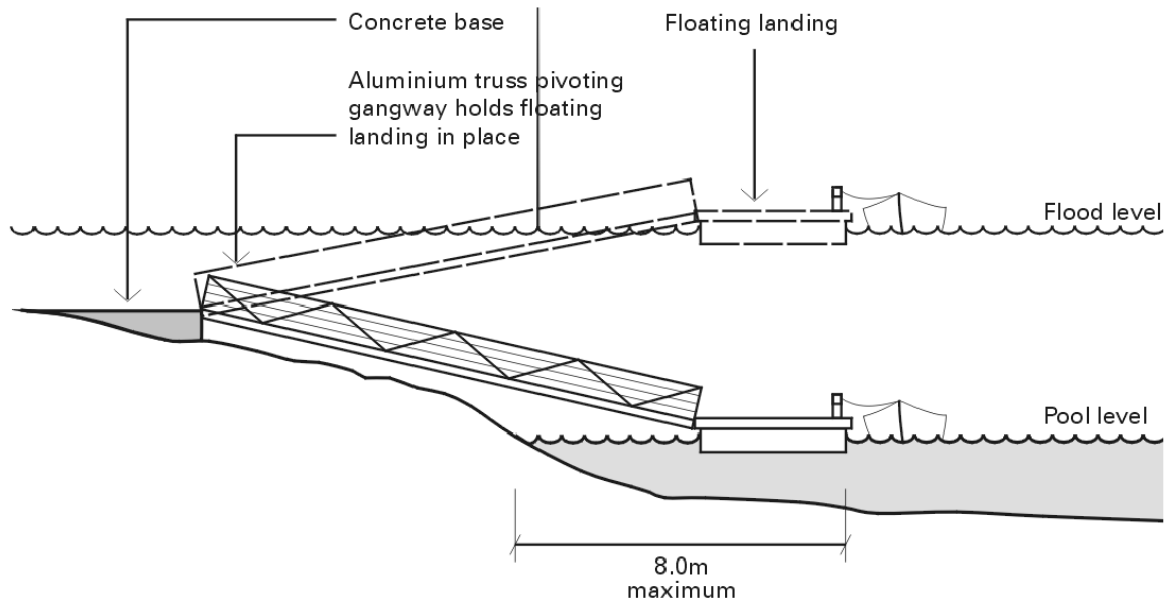
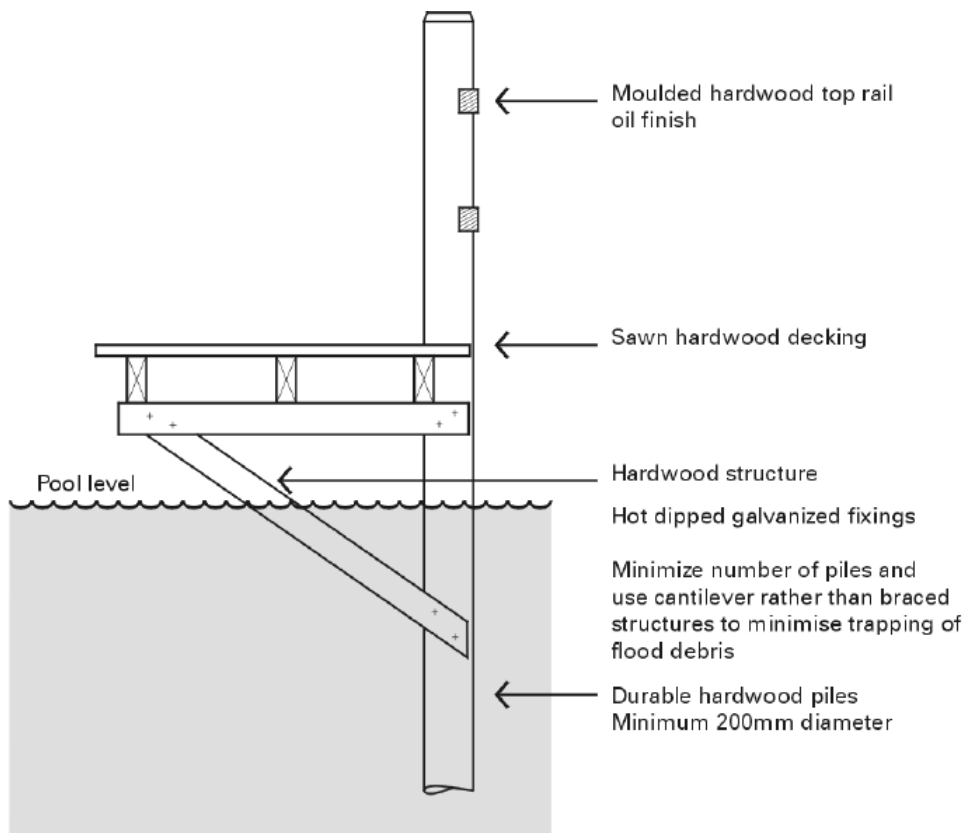


Figure 4 – Jetty



Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
<p>The following:</p> <p>(a) 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 flowing in a watercourse or surface water flowing over land; or</p> <p>(b) development that involves, or is for the purposes of, any of the following activities:</p> <p>(i) horticulture;</p> <p>(ii) activities requiring irrigation, other than irrigation used for domestic purposes;</p> <p>(iii) aquaculture;</p> <p>(iv) industry;</p> <p>(v) intensive animal husbandry;</p> <p>(vi) horse keeping;</p> <p>(vii) commercial forestry; or</p> <p>(c) development that is within the ambit of clause 7 of Schedule 3 of the <i>Planning, Development and Infrastructure (General) Regulations 2017</i>;</p> <p>(d) development that involves the construction of a building, or the undertaking of an act or activity specified in clause 3 of Schedule 3 of the <i>Planning, Development and Infrastructure (General) Regulations 2017</i>, other than where the development:-</p> <p>(i) is the construction of a fence not exceeding 2m in height; or</p> <p>(ii) is the construction of a carport, verandah, balcony, porch or other similar structure; or</p> <p>(iii) is the construction of an enclosed shed, garage or similar outbuilding—</p>	<p>Minister for the time being administering the <i>River Murray Act 2003</i>.</p>	<p>To provide expert assessment and direction to the relevant authority on:</p> <ul style="list-style-type: none"> the risk to development from flooding or other hazards potential impacts from development on the health and/or natural flow paths of the River Murray.

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
<ul style="list-style-type: none"> (A) that is ancillary to an existing building; and (B) that will not have a total floor area of more than 60m²; and (C) that will have on opposite sides either removable panels or at least 2 doors so as not to impede flood waters; and (D) that will not be located closer to the River Murray than the building to which it is ancillary; or (viii) comprises an alteration or extension of an existing dwelling where the total floor area of the dwelling after the completion of the development will not exceed 94 square metres and any extension of the dwelling will not result in a part of the dwelling being closer to the River Murray; or (ix) is the construction of an aboveground or inflatable swimming pool, or a spa pool; or (e) development that involves the division of an allotment or allotments and is of a kind described as restricted development under the Planning and Design Code; or (f) development that involves the division of an allotment or allotments so as to result in— <ul style="list-style-type: none"> (i) an additional 4 or more allotments; or (ii) an additional 4 or more grants of occupancy (by the conferral or exercise of a right to occupy part only of an allotment); or (iii) a mix of 4 or more allotments and separate grants of occupancy; or 		

**Planning and Design Code
Overlay Section
River Murray Flood Plain Overlay**

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
<p>(g) development that involves the creation of a new allotment or grant of occupancy through the division of an allotment where any part of the boundary of the new allotment or occupancy will have a frontage to a part of the River Murray system; or</p> <p>(h) development that involves the alteration of the boundaries of an allotment so as to result in—</p> <p style="padding-left: 20px;">(i) the allotment having a frontage to a part of the River Murray system; or</p> <p style="padding-left: 20px;">(ii) the allotment having an increase in its frontage to a part of the River Murray system; or</p> <p>(i) development that involves the creation of a caravan park, or the expansion or alteration of a caravan park so as to increase the capacity of the caravan park.</p>		
<p>Development that:</p> <p>(a) generates human wastewater from a population equivalent in excess of 40 persons and is not connected to a community wastewater management system or sewerage infrastructure; or</p> <p>(b) comprises pontoons, jetties, piers or other structures (whether on water or land) designed or used to provide moorings or dry storage for 5 or more vessels at any 1 time; or</p> <p>(c) comprises a vessel refuelling facility; or</p> <p>(d) comprises a vessel sewage pump-out facility.</p>	Environment Protection Authority (EPA)	To prioritise the protection of drinking water quality by ensuring pollutants are not discharged into any waters or onto land in a place in which it is reasonably likely to enter any waters within a water protection area.

Significant Landscape Protection Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Conserve the natural and rural character and scenic and cultural qualities of significant landscapes.

Performance Outcome (PO)	<ul style="list-style-type: none"> • Deemed-to-Satisfy (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)
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Built Form and Character

<p>PO 1.1</p> <p>Development carefully sited and designed to:</p> <ul style="list-style-type: none"> (a) minimise disruption to natural landforms; (b) avoid clearance of native vegetation; (c) minimise impacts on wildlife habitat; and (d) be visually unobtrusive by blending in with the surrounding area. 	<p>None are applicable</p>
<p>PO 1.2</p> <p>Buildings and structures limited to those that:</p> <ul style="list-style-type: none"> (a) are ancillary, adjacent to and of the same or lesser scale as existing buildings; (b) are essential in supporting existing pastoral or rural activities; (c) are used for the ancillary sale of produce associated with a pastoral or rural activity; 	<p>None are applicable.</p>

**Planning and Design Code
Overlay Section
Significant Landscape Protection Overlay**

Performance Outcome (PO)	<ul style="list-style-type: none"> • Deemed-to-Satisfy (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) are in the form of high quality nature-based tourist accommodation; (e) are for rainwater storage; (f) are for research or education purposes; or (g) support conservation or the interpretation of the environment or cultural features.	
Native Vegetation	
PO 2.1 Development retains existing native vegetation and supports revegetation with plant species indigenous to the locality.	None are applicable.
Earthworks	
PO 3.1 Excavation and filling of land limited to that associated with: (a) minimising the visual impact of buildings or structures; or (b) construction of water storage facilities.	None are applicable

Procedural Matters (PM)

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

Sloping Land Overlay

Assessment Provision (AP)

Desired Outcomes (DO)

DO 1

Development on sloping land designed to minimise environmental and visual impacts and protect soil stability and water quality.

Performance Outcome (PO)	<ul style="list-style-type: none"> 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)
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Access Driveways

<p>PO 1.1</p> <p>Access driveways are of a suitable gradient to allow safe and convenient access.</p>	None are applicable.
<p>PO 1.2</p> <p>Access driveways and tracks are sited and designed to integrate with the natural topography of the land and minimise the need for earthworks and retaining walls.</p>	None are applicable.
<p>PO 1.3</p> <p>Access driveways and tracks that are accessible and consists of a safe, all-weather trafficable surface.</p>	None are applicable.

Site Drainage

<p>PO 2.1</p> <p>Development on steep land includes site drainage systems to minimise erosion and avoid adverse impacts on slope stability.</p>	None are applicable.
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Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>PO 2.2</p> <p>Steep sloping sites in un-sewered areas are not developed unless the physical characteristics of the allotments enable the proper siting and operation of an effluent disposal area suitable for the development intended.</p>	<p>None are applicable.</p>
<p>Earthworks</p>	
<p>PO 3.1</p> <p>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.</p>	<p>DTS/DPF 3.1</p> <p>Development does not involve either:</p> <ul style="list-style-type: none"> (a) excavation exceeding a vertical height of 0.75m; or (b) filling exceeding a vertical height of 0.75m; <p>and, if the development involves both excavation and filling, the total combined excavation and filling does not exceed a vertical height of 1.5m.</p>
<p>Landslip</p>	
<p>PO 4.1</p> <p>Land identified as being at risk from landslip should not be developed.</p>	<p>None are applicable.</p>
<p>PO 4.2</p> <p>Development that does not lead to an increased danger from land surface instability or to the potential of landslip occurring on the site or on surrounding land by:</p> <ul style="list-style-type: none"> (a) incorporating split level designs or other design approaches that minimise cutting into the slope; (b) ensuring that earthworks and heights of faces are minimised; 	<p>None are applicable.</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>(c) ensuring that earthworks are supported with engineered retaining walls or are battered to appropriate grades;</p> <p>(d) controlling any erosion that will increase the gradient of the slope and decrease stability;</p> <p>(e) ensuring the siting and operation of an effluent disposal area does not contribute to landslip;</p> <p>(f) providing drainage measures to ensure surface stability is not compromised; and</p> <p>(g) ensuring natural drainage lines are not obstructed.</p>	
<p>PO 4.3</p> <p>Development on steep slopes that promotes the retention and replanting of vegetation as a means of stabilising and reducing the possibility of surface movement or disturbance.</p>	None are applicable.

Procedural Matters (PM)

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

State Heritage Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Recognition of the major contribution that South Australia’s State Heritage Areas make to South Australia’s identity and economy through ongoing use, tourism, conservation and adaptive reuse opportunities.

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
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Compatible Development

<p>PO 1.1</p> <p>Development maintaining the heritage value of a building or other feature of identified heritage value through respecting the context, by managing the following elements:</p> <ul style="list-style-type: none"> (a) massing and scale; (b) boundary setbacks and setting; (c) proportion and composition of design elements such as rooflines, windows and doors and façade width and modulation; and (d) type, colour and texture of external materials. 	<p>None are applicable.</p>
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Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
Demolition	
<p>PO 2.1</p> <p>Buildings and other features of identified heritage value within a State Heritage Area are not demolished, destroyed or removed in total or in part unless either of the following apply:</p> <p>(a) the portion of any building or other feature is determined to not contribute to the heritage value of the State Heritage Area; or</p> <p>(b) the structural condition of the building 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.</p>	<p>None are applicable.</p>
Conservation Works (Heritage)	
<p>PO 3.1</p> <p>Conservation works to the exterior of buildings and other features of identified heritage value (including but not limited to wall repointing, timber and stone repairs, plaster repairs, façade cleaning and external paint stripping) that follow best conservation methods relating to materials and building techniques.</p>	<p>None are applicable.</p>
<p>PO 3.2</p> <p>Conservation works to the exterior of buildings and other features of identified heritage value match existing materials to be repaired and utilise traditional work methods typical to the period of the place, such works include:</p>	<p>None are applicable.</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>(a) replacement of roof materials, guttering or downpipes with the same or substantially the same materials or items;</p> <p>(b) replacement of timber building elements (structural or decorative) with the same material, dimension and detailing;</p> <p>(c) brick and stone repair/ repointing to match original; and</p> <p>(d) painting of previously painted surfaces in the same colour.</p>	
<p>PO 3.3</p> <p>Original unpainted plaster, brickwork, stonework or other masonry to the exterior of buildings and other features of identified heritage value is retained to conserve features of heritage value.</p>	<p>None are applicable.</p>
<p>Landscape Context (Heritage)</p>	
<p>PO 4.1</p> <p>Individually heritage listed trees, parks, historic gardens and memorial avenues within the State Heritage Area retained unless:</p> <p>(a) trees / plantings are, or have the potential to be, a danger to life or property; or</p> <p>(b) trees / plantings are significantly diseased and their life expectancy is short.</p>	<p>None are applicable.</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
Additions / Alterations	
<p>PO 5.1</p> <p>Additions and alterations to buildings and other features of identified heritage value contribute to heritage values by utilising one or more of the following design techniques:</p> <ul style="list-style-type: none"> (a) extending into the existing roof space or to the rear of the building; (b) distinguishing between the existing and new portion of the building using compatible design techniques including (but not limited to) recessed facades, separate roof forms and linking structures; (c) providing sufficient setback of built additions and alterations where taller than the existing heritage structure. 	<p>None are applicable.</p>
Ancillary Development	
<p>PO 6.1</p> <p>Ancillary development (including carports, outbuildings and garages) does not diminish the heritage values by (but not limited to) locating the development behind the main face of the principal building(s) and of a scale relative to the heritage structure(s).</p>	<p>None are applicable.</p>
Advertisements	
<p>PO 7.1</p> <p>Advertisements, signage and fixing of advertisements are complementary to heritage values by:</p> <ul style="list-style-type: none"> (a) being placed on discrete elements of buildings, such as parapets and wall panels, below canopies, or within fascias infill end panels and windows, and be in 	<p>None are applicable.</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>the form of a separate flat wall sign or a free standing or pylon sign;</p> <p>(b) not concealing or obstructing architectural detailing; and</p> <p>(c) not form a dominant element of the subject building.</p>	
Land Division	
<p>PO 8.1</p> <p>Land division:</p> <p>(a) is compatible with the existing and surrounding pattern of subdivision of the State Heritage Area; and</p> <p>(b) creates allotments of a dimension to accommodate new development that reinforces and is compatible with the heritage values of the State Heritage Area.</p>	None are applicable.

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
<p>Except where:</p> <p>(i) the development is to be undertaken in accordance with a Heritage Agreement under the Heritage Places Act 1993; or</p> <p>(ii) the development is, in the opinion of the relevant authority, minor in nature and would not warrant a referral when considering the purpose of the referral</p>	<p>Where not located in the River Murray Flood Plain Overlay – The Minister for the time being administering the <i>Heritage Places Act 1993</i></p> <p>Where located in the River Murray Flood Plain Overlay – The Minister for the time</p>	To provide expert assessment and direction to the relevant authority on the potential impacts of development on State Heritage Areas.

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
<p>the following:</p> <ul style="list-style-type: none"> (a) demolition of external building fabric and other features of identified heritage value within the State Heritage Area; (b) freestanding advertisements, signs and associated structures that are visible from a public street, road or thoroughfare within the State Heritage Area; (c) alterations or additions to buildings and other features of identified heritage value that: <ul style="list-style-type: none"> (i) are visible from a public street, road or thoroughfare within the State Heritage Area; (i) are visually dominant within the State Heritage Area; or (ii) involve substantive physical impact to the fabric of significant buildings; (d) new buildings that: <ul style="list-style-type: none"> (i) are visible from a public street, road or thoroughfare within the State Heritage Area; or (ii) are visually dominant within the State Heritage Area; (e) conservation repair works that are not representative of 'like for like' maintenance; (f) solar panels that are visible from a public street, road or thoroughfare within the State Heritage Area; (g) land division; (h) the removal, alteration or installation of fencing where visible from a public street, road or thoroughfare within the State Heritage Area; or (i) the removal of an individual tree or a tree within a garden or park of identified heritage significance within the State Heritage Area. 	<p>being administering the <i>River Murray Act 2003</i>.</p>	

State Heritage Place Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Recognition of the major contribution that South Australia's State Heritage Places make to South Australia's identity and economy through ongoing use, conservation and adaptive reuse opportunities.

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)

Compatible Development

PO 1.1

Development maintaining the heritage value of a State Heritage Place through respecting the context, by managing the following elements:

- (a) massing and scale;
- (b) boundary setbacks and setting;
- (c) proportion and composition of design elements such as rooflines, windows and doors and façade width and modulation; and
- (d) type, colour and texture of external materials.

None are applicable.

PO 1.2

New buildings are not placed or erected between the front street boundary and the façade of a State Heritage Place.

None are applicable.

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
Demolition	
<p>PO 2.1</p> <p>State Heritage Places are not demolished, destroyed or removed in total or in part unless either of the following apply:</p> <p>(a) the portion of the place to be demolished, destroyed or removed is excluded from the extent of the place that is of heritage value; or</p> <p>(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.</p>	<p>None are applicable.</p>
Conservation Works (Heritage)	
<p>PO 3.1</p> <p>Conservation works to the exterior and interior of a State Heritage Place (including, but not limited to wall repointing, timber and stone repairs, plaster repairs, façade cleaning and external paint stripping) that follow best conservation methods relating to materials and building techniques.</p>	<p>None are applicable.</p>
<p>PO 3.2</p> <p>Conservation works to the exterior and interior of a State Heritage Place match existing materials to be repaired and utilise traditional work methods typical to the period of the place, such works include:</p> <p>(a) replacement of roof materials, guttering or downpipes with the same or substantially the same materials or items;</p>	<p>None are applicable.</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<ul style="list-style-type: none"> (b) replacement of timber building elements (structural or decorative) with the same material, dimension and detailing; (c) brick and stone repair/ repointing to match original; and (d) painting of previously painted surfaces in the same colour. 	
<p>PO 3.3</p> <p>Original unpainted plaster, brickwork, stonework or other masonry to the exterior of a State Heritage Place is retained to conserve features of heritage value.</p>	<p>None are applicable.</p>
<p>PO 3.4</p> <p>Development of a State Heritage Place that retains those elements contributing to its heritage value, including (but not limited to) the:</p> <ul style="list-style-type: none"> (a) external form, interior spaces and fittings, outbuildings and walls of the State Heritage Place; (b) important vistas and views of the place; (c) setting, spatial character and setbacks; (d) building materials; (e) architectural treatments; and (f) any associated trees and other landscaping elements. 	<p>None are applicable.</p>
<p>Landscape Context (Heritage)</p>	
<p>PO 4.1</p> <p>Individually heritage listed trees, parks, historic gardens and memorial avenues retained unless:</p>	<p>None are applicable.</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>(a) trees / plantings are, or have the potential to be, a danger to life or property; or</p> <p>(b) trees / plantings are significantly diseased and their life expectancy is short.</p>	
Additions / Alterations	
<p>PO 5.1</p> <p>Additions and alterations to a State Heritage Place contribute to heritage values by utilising one or more of the following design techniques:</p> <p>(a) extending into the existing roof space or to the rear of the building;</p> <p>(b) distinguishing between existing and new portions of buildings using compatible design techniques including (but not limited to) recessed facades, separate roof forms and linking structures; or</p> <p>(c) providing sufficient setback of built additions and alterations where taller than the existing heritage structure.</p>	None are applicable.
Ancillary Development	
<p>PO 6.1</p> <p>Ancillary development (including carports, outbuildings and garages) does not diminish heritage values by (but not limited to) locating the development behind the main face of the principal building(s) and of a scale relative to the heritage structure(s).</p>	None are applicable.

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
Advertisements	
<p>PO 7.1</p> <p>Advertisements, signage and fixing of advertisements are complementary to heritage values by:</p> <ul style="list-style-type: none"> (a) being placed on discrete elements of buildings of heritage value, such as parapets and wall panels, below canopies, or within fascias, infill end panels and windows, and be in the form of a separate flat wall sign or a free standing or pylon sign; (b) not concealing or obstructing architectural detailing of heritage value; and (c) not forming a dominant element of the place. 	<p>None are applicable.</p>
Trees, Swimming Pools and Underground Structures	
<p>PO 8.1</p> <p>Trees, swimming pools and underground structures are sited and / or designed to not detrimentally affect the structural condition of heritage places.</p>	<p>None are applicable.</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
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Land Division	
<p>PO 9.1</p> <p>Land division:</p> <p>(a) is compatible with the surrounding pattern of subdivision of the State Heritage Place; and</p> <p>(b) creates allotments of a dimension to accommodate new development that reinforces and is compatible with the heritage values of the State Heritage Place.</p>	None are applicable.

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
<p>Except where:</p> <p>(i) the development is to be undertaken in accordance with a Heritage Agreement under the <i>Heritage Places Act 1993</i>; or</p> <p>(ii) the development is, in the opinion of the relevant authority, minor in nature and would not warrant a referral when considering the purpose of the referral</p> <p>the following:</p> <p>(a) demolition of internal or external significant building fabric;</p> <p>(b) freestanding advertisements, signs and associated structures that are visible from a public street, road or</p>	<p>Where not located in the River Murray Flood Plain Overlay – The Minister for the time being administering the <i>Heritage Places Act 1993</i></p> <p>Where located in the River Murray Flood Plain Overlay – Minister for the time being administering the <i>River Murray Act 2003</i>.</p>	To provide expert assessment and direction to the relevant authority on the potential impacts of development on State Heritage Places.

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
<p>thoroughfare that abuts the State Heritage Place;</p> <p>(c) alterations or additions to buildings that:</p> <p>(ii) are visible from a public street, road or thoroughfare that abuts the State Heritage Place;</p> <p>(iii) may materially affect the context of a State Heritage Place; or</p> <p>(iv) involve substantive physical impact to the fabric of significant buildings;</p> <p>(d) new buildings that:</p> <p>(i) are visible from a public street, road or thoroughfare that abuts the State Heritage Place; or</p> <p>(ii) may materially affect the context of the State Heritage Place;</p> <p>(e) conservation repair works that are not representative of 'like for like' maintenance;</p> <p>(f) solar panels that are visible from a public street, road or thoroughfare that abuts the State Heritage Place;</p> <p>(g) land division;</p> <p>(h) the removal, alteration or installation of fencing where visible from a public street, road or thoroughfare that abuts the State Heritage Place; or</p> <p>(i) the removal of an individual tree or a tree within a garden or park of identified heritage significance.</p>		

Water Protection Area Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Safeguard South Australia’s public water supplies by protecting regionally and locally significant surface and underground water resources from pollution.

DO 2

Protect surface and underground water resources in ecologically significant Water Protection Areas.

Performance Outcome Policies (PO)	<ul style="list-style-type: none"> • 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)
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Groundwater

<p>PO 1.1</p> <p>Groundwater resources are protected from pollution by ensuring development does not:</p> <ul style="list-style-type: none"> (a) generate and dispose of waste in a manner that would pollute water resources; or (b) involve the storage or disposal of chemicals or hazardous substances in a manner that would pose an unsatisfactory risk to water supplies. 	<p>None are applicable.</p>
<p>PO 1.2</p> <p>Groundwater catchment and recharge characteristics are safeguarded by ensuring development:</p> <ul style="list-style-type: none"> (a) retains and protects existing areas of native vegetation; and 	<p>None are applicable.</p>

Performance Outcome Policies (PO)	<ul style="list-style-type: none"> • 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) does not inhibit the potential of an aquifer to recharge.	
Farming and Horticulture	
<p>PO 2.1</p> <p>Farming or horticulture operations only occur where:</p> <ul style="list-style-type: none"> (a) the activity will not result in any increase in salinity levels of groundwater; (b) the land and soil structure is capable of supporting the proposed activity and the likelihood of soil erosion is minimised; and (c) the depth to the water table is greater than 2 metres from the ground surface. 	<p>None are applicable.</p>
Irrigation	
<p>PO 3.1</p> <p>Irrigated areas sited to ensure they:</p> <ul style="list-style-type: none"> (a) avoid any land prone to water logging or subject to flooding through irrigation; (b) avoid risk of the water table falling or rising significantly as a result of irrigation practices; and (c) minimise the risk of polluting surface and groundwater resources where wastewater is irrigated to land. 	<p>None are applicable.</p>

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
Composting works (excluding a prescribed approved activity) – being a depot, facility or works with the capacity to treat, during a 12 month period more than 200 tonnes of organic waste or matter.	Environment Protection Authority	To provide expert Technical assessment and direction to the Relevant authority on the assessment of the potential harm from pollution and waste aspects arising from activities of environmental significance and other activities that have the potential to cause serious environmental harm.
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 more than 2.5 ML of wastewater.		
Feedlots – being carrying on an operation for holding in confined yard or area and feeding principally by mechanical means or by hand not less than an average of 200 cattle 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.		
Piggeries – being the conduct of a piggery (being premises having confined or roofed structures for keeping pigs) with a capacity of 130 or more standard pig units.		
Dairies – being the carrying on of a dairy with a total processing capacity exceeding more than 100 milking animals at any 1 time		

Water Resources Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Protection of the quality of South Australia’s surface waters.

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
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Water Catchment

<p>PO 1.1</p> <p>Development ensures 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.</p>	<p>None are applicable.</p>
<p>PO 1.2</p> <p>Development does not occur where its proximity to a swamp or wetland will damage or interfere with the hydrology or water regime of the swamp or wetland.</p>	<p>None are applicable.</p>
<p>PO 1.3</p> <p>Wetlands or low-lying areas providing habitat for native flora and fauna are not drained, except temporarily for essential management purposes to enhance environmental values.</p>	<p>None are applicable.</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>PO 1.4</p> <p>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.</p>	None are applicable.
<p>PO 1.5</p> <p>Development located adjacent to a watercourse, and which increases the amount of surface run-off, includes a suitably sized strip of land on each side of a watercourse that is free from development and revegetated to filter runoff so as to:</p> <ul style="list-style-type: none"> (a) reduce the impacts on native aquatic ecosystems; and (b) minimise soil loss eroding into the watercourse. 	<p>DTS/DPF 1.5</p> <p>The proposed development includes a strip of land not less than 20m wide measured from the top of existing banks on each side of the watercourse that is free from development, livestock use and revegetated with locally indigenous vegetation.</p>
<p>PO 1.6</p> <p>Development resulting in the depositing or placing of an object or solid material in a watercourse or lake only occurs where it involves:</p> <ul style="list-style-type: none"> (a) the construction of an erosion control structure; or (b) devices or structures used to extract or regulate water flowing in a watercourse; or (c) devices used for scientific purposes; or (d) the rehabilitation of watercourses. 	None are applicable.

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>PO 1.7</p> <p>Watercourses, floodplains and wetlands protected and enhanced by retaining and protecting existing native vegetation.</p>	None are applicable.
<p>PO 1.8</p> <p>Watercourses, floodplains and wetlands protected and enhanced by stabilising watercourse banks and reducing sediments and nutrients entering the watercourse.</p>	None are applicable.
<p>PO 1.9</p> <p>Watercourses, floodplains and wetlands protected and enhanced by enabling flows required to meet the needs of the environment.</p>	None are applicable.
<p>PO 1.10</p> <p>Dams, water tanks and diversion drains are appropriately located and constructed to maintain the quality and quantity of flows required to meet the needs of the environment as well as downstream users and land uses.</p>	None are applicable.

Procedural Matters (PM)

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

Part 4—General Development Provisions

4.1 Preliminary

- 1 General Development Provisions are functional development policies that are used in association with a particular type of development, and are not mapped.
- 2 General Development Provisions are called up through a zone’s table of requirements for deemed-to-satisfy development or the table of applicable policies for performance assessed development, and apply to the relevant classes of development.
- 3 The General Development Provisions are identified based on thematic groupings by Module in Table G1.

Table G1 – Index of General Development Provisions

General Development Provisions
Advertisements
Animal Keeping and Horse Keeping
Aquaculture
Bulk Handling and Storage Facilities
Clearance from Overhead Powerlines
Design and Siting
Forestry
Infrastructure and Renewable Energy Facilities
Intensive Animal Husbandry and Dairies
Interface between Land Uses
Land Division
Marinas and On-Water Structures
Mineral Extraction
Open Space and Recreation
Residential Liveability (including outdoor open space table)
Site Contamination
Tourism Development
Transport, Access and Parking (including off-street car parking table)
Waste Treatment and Management Facilities
Workers Accommodation and Settlements

Advertisements

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Advertisements and advertising hoardings that 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 Outcome (PO)

- **Deemed-to-Satisfy (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)

Appearance

PO 1.1

Advertisements that do not dominate but 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

Performance Outcome (PO)	<ul style="list-style-type: none"> • Deemed-to-Satisfy (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)
	<p>floor level of the second storey of the building; and</p> <p>(g) where they are flush with a wall, do not, in combination with any other existing sign, cover more than 15% of the building façade to which they are attached.</p>
<p>PO 1.2</p> <p>Where possible advertisements on public land are integrated with existing structures and infrastructure.</p>	<p>DTS/DPF 1.2</p> <p>An advertisement on public land:</p> <p>(a) achieves Advertisements DTS/DPF 1.1; or</p> <p>(b) is integrated with a bus shelter and it is not to be illuminated.</p>
Proliferation of Advertisements	
<p>PO 2.1</p> <p>Proliferation of advertisements minimised to avoid visual clutter and untidiness.</p>	<p>DTS/DPF 2.1</p> <p>No more than one advertisement is displayed on each public road per occupancy.</p>
<p>PO 2.2</p> <p>Multiple-business or activity advertisements co-located and coordinated to avoid visual clutter and untidiness.</p>	<p>DTS/DPF 2.2</p> <p>Advertisements for multiple-business or activity complex incorporating information regarding each business or activity in a single advertisement fixture or structure.</p>
Advertising Content	
<p>PO 3.1</p> <p>Content of advertisements primarily limited to information relating to the lawful use of land they are located on.</p>	<p>DTS/DPF 3.1</p> <p>An advertisement that does not contain third party content.</p>

<p>Performance Outcome (PO)</p>	<ul style="list-style-type: none"> • Deemed-to-Satisfy (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)
<p>Amenity Impacts</p>	
<p>PO 4.1</p> <p>Light spill from advertisement illumination does not unreasonably compromise amenity of adjacent and proximate sensitive land uses.</p>	<p>DTS/DPF 4.1</p> <p>An advertisement that does not incorporate any illumination.</p>
<p>Safety</p>	
<p>PO 5.1</p> <p>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.</p>	<p>DTS/DPF 5.1</p> <p>An advertisement with a minimum clearance of 2.5m between the top of the footway and base of the underside of the sign.</p>
<p>PO 5.2</p> <p>Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.</p>	<p>DTS/DPF 5.2</p> <p>No advertisement illumination is proposed.</p>
<p>PO 5.3</p> <p>Advertisements and/or advertising hoardings do not create a hazard to drivers by:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 5.3</p> <p>DTS/DPF 1.1, 1.2, 5.1, 5.2 and 5.5 are met.</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • Deemed-to-Satisfy (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)
<p>PO 5.4</p> <p>Advertisements and/or advertising hoardings do not create a hazard by distracting drivers from the primary driving task at a location where the demands on driver concentration are high.</p>	<p>DTS/DPF 5.4</p> <p>An advertisement and/or advertising hoarding not located along or adjacent to a road having a speed limit of 80km/h or more.</p>
<p>PO 5.5</p> <p>Advertisements and/or advertising hoardings provide sufficient clearance from the road carriageway to allow for safe and convenient movement by all road users</p>	<p>DTS/DPF 5.5</p> <p>Where the advertisement or advertising hoarding is:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> (i) 110 km/h road – 14m (ii) 100 km/h road – 13m (iii) 90 km/h road – 10m (iv) 70 or 80 km/h road – 8.5m

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 Outcome (PO)	<ul style="list-style-type: none"> • 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)
Siting and Design	
PO 1.1 Animal keeping, horse keeping and associated activities that do not create adverse impacts on the environment or the amenity of the locality.	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.	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.	None are applicable

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>PO 2.2</p> <p>Stables, horse shelters or associated yards sited appropriate distances away from sensitive land uses or allotments in other ownership to avoid adverse impacts from dust, erosion and odour.</p>	<p>DTS/DPF 2.2</p> <p>Stables, horse shelters or associated yards sited:</p> <ul style="list-style-type: none"> (a) Not less than 30m from any sensitive land uses or approved sensitive land uses on land in other ownership; or (b) Not less than 30m from any vacant allotment in other ownership.
<p>PO 2.3</p> <p>All areas accessible to horses separated from septic tank effluent disposal areas to protect the integrity of that system.</p>	<p>DTS/DPF 2.3</p> <p>Septic tank effluent disposal areas enclosed with a horse proof barrier such as a fence to exclude horses from this area.</p>
<p>PO 2.4</p> <p>To minimise environmental harm and adverse impacts on water resources, stables, horse shelters or associated yards are appropriately setback from a watercourse.</p>	<p>DTS/DPF 2.4</p> <p>Stables, horse shelters or associated yards setback 50m not less than from a watercourse.</p>
<p>PO 2.5</p> <p>Stables, horse shelters or associated yards to be established on slopes that are stable and the risk of soil erosion and water run-off is minimised.</p>	<p>DTS/DPF 2.5</p> <p>Stables, horse shelters or associated yards not located on land with a slope greater than 10% (1-in-10).</p>
Kennels	
<p>PO 3.1</p> <p>Kennel flooring constructed with an impervious material to facilitate regular cleaning.</p>	<p>DTS/DPF 3.1</p> <p>The floor of kennels:</p> <ul style="list-style-type: none"> (a) constructed of impervious concrete; and (b) designed to be self-draining when washed down.

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>PO 3.2</p> <p>Kennels and exercise yards designed and sited to minimise noise nuisance to neighbours through measures such as:</p> <ul style="list-style-type: none"> (a) adopting appropriate separation distances; and (b) orientating openings away from a sensitive land use. 	<p>DTS/DPF 3.2</p> <p>Kennels sited not less than 500m from the nearest sensitive land use on land in other ownership.</p>
<p>PO 3.3</p> <p>Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive land uses from animal behaviour.</p>	<p>DTS/DPF 3.3</p> <p>Kennels sited in association with a permanent dwelling on the land.</p>
<p>Wastes</p>	
<p>PO 4.1</p> <p>Storage of manure, used litter and other wastes (other than waste water lagoons) is sited, designed, constructed and managed to:</p> <ul style="list-style-type: none"> (a) avoid attracting and harbouring vermin; (b) avoid polluting water resources; and (c) be located outside 1% AEP flood event areas. 	<p>None are applicable.</p>

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 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)

Land Based Aquaculture

PO 1.1

Land-based aquaculture and associated components sited and designed to avoid adverse impacts on nearby sensitive land uses.

DTS/DPF 1.1

Land-based aquaculture and associated components located not less than:

- 200m from a sensitive land use in other ownership; or
- 500m from the boundary of a zone primarily intended to accommodate sensitive land uses.

PO 1.2

Land-based aquaculture and associated components sited and designed to prevent surface flows from entering the ponds in a 1% AEP sea flood level event.

None are applicable.

PO 1.3

Land-based aquaculture and associated components sited and designed to prevent pond leakage that would pollute groundwater.

None are applicable.

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>PO 1.4</p> <p>Land-based aquaculture and associated components sited and designed to prevent the farmed species escaping and entering into any waters.</p>	<p>None are applicable.</p>
<p>PO 1.5</p> <p>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.</p>	<p>None are applicable.</p>
<p>PO 1.6</p> <p>Pipe inlet and outlets associated with land-based aquaculture sited and designed to minimise the risk of disease transmission.</p>	<p>None are applicable.</p>
<p>PO 1.7</p> <p>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.</p>	<p>None are applicable.</p>
<p>Marine Based Aquaculture</p>	
<p>PO 2.1</p> <p>Marine aquaculture development sited and designed to minimise adverse impacts on sensitive ecological areas including:</p> <ul style="list-style-type: none"> (a) creeks, and estuaries; (b) wetlands; (c) significant seagrass and mangrove communities; and (d) marine habitats and ecosystems. 	<p>None are applicable.</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>PO 2.2</p> <p>Marine aquaculture development sited in areas with adequate water current to disperse sediments to prevent the build-up of waste.</p>	None are applicable.
<p>PO 2.3</p> <p>Marine aquaculture development incorporating 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.</p>	None are applicable.
<p>PO 2.4</p> <p>Marine aquaculture development designed so as to not involve the discharge of human waste on the site, on any adjacent land or into nearby waters.</p>	None are applicable.
<p>PO 2.5</p> <p>Marine aquaculture development (other than inter-tidal aquaculture) located an appropriate distance seaward of the high water mark.</p>	<p>DTS/DPF 2.5</p> <p>Marine aquaculture development located not less than 100m seaward of the high water mark.</p>
<p>PO 2.6</p> <p>Marine aquaculture development sited and designed so as not to obstruct or interfere with:</p> <ul style="list-style-type: none"> (a) areas of high public use; (b) areas, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports; (c) areas of outstanding visual or environmental value; 	None are applicable.

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>(d) areas of high value for tourism;</p> <p>(e) areas of important regional or State economic activity including commercial ports, wharfs, jetties; or</p> <p>(f) the operation of infrastructure facilities including inlet and outlet pipes associated with the desalination of sea water.</p>	
<p>PO 2.7</p> <p>Marine aquaculture sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment.</p>	<p>None are applicable.</p>
<p>PO 2.8</p> <p>Marine aquaculture development sited and designed at a sufficient height above the sea floor and in a manner to minimise seabed damage.</p>	<p>None are applicable.</p>
<p>PO 2.9</p> <p>Marine aquaculture development designed to be as unobtrusive as practicable by incorporating measures such as:</p> <p>(a) using feed hoppers that are painted in subdued colours and suspended as close as possible to the water surface;</p> <p>(b) positioning of structures to protrude the minimum distance practicable above the water surface;</p> <p>(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</p>	<p>None are applicable.</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>inside the cages, or for safety reasons; and</p> <p>(d) positioning racks, floats and other farm structures in visually unobtrusive locations from the shoreline.</p>	
<p>PO 2.10</p> <p>Access, launching and maintenance facilities utilise existing established roads, tracks, ramps and paths to or from the sea where possible.</p>	<p>None are applicable.</p>
<p>PO 2.11</p> <p>Access, launching and maintenance facilities developed as common user facilities and co-located where practicable to mitigate adverse impacts on coastal areas.</p>	<p>None are applicable.</p>
<p>PO 2.12</p> <p>Marine aquaculture sited to minimise potential impacts on, and to protect the integrity of, reserves under the <i>National Parks and Wildlife Act 1972</i>.</p>	<p>DTS/DPF 2.12</p> <p>Marine aquaculture located not less than 1000m seaward from the boundary of any reserve under the <i>National Parks and Wildlife Act 1972</i>.</p>
<p>PO 2.13</p> <p>Onshore storage, cooling and processing facilities that do not impair the coastline and its visual amenity and:</p> <p>(a) sited, designed, landscaped and developed at a scale and using external materials to minimise any adverse visual impact on the coastal landscape;</p> <p>(b) sited and designed with appropriate vehicular access arrangement; and</p> <p>(c) incorporate appropriate waste treatment and disposal.</p>	<p>None are applicable.</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
Navigation and Safety	
PO 3.1 Marine aquaculture sites are suitably marked to maintain navigational safety.	None are applicable.
PO 3.2 Marine aquaculture sited to provide adequate separation between farms for safe navigation.	None are applicable.
PO 3.3 Structures secured and/or weighted to prevent drifting from the licensed site.	None are applicable.
Environmental Management	
PO 4.1 Marine aquaculture development is maintained to prevent hazards to people and wildlife, including breeding grounds and habitats of native marine mammals and terrestrial fauna, especially migratory species.	None are applicable.
PO 4.2 Marine aquaculture designed to facilitate the relocation or removal of structures in the case of emergency such as oil spills, algal blooms and altered water flows.	None are applicable.
PO 4.3 Marine aquaculture that provides for progressive or future reclamation of disturbed areas ahead of, or upon, decommissioning.	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 Outcome (PO)	<ul style="list-style-type: none"> • 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)
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Siting and Design

<p>PO 1.1</p> <p>Bulk handling and storage facilities sited and designed to minimise risks of adverse air quality and noise impacts on sensitive land uses.</p>	<p>DTS/DPF 1.1</p> <p>Facilities for the handling, storage and dispatch of commodities in bulk (excluding processing), meet the following minimum separation distances to sensitive land uses:</p> <ul style="list-style-type: none"> (a) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility: 300m (b) bulk petroleum storage: 500m (c) coal handling with: <ul style="list-style-type: none"> (i) capacity up to 1 tonne per day or a storage capacity up to 50 tonnes: 500m (ii) capacity exceeding 1 tonne per day or a storage capacity exceeding 50 tonnes: 1,000m.
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Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
Buffers and Landscaping	
<p>PO 2.1</p> <p>Bulk handling and storage facilities incorporating a buffer area for the establishment of dense landscaping adjacent road frontages.</p>	<p>None are applicable.</p>
<p>PO 2.2</p> <p>Bulk handling and storage facilities incorporating landscaping to assist with screening and dust filtration.</p>	<p>None are applicable.</p>
Access and Parking	
<p>PO 3.1</p> <p>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.</p>	<p>DTS/DPF 3.1</p> <p>Roadways and vehicle parking areas are sealed.</p>
Slipways, Wharves and Pontoons	
<p>PO 4.1</p> <p>Slipways, wharves and pontoons used for the handling of bulk materials (such as fuel, oil, catch, bait and the like) incorporating catchment devices to avoid the release of materials into adjacent waters.</p>	<p>None are applicable.</p>

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 Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>PO 1.1</p> <p>Development involving the construction of a building in proximity to above ground powerlines (excluding any line connecting the power network to the development) that is adequately separated from powerlines to minimise potential hazard to people and property.</p>	<p>DTS/DPF 1.1</p> <p>One of the following is satisfied:</p> <ul style="list-style-type: none"> (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>; or (b) there are no above ground powerlines adjoining the site that is the subject of the proposed development.

Design and Siting

Assessment Provisions (AP)

Desired Outcome (DO)
<p>DO 1</p> <p>Development that achieves high design quality by being:</p> <ul style="list-style-type: none"> (a) contextual – by considering, recognising and carefully responding to its 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 systems into new buildings and the surrounding landscape design to improve environmental performance and minimise energy consumption.

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
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Environmental and Cultural Context	
<p>PO 1.1</p> <p>Development, including land division, is integrated with the natural and cultural landscape through preservation of environmental and cultural features and values of the site and locality.</p>	<p>None are applicable.</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
Built Form Context	
<p>PO 2.1</p> <p>Development incorporates variation in the appearance of the facades of buildings that are repetitive (such as row dwellings) whilst maintaining an overall coherent expression.</p>	None are applicable.
<p>PO 2.2</p> <p>Buildings on corner sites reinforce corners through changes in setback, materials or colour, roof form or height.</p>	None are applicable.
<p>PO 2.3</p> <p>Structures that protrude beyond the roofline minimize the impact on local amenity by:</p> <ul style="list-style-type: none"> (a) integrating roof-top structures to house plant and equipment with the building design in relation to external finishes, form and colours; (b) positioning structures in unobtrusive locations to minimize views from public roads and spaces; and (c) when located on the roof of non-residential development, locating the structures as far as practicable from adjacent sensitive land uses. 	<p>DTS/DPF 2.3</p> <p>Development does not incorporate any structures that protrude beyond the roofline.</p>
<p>PO 2.4</p> <p>Minor buildings, structures and other ancillary forms of development are designed and sited to not detract from the amenity, streetscape and appearance of buildings on the site.</p>	None are applicable.

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>PO 2.5</p> <p>The visual impact of outdoor storage, loading and service areas on the visual amenity of the site is minimised by screening from public view as appropriate, through the use of various design techniques such as fencing, landscaping and built form, taking into account the form of development contemplated in the relevant zone.</p>	<p>None are applicable.</p>
<p>Amenity</p>	
<p>PO 3.1</p> <p>Ground floor building levels designed to provide for opportunities to overlook adjacent public space.</p>	<p>None are applicable.</p>
<p>Public Realm Interface</p>	
<p>PO 4.1</p> <p>Where zero or minor setbacks are desirable, development incorporates shelter over footpaths to enhance the quality of the pedestrian environment.</p>	<p>None are applicable.</p>
<p>PO 4.2</p> <p>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.</p>	<p>None are applicable.</p>
<p>PO 4.3</p> <p>Buildings designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.</p>	<p>None are applicable.</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>PO 4.4</p> <p>Vehicle parking areas and associated driveways landscaped to shade and enhance the appearance of the vehicle parking areas.</p>	None are applicable.
Crime Prevention	
<p>PO 5.1</p> <p>Development designed to maximise surveillance of public spaces by incorporating clear lines of sight, appropriate lighting and the use of visible permeable barriers wherever practicable.</p>	None are applicable.
<p>PO 5.2</p> <p>Development designed to differentiate public, communal and private areas.</p>	None are applicable.
Visual Privacy	
<p>PO 6.1</p> <p>Development mitigates direct overlooking of habitable rooms and private open spaces of dwellings.</p>	<p>DTS/DPF 6.1</p> <p>Upper building level windows and balconies facing side or rear boundaries shared with an allotment put to residential use:</p> <ul style="list-style-type: none"> (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.

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
Energy Efficient Design	
<p>PO 7.1</p> <p>Buildings sited, oriented and designed to maximise efficient solar access to main activity areas, living areas and open spaces.</p>	<p>None are applicable.</p>
<p>PO 7.2</p> <p>Buildings sited and designed to reduce the need for artificial heating and cooling by providing for passive solar design and natural ventilation.</p>	<p>None are applicable.</p>
Fences, Walls and Retaining Walls	
<p>PO 8.1</p> <p>Fences, walls and retaining walls along side and rear boundaries of sufficient height to maintain privacy and security without unreasonably impacting visual amenity and access to sunlight of adjoining land.</p>	<p>None are applicable.</p>
<p>PO 8.2</p> <p>Landscaping incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts.</p>	<p>None are applicable.</p>
Landscaping	
<p>PO 9.1</p> <p>Development incorporates landscaping that enhances the appearance of land and streetscapes.</p>	<p>None are applicable.</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>PO 9.2</p> <p>Landscaped permeable open spaces incorporated to:</p> <ul style="list-style-type: none"> (a) minimise heat absorption and reflection; (b) maximise shade and shelter; and (c) maximise stormwater re-use. 	None are applicable.
Waste Storage	
<p>PO 10.1</p> <p>Development incorporates appropriate facilities for on-site storage and collection of refuse (including facilities to enable the separation of recyclable materials).</p>	None are applicable.
Transportable Buildings	
<p>PO 11.1</p> <p>The sub-floor space beneath transportable buildings enclosed to give the appearance of a permanent structure.</p>	None are applicable.
Site Earthworks	
<p>PO 12.1</p> <p>Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.</p>	<p>DTS/DPF 12.1</p> <p>Development does not involve either:</p> <ul style="list-style-type: none"> (a) excavation exceeding a vertical height of 1m; or (b) filling exceeding a vertical height of 1m; <p>and if the development involves both excavation and filling, the total combined excavation and filling not exceeding a vertical height of 2m.</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
Water Sensitive Design	
<p>PO 13.1</p> <p>Development sited and designed to maintain natural hydrological systems and not adversely affect:</p> <p>(a) the quantity and quality of surface and groundwater;</p> <p>(b) the depth and directional flow of surface and groundwater; or</p> <p>(c) the quality and function of natural springs.</p>	<p>None are applicable.</p>
<p>PO 13.2</p> <p>Development designed to capture and re-use stormwater (where practical) to maximise conservation of water resources.</p>	<p>None are applicable.</p>
<p>PO 13.3</p> <p>Development that includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.</p>	<p>None are applicable.</p>
Artificial Wetland Systems	
<p>PO 14.1</p> <p>Artificial 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.</p>	<p>None are applicable.</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>PO 14.2</p> <p>Artificial 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.</p>	None are applicable.
<p>PO 14.3</p> <p>Artificial wetland systems, including associated detention and retention basins, sited and designed to function as a landscape feature.</p>	None are applicable.
Wash-down and Waste Loading and Unloading	
<p>PO 15.1</p> <p>Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, plant or equipment that are:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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 	None are applicable.

<p>Performance Outcome (PO)</p>	<ul style="list-style-type: none"> • 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)
<p>(ii) a holding tank and its subsequent removal off-site on a regular basis.</p>	
<p>On-site Wastewater Treatment Systems</p>	
<p>PO 16.1</p> <p>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.</p>	<p>DTS/DPF 16.1</p> <p>An effluent disposal drainage area does not:</p> <ul style="list-style-type: none"> (a) encroach within an area used as private open space where this would result in less private open space than that specified in Residential Liveability Table 1 - Private Open Space; (b) use an area also used as a driveway; (c) encroach within an area used for on-site car parking where this would result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - Off-Street Car Parking Requirements

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 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)

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.

None are applicable.

PO 1.2

Commercial forestry plantations established on slopes that are stable and the risk of soil erosion is minimised.

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 land use to minimise fire risk and noise disturbance.

DTS/DPF 1.3

Commercial forestry plantations and operations associated with their establishment, management and harvesting not located within 50m of any sensitive land use.

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>PO 1.4</p> <p>Commercial forestry plantations appropriately setback from reserves gazetted under the <i>National Parks and Wildlife Act 1972</i> and/or <i>Wilderness Protection Act 1992</i> in a manner that minimises fire risk and potential for weed infestation.</p>	<p>DTS/DPF 1.4</p> <p>Commercial forestry plantations and operations associated with their establishment, management and harvesting are not located within 50m of a reserve gazetted under the <i>National Parks and Wildlife Act 1972</i> or <i>Wilderness Protection Act 1992</i>.</p>
<p>Water Protection</p>	
<p>PO 2.1</p> <p>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.</p>	<p>None are applicable.</p>
<p>PO 2.2</p> <p>Appropriate siting, layout and design measures adopted to minimise the impact of commercial forestry plantations on surface water resources.</p>	<p>DTS/DPF 2.2</p> <p>Commercial forestry plantations that:</p> <ul style="list-style-type: none"> (a) do not involve cultivation (excluding spot cultivation) in drainage lines; (b) retain a minimum 20m separation distance immediately either side of a major watercourse (a third order or higher watercourse), lake, reservoir, wetland and sinkhole (direct connection to aquifer); and (c) retain a minimum 10m width separation distance immediately either side of a watercourse (a first or second order watercourse) and sinkhole (no-direct connection to aquifer).

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
Fire Management	
<p>PO 3.1</p> <p>Commercial forestry plantations that incorporate appropriate firebreaks and fire management design elements.</p>	<p>DTS/DPF 3.1</p> <p>Commercial forestry plantations that provide:</p> <ul style="list-style-type: none"> (a) 7m wide external boundary firebreaks for plantations of 40ha or less; (b) 10m wide external boundary firebreaks for plantations of between 40ha and 100ha; or (c) 20m wide external boundary firebreaks, or 10m with an additional 10m of fuel-reduced plantation, for plantations of 100ha or greater.
<p>PO 3.2</p> <p>Commercial forestry plantations incorporate appropriate fire management access tracks.</p>	<p>DTS/DPF 3.2</p> <p>Commercial forestry plantation fire management access tracks:</p> <ul style="list-style-type: none"> (a) are incorporated within all firebreaks; (b) are of a minimum width of 7m with a vertical clearance of 4m; (c) are aligned to provide straight through access at junctions, or if they are a no through access track they are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles; and (d) partition the plantation into units not exceeding 40ha in area.

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
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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 that 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

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

The 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 (PO)	<ul style="list-style-type: none"> • 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)
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General

<p>PO 1.1</p> <p>Development located and designed to minimise hazard or nuisance to adjacent development and land uses.</p>	<p>None are applicable.</p>
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Visual Amenity

<p>PO 2.1</p> <p>The visual impact of above ground infrastructure networks and services, renewable energy facilities, energy storage facilities and ancillary development from townships, scenic routes and public roads is minimised and managed by:</p> <ul style="list-style-type: none"> (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; 	<p>None are applicable.</p>
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Performance Outcomes (PO)	<ul style="list-style-type: none"> • 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)
<p>(d) using materials and finishes with low reflectivity and colours that complement the surroundings;</p> <p>(e) using existing vegetation to screen buildings; and</p> <p>(f) incorporating landscaping or landscaped mounding around the perimeter of a site and between adjacent allotments used for residential or other sensitive land uses.</p>	
<p>PO 2.2</p> <p>Substations, pumping stations, battery storage facilities, maintenance sheds and other ancillary structures incorporate vegetated buffers around the perimeter to reduce adverse visual impacts when viewed from adjacent land.</p>	<p>None are applicable.</p>
<p>PO 2.3</p> <p>The visual impact of excavation and earthworks for the installation of storage facilities, pipework, penstock, substations or the like is minimised through the reinstatement of exposed surfaces, revegetation and rehabilitation.</p>	<p>None are applicable.</p>
<p>Rehabilitation</p>	
<p>PO 3.1</p> <p>The progressive or future rehabilitation of disturbed areas ahead of, or upon, decommissioning of areas used for (or have been used for) renewable energy facilities and transmission corridors.</p>	<p>None are applicable.</p>

Performance Outcomes (PO)	<ul style="list-style-type: none"> • 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)
Hazard Management	
<p>PO 4.1</p> <p>Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips.</p>	None are applicable.
<p>PO 4.2</p> <p>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.</p>	None are applicable.
<p>PO 4.3</p> <p>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.</p>	None are applicable.
Electricity Infrastructure and Battery Storage Facilities	
<p>PO 5.1</p> <p>Electricity infrastructure located to minimise visual impacts through techniques including:</p> <p>(a) siting utilities and services:</p> <ul style="list-style-type: none"> (i) on areas already cleared of native vegetation; or (ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity; and 	None are applicable.

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Performance Outcomes (PO)	<ul style="list-style-type: none"> • 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) grouping utility buildings and structures with non-residential development, where practicable.	
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.	None are applicable.
PO 5.3 Battery storage facilities co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts.	None are applicable.
Telecommunication Facilities	
PO 6.1 Where technically feasible, telecommunications facilities minimise visual impact through techniques including: <ul style="list-style-type: none"> (a) avoiding proliferation of facilities in a local area; (b) co-locating with other communications facilities; (c) locating antennae as close as practical to the support structure; and (d) screening using landscaping and existing vegetation, particularly for equipment shelters and huts. 	None are applicable.

Performance Outcomes (PO)	<ul style="list-style-type: none"> • 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)
<p>PO 6.2</p> <p>Telecommunications facilities sited and designed to minimise visual impact having regard to:</p> <ul style="list-style-type: none"> (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. 	<p>None are applicable.</p>
Renewable Energy Facilities	
<p>PO 7.1</p> <p>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.</p>	<p>None are applicable.</p>
Renewable Energy Facilities (Wind Farm)	
<p>PO 8.1</p> <p>Visual intrusion of wind turbine generators on the amenity of residential and tourist development reduced through appropriate separation.</p>	<p>DTS/DPF 8.1</p> <p>Wind turbine generators are:</p> <ul style="list-style-type: none"> (a) setback at least 1,000m 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: <ul style="list-style-type: none"> (i) Settlement Zone (ii) Township Zone

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Performance Outcomes (PO)	<ul style="list-style-type: none"> • 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)
<p>PO 8.2</p> <p>The visual impact of wind turbine generators on natural landscapes managed by:</p> <ul style="list-style-type: none"> (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). 	<p>None are applicable.</p>
<p>PO 8.3</p> <p>Wind turbine generators and ancillary development minimise potential for bird and bat strike.</p>	<p>None are applicable.</p>
<p>PO 8.4</p> <p>Wind turbine generators incorporate recognition systems or physical markers to minimise the risk to aircraft operations.</p>	<p>DTS/DPF 8.5</p> <p>No Commonwealth air safety (CASA / ASA) or Defence requirement.</p>
<p>PO 8.5</p> <p>Meteorological masts and guidewires identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes.</p>	<p>None are applicable.</p>
<p>Renewable Energy Facilities (Solar Power)</p>	
<p>PO 9.1</p> <p>Solar power facilities generating 5MW or more are not located on land of high environmental, scenic or conservation value.</p>	<p>None are applicable.</p>

Performance Outcomes (PO)	<ul style="list-style-type: none"> • 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)
<p>PO 9.2</p> <p>Solar power facilities that assist with the movement of wildlife by:</p> <ul style="list-style-type: none"> (a) incorporating wildlife corridors and habitat refuges; and (b) avoiding the use of extensive security or perimeter fencing; or (c) incorporating fencing that enables the passage of small animals without unreasonably compromising the security of the facility. 	None are applicable.
Hydropower / Pumped Hydropower Facilities	
<p>PO 10.1</p> <p>Hydropower / pumped hydropower facility storage designed and operated to minimise the risk of storage dam failure.</p>	None are applicable.
<p>PO 10.2</p> <p>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.</p>	None are applicable.
<p>PO 10.3</p> <p>Hydropower / pumped hydropower facilities on existing or former mine sites minimise environmental impacts from site contamination, including from mine operations or water sources subject to such processes, now or in the future.</p>	None are applicable.

Performance Outcomes (PO)	<ul style="list-style-type: none"> • 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)
Water Supply	
<p>PO 11.1</p> <p>Development connected to an appropriate water supply to meet the ongoing requirements of the intended use.</p>	<p>DTS/DPF 11.1</p> <p>Development is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the on-going requirements of the development.</p>
<p>PO 11.2</p> <p>Dwellings connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided.</p>	<p>DTS/DPF 11.2</p> <p>A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development. Where this is not available it is instead serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is:</p> <ul style="list-style-type: none"> (a) exclusively for domestic use; and (b) connected to the roof drainage system of the dwelling.
Wastewater Services	
<p>PO 12.1</p> <p>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:</p> <ul style="list-style-type: none"> (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 	<p>DTS/DPF 12.1</p> <p>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:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (i) within 50m of a watercourse, bore, well or dam;

Performance Outcomes (PO)	<ul style="list-style-type: none"> • 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)
<p>(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.</p>	<p>(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</p> <p>(iii) on land that is waterlogged, saline, part of a runway area or likely to be inundated by a 10% AEP flood event.</p>
<p>PO 12.2</p> <p>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.</p>	<p>DTS/DPF 12.2</p> <p>Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.</p>
Temporary Facilities	
<p>PO 13.1</p> <p>In rural and remote locations, development that is likely to generate significant waste material during construction, including packaging waste, makes provision for a temporary on-site waste storage enclosure to minimise the incidence of wind-blown litter.</p>	<p>DTS/DPF 13.1</p> <p>A waste collection and disposal service will be used to dispose of the volume of waste and at a rate it is generated.</p>
<p>PO 13.2</p> <p>Temporary facilities to support the establishment of renewable energy facilities (including borrow pits, concrete batching plants, laydown, storage, access roads and worker amenity areas) are sited and operated to minimise environmental impact.</p>	<p>None are applicable.</p>

Intensive Animal Husbandry and Dairies

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

The orderly and economic development of intensive animal husbandry and dairies in locations that are protected from encroachment by sensitive land uses and in a manner that minimises adverse effects on existing amenity and the environment.

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)

Siting and Design

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.

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.

None are applicable.

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>PO 1.3</p> <p>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 land uses (in other ownership) in terms of noise and air emissions.</p>	<p>None are applicable.</p>
<p>PO 1.4</p> <p>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 land uses (in other ownership) in terms of noise and air emissions.</p>	<p>DTS/DPF 1.4</p> <p>Dairies and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities located at least 500m from the nearest sensitive land use in other ownership.</p>
<p>PO 1.5</p> <p>Lagoons for the storage or treatment of milking shed effluent adequately separated from roads to minimise impacts from odour on the general public.</p>	<p>DTS/DPF 1.5</p> <p>Lagoons for the storage or treatment of milking shed effluent sited at least 20m from a public road.</p>
Waste	
<p>PO 2.1</p> <p>Storage of manure, used litter and other wastes (other than waste water lagoons) is sited, designed, constructed and managed to:</p> <ul style="list-style-type: none"> (d) avoid attracting and harbouring vermin; (e) avoid polluting water resources; and (f) be located outside the 1% AEP flood event area. 	<p>None are applicable.</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
Soil and Water Protection	
<p>PO 3.1</p> <p>To avoid environmental harm and adverse effects on water resources, intensive animal husbandry operations appropriately setback from the following:</p> <ul style="list-style-type: none"> (a) a public water supply reservoir; (b) a major watercourse (third order or higher stream); and (c) any other watercourse, bore of well used for domestic or stock water supplies. 	<p>DTS/DPF 3.1</p> <p>Development setback in accordance with the following:</p> <ul style="list-style-type: none"> (a) at least 800m from a public water supply reservoir; (b) at least 200m from a major watercourse (third order or higher stream); and (c) at least 100m from any other watercourse, bore or well used for domestic or stock water supplies.
<p>PO 3.2</p> <p>Intensive animal husbandry operations and dairies incorporate appropriately designed effluent and run-off facilities:</p> <ul style="list-style-type: none"> (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. 	<p>None are applicable.</p>

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)	<ul style="list-style-type: none"> • 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)
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General Land Use Compatibility

PO 1.1	
Sensitive land uses 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 land use or zone primarily intended to accommodate sensitive land uses designed to minimise adverse impacts.	None are applicable.

Hours of Operation

PO 2.1	DTS/DPF 2.1
Non-residential development does not unreasonably impact the amenity of existing sensitive land uses or an adjacent zone primarily for sensitive land uses through hours of operation having regard to: <ul style="list-style-type: none"> (a) the nature of the development; (b) measures to mitigate off-site impacts; 	Consulting room, office and shop hours of operation are limited to 7am – 9pm Monday to Friday and 8am – 5pm Saturday inclusive.

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>(c) the extent to which the development is desired in the zone; and</p> <p>(d) measures that might be taken in an adjacent zone primarily for sensitive land uses that mitigate adverse impacts without unreasonably compromising the intended use of that land.</p>	
Overshadowing	
<p>PO 3.1</p> <p>Overshadowing of habitable room windows of adjacent residential land uses mitigated to provide access to direct winter sunlight.</p>	<p>DTS/DPF 3.1</p> <p>North-facing windows of habitable rooms of adjacent residential land uses receive at least 3 hours of direct sunlight over their entire surface between 9.00am and 3.00pm on 21 June.</p>
<p>PO 3.2</p> <p>Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses mitigated to provide access to direct winter sunlight.</p>	<p>DTS/DPF 3.2</p> <p>Development maintains 2 hours direct sunlight between 9.00am and 3.00pm on 21 June to adjacent residential land uses in accordance with the following:</p> <ul style="list-style-type: none"> (a) for ground level private open space, the smaller of the following: <ul style="list-style-type: none"> (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.

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>PO 3.3</p> <p>Development does not unduly reduce the generating capacity of existing rooftop solar energy facilities taking into account:</p> <p>(a) the form of development contemplated in the relevant zone;</p> <p>(b) the orientation of the solar energy facilities to operate effectively and efficiently; and</p> <p>(c) the extent to which the solar energy facilities are already overshadowed.</p>	None are applicable.
<p>PO 3.4</p> <p>Development that incorporates moving parts, including windmills and wind farms, located and operated to not cause unreasonable nuisance to nearby dwellings and tourist accommodation caused by shadow flicker.</p>	None are applicable.
Activities Generating Noise or Vibration	
<p>PO 4.1</p> <p>Development that emits noise (other than music noise) does not unreasonably impact acoustic amenity at the nearest existing sensitive land use.</p>	<p>DTS/DPF 4.1</p> <p>Predicted noise at the nearest existing sensitive land use achieves the relevant Environment Protection (Noise) Policy criteria.</p>
<p>PO 4.2</p> <p>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 land uses and zones primarily intended to accommodate sensitive land uses due to noise and vibration by adopting techniques including:</p>	None are applicable.

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<ul style="list-style-type: none"> (a) locating openings of buildings and associated services away from the interface with the adjacent sensitive land uses and zones primarily intended to accommodate sensitive land uses; (b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive land uses and zones primarily intended to accommodate sensitive land uses; (c) housing plant and equipment within an enclosed structure or acoustic enclosure; and (d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive land use boundary or zone. 	
<p>PO 4.3</p> <p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive land uses.</p>	<p>DTS/DPF 4.3</p> <p>The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:</p> <ul style="list-style-type: none"> (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.
<p>PO 4.4</p> <p>External noise into bedrooms minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.</p>	<p>DTS/DPF 4.4</p> <p>Adjacent land is used for residential purposes.</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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) 				
<p>PO 4.5</p> <p>Outdoor areas associated with licensed premises (such as beer gardens or dining areas) designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive land uses.</p>	<p>None are applicable.</p>				
<p>PO 4.6</p> <p>Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive land use or zone primarily intended to accommodate sensitive land uses.</p>	<p>DTS/DPF 4.6</p> <p>Development incorporating music includes noise attenuation measures that will achieve the following noise levels:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Assessment location</th> <th style="text-align: center;">Music noise level</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">Externally at the nearest existing noise sensitive location</td> <td style="padding: 5px;">Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum ($LOCT_{10,15} < LOCT_{90,15} + 8dB$)</td> </tr> </tbody> </table>	Assessment location	Music noise level	Externally at the nearest existing noise sensitive location	Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum ($LOCT_{10,15} < LOCT_{90,15} + 8dB$)
Assessment location	Music noise level				
Externally at the nearest existing noise sensitive location	Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum ($LOCT_{10,15} < LOCT_{90,15} + 8dB$)				
Air Quality					
<p>PO 5.1</p> <p>Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of existing sensitive land uses within the locality and zones primarily intended to accommodate sensitive land uses.</p>	<p>None are applicable.</p>				
<p>PO 5.2</p> <p>Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to nearby sensitive land uses by:</p>	<p>None are applicable.</p>				

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>(a) incorporating appropriate treatment technology before exhaust emissions are released; and</p> <p>(b) locating and designing chimneys or exhaust flues to maximise dispersion of exhaust emissions taking into account the location of nearby sensitive land uses.</p>	
Light Spill	
<p>PO 6.1</p> <p>External lighting positioned and designed to not cause unreasonable light spill impact on adjacent sensitive land uses or .</p>	<p>None are applicable.</p>
<p>PO 6.2</p> <p>External lighting is not hazardous to motorists and cyclists.</p>	<p>None are applicable.</p>
Solar Reflectivity / Glare	
<p>PO 7.1</p> <p>Development designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare.</p>	<p>None are applicable.</p>
Electrical Interference	
<p>PO 8.1</p> <p>Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference.</p>	<p>DTS/DPF 8.1</p> <p>The building or structure:</p> <p>(a) is no greater than 10m in height, measured from existing ground level; or</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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) 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).
Interface with Rural Activities	
<p>PO 9.1</p> <p>Sensitive land uses located and designed to mitigate impacts from lawfully existing horticultural and farming activities including chemical spray drift and noise.</p>	None are applicable.
<p>PO 9.2</p> <p>Sensitive land uses located and designed to mitigate potential impacts from lawfully existing intensive animal husbandry activities and not prejudice the continued operation of these activities.</p>	None are applicable.
<p>PO 9.3</p> <p>Sensitive land uses located and designed to mitigate potential impacts from lawfully existing land-based aquaculture activities and not prejudice the continued operation of these activities.</p>	<p>DTS/DPF 9.3</p> <p>Sensitive land uses are located at least 200m from the boundary of a site used for land-based aquaculture and associated components in other ownership.</p>
<p>PO 9.4</p> <p>Sensitive land uses 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.</p>	<p>DTS/DPF 9.4</p> <p>Sensitive land uses 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.</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>PO 9.5</p> <p>Sensitive land uses 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 prejudice the continued operation of these activities.</p>	<p>DTS/DPF 9.5</p> <p>Sensitive land uses are located at least 300m from the boundary of a site used for the handling, transportation and storage of bulk commodities in other ownership.</p>
<p>Interface with Mines and Quarries (Rural and Remote Areas)</p>	
<p>PO 10.1</p> <p>Sensitive land uses are separated from existing mines to minimise adverse impacts from noise, dust and vibration.</p>	<p>None are applicable.</p>

Land Division

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 site features of value including existing significant vegetation, watercourses, water bodies and other environmental features; and
- (d) supports energy efficiency in building orientation.

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

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.

None are applicable.

PO 1.2

Land division enables appropriate treatment of the interface between potentially conflicting land uses and/or zones.

None are applicable.

PO 1.3

Land division incorporates public utility services within road reserves or within dedicated easements.

None are applicable.

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>PO 1.4</p> <p>Land division for residential purposes facilitates solar access for energy efficiency through allotment orientation.</p>	<p>None are applicable.</p>
<p>PO 1.5</p> <p>Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls</p>	<p>None are applicable.</p>
<p>PO 1.6</p> <p>Land division maximises the number of allotments that face open space.</p>	<p>None are applicable.</p>
<p>Roads and Access</p>	
<p>PO 2.1</p> <p>Land division provides allotments with access to a public road.</p>	<p>None are applicable.</p>
<p>PO 2.2</p> <p>Street patterns and intersections designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.</p>	<p>None are applicable.</p>
<p>PO 2.3</p> <p>Land division does not impede access to publicly owned open space and recreation facilities.</p>	<p>None are applicable.</p>
<p>PO 2.4</p> <p>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.</p>	<p>None are applicable.</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>PO 2.5</p> <p>Road reserves provide for footpaths, cycle lanes and shared-use paths, and accommodate street tree planting, landscaping and street furniture.</p>	None are applicable.
<p>PO 2.6</p> <p>Road reserves accommodate stormwater drainage and public utilities.</p>	None are applicable.
<p>PO 2.7</p> <p>Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites.</p>	None are applicable.
Open Space	
<p>PO 3.1</p> <p>Land division proposing an additional allotment under 1 hectare in area provides or supports the provision of open space.</p>	None are applicable.
<p>PO 3.2</p> <p>Land allocated for open space is suitable for intended active and passive recreational use considering gradient and potential for inundation.</p>	None are applicable.
<p>PO 3.3</p> <p>Land allocated for active recreation is of a size and has dimensions capable of accommodating a range of active recreational activities.</p>	None are applicable.

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
Waste Water	
<p>PO 4.1</p> <p>Waste water, sewage and other effluent is capable of being disposed of from each allotment without unreasonable risk to public health or the environment.</p>	<p>DTS/DPF 4.1</p> <p>Each allotment can be connected to any of the following:</p> <ul style="list-style-type: none"> (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.

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 Outcome (PO)	<ul style="list-style-type: none"> • Deemed to Satisfy Criteria (DTS) (required for development to be classified as Deemed-to-Satisfy) • Designated Performance Feature (DPF) (used for for development to be assessed on its merits against the applicable policies of the Planning and Design Code)
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Navigation and Safety

PO 1.1 Safe public access is provided or maintained to the waterfront, public infrastructure and recreation areas.	None are applicable.
PO 1.2 The operation of wharves not impaired by marinas and on-water structures.	None are applicable.
PO 1.3 Navigation and access channels not impaired by marinas and on-water structures.	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 located not less than 250m from a commercial shipping lane.

Performance Outcome (PO)	<ul style="list-style-type: none"> • Deemed to Satisfy Criteria (DTS) (required for development to be classified as Deemed-to-Satisfy) • Designated Performance Feature (DPF) (used for for development to be assessed on its merits against the applicable policies of the Planning and Design Code)
<p>PO 1.5</p> <p>Marinas and on-water structures located to avoid interfering with the operation or function of a water supply pumping station.</p>	<p>DTS/DPF 1.5</p> <p>An on-water structure is located not less than 3km upstream or 500m downstream from any water supply pumping station take-off point.</p>
<p>PO 1.6</p> <p>Maintenance of on-water infrastructure, including revetment walls, not impaired by marinas and on-water structures.</p>	<p>None are applicable.</p>
<p>Environmental Protection</p>	
<p>PO 2.1</p> <p>Development sited and designed to facilitate water circulation and exchange.</p>	<p>None are applicable.</p>

Mineral Extraction

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Mineral extraction activities developed in a manner that minimises human and environmental impacts.

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)

Land Use and Intensity

PO 1.1

Mineral extraction activities minimise damage to the landscape and provide for the progressive reclamation and betterment of disturbed areas.

None are applicable.

PO 1.2

Mineral extraction activities avoid damage to cultural sites or artefacts within the site and adjacent land.

None are applicable.

Water Quality

PO 2.1

Stormwater and/or waste water from mineral extraction activities is diverted into appropriately sized treatment and retention systems to enable reuse on-site.

None are applicable.

Separation Treatments, Buffers and Landscaping

PO 3.1

Mineral extraction activities minimise adverse impacts upon sensitive land uses through incorporation of separation distances and/or mounding/vegetation.

None are applicable.

PO 3.2

Mineral extraction activities are screened from view from adjacent land by incorporating perimeter landscaping and/or mounding.

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 at State, regional, district, neighbourhood and local levels for active and passive recreation.

Performance Outcome (PO)	<ul style="list-style-type: none"> • Deemed-to-Satisfy (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)
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Land Use and Intensity

<p>PO 1.1</p> <p>Recreation facilities compatible with surrounding land use and activity.</p>	<p>None are applicable.</p>
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Design and Siting

<p>PO 2.1</p> <p>Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility.</p>	<p>None are applicable.</p>
<p>PO 2.2</p> <p>Open space and recreation facilities incorporate park furniture, shaded areas and resting places to enhance pedestrian comfort.</p>	<p>None are applicable.</p>
<p>PO 2.3</p> <p>Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities.</p>	<p>None are applicable.</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • Deemed-to-Satisfy (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)
Pedestrians and Cyclists	
<p>PO 3.1</p> <p>Open space incorporates:</p> <p>(a) pedestrian and cycle linkages to other open spaces, centres, schools and public transport nodes;</p> <p>(b) safe crossing points where pedestrian routes intersect the road network; and</p> <p>(c) easily identified access points.</p>	None are applicable.
Usability	
<p>PO 4.1</p> <p>Minimise the impacts of stormwater management systems on the usability of public open space and recreation facilities.</p>	None are applicable.
Safety and Security	
<p>PO 5.1</p> <p>Open space is overlooked by housing, commercial or other development to provide casual surveillance where possible.</p>	None are applicable.
<p>PO 5.2</p> <p>Play equipment is located where it can be casually observed by nearby residents and users.</p>	None are applicable.
<p>PO 5.3</p> <p>Landscaping provided in open space and recreation facilities maximises opportunities for casual surveillance throughout the park.</p>	None are applicable.

Performance Outcome (PO)	<ul style="list-style-type: none"> • Deemed-to-Satisfy (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)
<p>PO 5.4</p> <p>Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment.</p>	None are applicable.
<p>PO 5.5</p> <p>Adequate lighting provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities.</p>	None are applicable.
<p>PO 5.6</p> <p>Pedestrian and bicycle movement after dark focused along clearly defined, adequately lit routes with observable entries and exits.</p>	None are applicable.
Signage	
<p>PO 6.1</p> <p>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.</p>	None are applicable.
Buildings and Structures	
<p>PO 7.1</p> <p>Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive.</p>	None are applicable.
<p>PO 7.2</p> <p>Buildings and structures in open space are clustered where practical to ensure that the majority of the site remains open.</p>	None are applicable.

Performance Outcome (PO)	<ul style="list-style-type: none"> • Deemed-to-Satisfy (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)
<p>PO 7.3</p> <p>Development in open space is constructed to minimise the extent of hard paved areas.</p>	<p>None are applicable.</p>
<p>PO 7.4</p> <p>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.</p>	<p>None are applicable.</p>
<p>Landscaping</p>	
<p>PO 8.1</p> <p>Open space and recreation facilities provide for the planting and retention of large trees and vegetation.</p>	<p>None are applicable.</p>
<p>PO 8.2</p> <p>Landscaping in open space and recreation facilities provides shade and windbreaks:</p> <ul style="list-style-type: none"> (a) along cyclist and pedestrian routes (b) around picnic and barbecue areas; and (c) in car parking areas. 	<p>None are applicable.</p>
<p>PO 8.3</p> <p>Landscaping in open space facilitates habitat for local fauna and facilitates biodiversity.</p>	<p>None are applicable.</p>

Residential Liveability

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Residential development that meets the needs of residents and provides healthy and sustainable living environments.

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
Amenity	
<p>PO 1.1</p> <p>Primary living rooms have an external outlook.</p>	None are applicable.
<p>PO 1.2</p> <p>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.</p>	None are applicable.
Private Open Space	
<p>PO 2.1</p> <p>Dwellings provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 2.1</p> <p>Private open space provided in accordance with Residential Liveability Table 1 - Outdoor Open Space.</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>PO 2.2</p> <p>Private open space positioned to provide convenient access from internal living areas.</p>	<p>DTS/DPF 2.2</p> <p>Private open space is directly accessible from a habitable room.</p>
<p>Communal Open Space</p>	
<p>PO 3.1</p> <p>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).</p>	<p>None are applicable.</p>
<p>Dwelling Additions</p>	
<p>PO 4.1</p> <p>Dwelling additions do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.</p>	<p>DTS/DPF 4.1</p> <p>Dwelling additions do not result in:</p> <ul style="list-style-type: none"> (a) less private open space than specified in Residential Liveability Table 1 - Private Open Space; and (b) less on-site car parking than specified in Transport, Access and Parking Table 1 - Off-street Car Parking Requirements.
<p>On-site Facilities for Group Dwellings, Residential Flat Buildings, Multiple Dwellings, Supported Accommodation and Student Accommodation</p>	
<p>PO 5.1</p> <p>Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.</p>	<p>None are applicable.</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>PO 5.2</p> <p>Provision is made for suitable external clothes drying facilities.</p>	None are applicable.
<p>PO 5.3</p> <p>Provision is made for suitable household waste and recyclable material storage facilities away from dwellings and screened from public view.</p>	None are applicable.
<p>PO 5.4</p> <p>Provision is made for suitable storage area for each dwelling.</p>	<p>DTS/DPF 5.4</p> <p>Not less than 8m³ of storage (not comprising a bedroom) is provided.</p>
Ancillary Buildings and Structures	
<p>PO 6.1</p> <p>Residential ancillary buildings and structures sited and designed to not detract from the appearance of land.</p>	<p>DTS/DPF 6.1</p> <p>Residential ancillary buildings and structures:</p> <ul style="list-style-type: none"> (a) are ancillary to a dwelling erected on the site; (b) are not being constructed, added to or altered so that any part is situated: <ul style="list-style-type: none"> (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); (c) in the case of a garage or carport, the garage or carport is setback at least 6.0m from the boundary of the primary street;

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
	<ul style="list-style-type: none"> (d) do not exceed 7m or 50% of the site frontage (whichever is the lesser) when facing a primary street or secondary street; (e) if situated on a boundary (not being a boundary with a primary street or secondary street), a length not exceeding 8m unless: <ul style="list-style-type: none"> (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent; (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary not exceeding 45% of the length of that boundary; (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure; (h) have a wall height or post height not exceeding 3m; (i) have a building height not exceeding 5m; and (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>PO 6.2</p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.</p>	<p>DTS/DPF 6.2</p> <p>Ancillary buildings and structures do not result in:</p> <ul style="list-style-type: none"> (a) less private open space than specified in Residential Liveability Table 1 - Private 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.
<p>Supported Accommodation</p>	
<p>PO 7.1</p> <p>Supported accommodation (i.e. accommodation including nursing homes, hostels, retirement homes, retirement villages, residential care facilities and special accommodation houses) and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.</p>	<p>None are applicable.</p>
<p>PO 7.2</p> <p>Supported accommodation is designed to support safe and convenient access and movement for residents by providing:</p> <ul style="list-style-type: none"> (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 	<p>None are applicable.</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>resting places;</p> <p>(c) car parks with gradients no steeper than 2.5% (1-in-40), and of sufficient area to provide for wheelchair manoeuvrability; and</p> <p>(d) kerb ramps at pedestrian crossing points.</p>	
<p>PO 7.3</p> <p>Supported accommodation is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors alike.</p>	<p>None are applicable.</p>
<p>PO 7.4</p> <p>Supported accommodation 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.</p>	<p>None are applicable.</p>
<p>Temporary Accommodation</p>	
<p>PO 8.1</p> <p>Buildings in the nature of a garage, shed or similar are only used as temporary accommodation on land where a permanent dwelling has been approved or is being constructed.</p>	<p>DTS/DPF 8.1</p> <p>Buildings in the nature of a garage, shed or similar are only used as temporary accommodation:</p> <ul style="list-style-type: none"> (a) where an approval for a dwelling exists and is operative; and (b) for a period not exceeding 12 months.

Residential Liveability Table 1 - Private Open Space

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Detached dwelling Semi-detached dwelling Row dwelling Group dwelling	Site area >1,000m ²	Total area: 20% of total site area Adjacent to habitable room: 10% total site area / minimum dimension 4m.
	Site area 500m ² – 1,000m ²	Total area: 80m ² Adjacent to habitable room: 24m ² / minimum dimension 4m.
	Site area 300m ² - 500m ²	Total area: 60m ² Adjacent to habitable room: 16m ² / minimum dimension 4m.
	Site area <300m ²	Total area: 24m ² Adjacent to habitable room: 16m ² / 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 ² , which may be used as second car parking space, provided on each site intended for residential occupation.
Apartments	Dwellings at ground level:	
	- All types	15m ² / minimum dimension 3m
	Dwellings located above ground level:	
	- Studio	4m ² / minimum dimension 1.8m
	- One bedroom dwelling	8m ² / minimum dimension 2.1m
	- Two bedroom dwelling	11m ² / minimum dimension 2.4m
	- Three + bedroom dwelling	15 m ² / minimum dimension 2.6m

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 Outcome (PO)	<ul style="list-style-type: none"> • Deemed-to-Satisfy (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)
<p>PO 1.1</p> <p>Ensure land is suitable for sensitive land use and provides a safe environment.</p>	<p>DTS/DPF 1.1</p> <p>Development where:</p> <ul style="list-style-type: none"> (a) the previous use or activity on the allotment was for residential purposes; or (b) the applicant is able to furnish, or the relevant authority is in possession of, a site contamination audit report under Part 10A of the <i>Environment Protection Act 1993</i> to the effect: <ul style="list-style-type: none"> (i) that site contamination does not exist (or no longer exists) at the allotment; or (ii) that any site contamination at the allotment has been cleared or addressed to the extent necessary to enable the allotment to be suitable for unrestricted residential use; <p>in circumstances where:</p> <ul style="list-style-type: none"> (i) the applicant has indicated that the allotment is, or may have been, subject to site contamination as a result of a previous use of the land or a previous activity on the land or in

Performance Outcome (PO)	<ul style="list-style-type: none"> • Deemed-to-Satisfy (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)
	<p style="margin-left: 40px;">the vicinity of the land (other than if the previous use or activity was for residential purposes); or</p> <p style="margin-left: 20px;">(ii) the relevant authority has reason to believe that the allotment is, or may have been, subject to site contamination as a result of a previous use of the land or a previous activity on the land or in the vicinity of the land (other than if the previous use or activity was for residential purposes); or</p> <p style="margin-left: 20px;">(c) the allotment was the subject of consent granted under the <i>Development Act 1993</i> or the <i>Planning Development and Infrastructure Act 2016</i> on or after 1 September 2009 in relation the division of the land.</p>

Tourism Development

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Tourism development in suitable locations that caters to the needs of visitors.

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>PO 1.1</p> <p>Tourism development complements and contributes to the local, natural, cultural or historical context.</p>	<p>None are applicable.</p>
<p>PO 1.2</p> <p>Tourism development comprising multiple accommodation units (including any facilities and activities for use by guests and visitors) clustered to minimise environmental and contextual impact.</p>	<p>None are applicable.</p>
<p>Caravan and Tourist Parks</p>	
<p>PO 2.1</p> <p>Potential conflicts between long-term residents and short-term tourists minimised through suitable siting and design measures.</p>	<p>None are applicable.</p>
<p>PO 2.2</p> <p>Designed to protect the privacy and amenity of occupants through landscaping and fencing.</p>	<p>None are applicable.</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>PO 2.3</p> <p>Appropriate communal open space and centrally located recreation facilities provided for guests and visitors.</p>	<p>DTS/DPF 2.3</p> <p>At least 12.5% of the park comprises clearly defined communal open space, landscaped areas and areas for recreation.</p>
<p>PO 2.4</p> <p>Provision of extensive landscaping that enhances the appearance of the locality, with a landscape buffer around the perimeter of the site.</p>	<p>None are applicable.</p>
<p>PO 2.5</p> <p>Provision of adequate amenity blocks (showers, toilets, laundry and kitchen facilities) and service facilities (eg public telephones, kiosks and restaurants) to serve the population to be accommodated by the facility.</p>	<p>None are applicable.</p>
<p>PO 2.6</p> <p>Long-term occupation of caravan and tourist parks that does not lead to the displacement of existing tourist accommodation, particularly in important tourist destinations, such as in coastal or riverside locations.</p>	<p>None are applicable.</p>

Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

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

Performance Outcome (PO)	<ul style="list-style-type: none"> • Deemed-to-Satisfy (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)
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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.	None are applicable.
PO 1.2	
Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive land uses.	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.	None are applicable.

Performance Outcome (PO)	<ul style="list-style-type: none"> • Deemed-to-Satisfy (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)
<p>PO 1.4</p> <p>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.</p>	<p>DTS/DPF 1.4</p> <p>All vehicle manoeuvring occurs on-site.</p>
<p>PO 1.5</p> <p>Development designed to ensure vehicle movement between activity or parking areas within the site without the need to use public roads.</p>	<p>DTS/DPF 1.5</p> <p>Vehicle movement within the site can occur without the need to use a public road.</p>
Sightlines	
<p>PO 2.1</p> <p>Maintenance or enhancement of sightlines at intersections, pedestrian and cycle crossings, rail crossings and other crossovers to allotments for motorists, cyclists and pedestrians to ensure safety for all road users and pedestrians.</p>	<p>None are applicable.</p>
<p>PO 2.2</p> <p>Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians.</p>	<p>None are applicable.</p>
Vehicle Access	
<p>PO 3.1</p> <p>Safe and convenient access that ensures vehicles can enter and exit a site safely, and minimises impact on or interruption to the operation of public roads.</p>	<p>DTS/DPF 3.1</p> <p>Access is:</p> <p>(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;</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • Deemed-to-Satisfy (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)
	<ul style="list-style-type: none"> (b) via a kerb that is designed to allow a vehicle to roll over it; (c) not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing; and (d) does not involve a vehicular access ramp.
<p>PO 3.2</p> <p>Access points sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.</p>	<p>None are applicable.</p>
<p>PO 3.3</p> <p>Access points sited and designed to minimise any adverse impacts on neighbouring properties.</p>	<p>None are applicable.</p>
<p>PO 3.4</p> <p>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 as far as practicable, to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.</p>	<p>DTS/DPF 3.4</p> <p>The access point does not involve the removal or relocation of street trees (any tree above 3m in height), street furniture or utility infrastructure services.</p>
<p>PO 3.5</p> <p>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).</p>	<p>DTS/DPF 3.5</p> <p>Driveways and access points:</p> <ul style="list-style-type: none"> (a) for sites with a frontage to a public road of 20m or less, one access point no greater than: <ul style="list-style-type: none"> (i) 3.5m in width is provided where the driveway or access point is not shared;

Performance Outcome (PO)	<ul style="list-style-type: none"> • Deemed-to-Satisfy (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)
	<ul style="list-style-type: none"> (ii) 6.0m in width is provided where the driveway or access point is shared; (b) for sites with a frontage to a public road greater than 20m: <ul style="list-style-type: none"> (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.
<p>PO 3.7</p> <p>Access points appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.</p>	None are applicable.
<p>PO 3.8</p> <p>Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.</p>	None are applicable
Access for People with Disabilities	
<p>PO 4.1</p> <p>Development sited and designed to provide safe, dignified and convenient access for people with a disability.</p>	None are applicable.

Performance Outcome (PO)	<ul style="list-style-type: none"> • Deemed-to-Satisfy (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)
Vehicle Parking Rates	
<p>PO 5.1</p> <p>Provide 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 enable a reduced on-site rate such as:</p> <ul style="list-style-type: none"> (a) availability of on-street car parking; (b) shared usage of other parking areas; or (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. 	<p>DTS/DPF 5.1</p> <p>On-site car parking provided at the rate set out in Transport, Access and Parking Table 1 – Off-Street Car Parking Requirements.</p>
Vehicle Parking Areas	
<p>PO 6.1</p> <p>Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive land uses through measures such as ensuring they are attractively developed and landscaped, screen fenced, placing and designing lighting to minimise light spill, and the like.</p>	<p>None are applicable.</p>
<p>PO 6.2</p> <p>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.</p>	<p>None are applicable.</p>
<p>PO 6.3</p> <p>Pedestrian linkages between parking areas and the development are provided and are safe and convenient.</p>	<p>None are applicable.</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • Deemed-to-Satisfy (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)
<p>PO 6.4</p> <p>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.</p>	None are applicable.
<p>PO 6.5</p> <p>Vehicle parking areas landscaped to provide shade, reduce heat absorption and absorb stormwater.</p>	None are applicable.
<p>PO 6.6</p> <p>Loading areas, designated parking spaces and manoeuvring areas for service vehicles provided within the boundary of the site.</p>	<p>DTS/DPF 6.7</p> <p>Loading areas, designated parking spaces and manoeuvring areas for service vehicles are wholly located within the site.</p>
<p>PO 6.7</p> <p>On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.</p>	None are applicable.

Transport, Access and Parking Table 1 – Off-Street Car Parking Requirements

Class of Development	Car Parking Rate
Dwelling	<p>For a 1 bedroom dwelling – a minimum of 1 covered car parking space is provided per dwelling.</p> <p>For a 2 or more bedroom dwelling – a minimum of 2 parking spaces per dwelling of which at least 1 is covered.</p>
Consulting room Office	4 spaces per 100m ² of gross leasable floor area.
Caravan and tourist park Residential park	<p>Parks with 100 sites or less: 1 space per 10 sites to be used for accommodation.</p> <p>Parks with more than 100 sites: 1 space per 15 sites used for accommodation.</p>
Shop	6 spaces per 100m ² of gross leasable floor area.
Tourist accommodation	1 space per accommodation unit / guest room.

Waste Treatment and Management Facilities

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Waste treatment and management facilities (including storage and disposal) developed in a manner to mitigate human and environmental impacts.

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
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Siting

<p>PO 1.1</p> <p>Waste treatment and management facilities incorporate separation distances and attenuation measures within the site between the waste operations area(s) (including all closed, operating and future cells) and sensitive land uses and sensitive environmental features to mitigate off-site impacts from noise, air and dust emissions.</p>	<p>None are applicable.</p>
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Soil and Water Protection

<p>PO 2.1</p> <p>Soil, groundwater and surface water protected from contamination through measures such as:</p> <ul style="list-style-type: none"> (a) containing potential groundwater and surface water contaminants within the waste operations area; (b) diverting clean stormwater away from the waste and potentially contaminated areas; and/or 	<p>None are applicable.</p>
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Planning and Design Code
General Section
Waste Treatment and Management Facilities

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
(c) providing a leachate barrier between the operational areas and underlying soil and groundwater.	
<p>PO 2.2</p> <p>To minimise environmental harm and adverse effects on water resources, wastewater lagoons (including artificial systems for this purpose) are appropriately setback from a watercourse.</p>	<p>DTS/DPF 2.2</p> <p>Development setback at least 50m from a watercourse.</p>
<p>PO 2.3</p> <p>To minimise environmental harm and adverse impacts on water resources, winery waste management systems (including wastewater irrigation) are appropriately setback from a watercourse or domestic or stock water bore.</p>	<p>DTS/DPF 2.3</p> <p>Development setback at least 50m from a bore used for domestic or stock watering purposes or a watercourse.</p>
<p>PO 2.4</p> <p>To minimise environment harm and adverse impacts on water resources, the waste operations area of a landfill or organic waste processing facility are appropriately setback from the nearest watercourse.</p>	<p>DTS/DPF 2.4</p> <p>Development setback at least 100m from a watercourse.</p>
<p>Amenity</p>	
<p>PO 3.1</p> <p>Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on surrounding areas.</p>	<p>None are applicable.</p>
<p>PO 3.2</p> <p>Access routes to waste treatment and management facilities via residential streets is avoided.</p>	<p>None are applicable.</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>PO 3.3</p> <p>Litter control measures minimise the incidence of windblown litter.</p>	None are applicable.
<p>PO 3.4</p> <p>Waste treatment and management facilities are designed to minimise adverse impacts on both the site and surrounding areas from weed and vermin infestation.</p>	None are applicable.
Access	
<p>PO 4.1</p> <p>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.</p>	None are applicable.
<p>PO 4.2</p> <p>Suitable access for emergency vehicles provided to and within waste treatment or management sites.</p>	None are applicable.
Fencing and Security	
<p>PO 5.1</p> <p>Security fencing provided around waste treatment and management facilities to prevent unauthorised access to operations and potential hazard to the public.</p>	<p>DTS/DPF 5.1</p> <p>Chain wire mesh or pre-coated painted metal fencing not less than 2m in height erected to the perimeter of the waste treatment or waste management facility site.</p>

Planning and Design Code
General Section
Waste Treatment and Management Facilities

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
Landfill	
PO 6.1 Landfill gas emissions managed in an environmentally acceptable manner.	None are applicable.
PO 6.2 Landfill facilities separated from areas of environmental significance or land used for public recreation and enjoyment.	DTS/DPF 6.2 Landfill facilities sited at least 250m from a public open space reserve, forest reserve, national park or conservation zone.
PO 6.3 Landfill facilities located on land that is not subject to land slip.	None are applicable.
Organic Waste Processing Facilities	
PO 7.1 Organic waste processing facilities located on land that is not subject to land slip.	None are applicable.
PO 7.2 Organic waste processing facilities sited at least 500m from the coastal high water mark	None are applicable.
PO 7.3 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	None are applicable.

Performance Outcome (PO)	<ul style="list-style-type: none"> • 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)
<p>(b) 5m of groundwater with a water quality of 3,000mg to 12,000mg per litre total dissolved salts; or</p> <p>(c) 2m of groundwater with a water quality exceeding 12,000mg per litre total dissolved salts; and</p>	
<p>PO 7.4</p> <p>Organic waste processing facilities sited away from areas of environmental significance or used for public recreation and enjoyment.</p>	<p>DTS/DPF 7.4</p> <p>Organic waste processing facilities are sited at least 250m from a public open space reserve, forest reserve, national park or conservation zone.</p>
<p>PO 7.5</p> <p>Organic waste processing facilities located on land that is not subject to land slip.</p>	<p>None are applicable.</p>
Major Wastewater Treatment Facilities	
<p>PO 7.1</p> <p>Major wastewater treatment and disposal systems, including lagoons, separated from sensitive areas.</p>	<p>None are applicable.</p>
<p>PO 7.2</p> <p>Major wastewater treatment and disposal systems, including lagoons, designed to minimise potential adverse odour impacts on sensitive land uses.</p>	<p>None are applicable.</p>
<p>PO 7.3</p> <p>Artificial wetland systems for the storage of treated wastewater designed and sited to minimise potential public health risks arising from the breeding of mosquitoes.</p>	<p>None are applicable.</p>

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 (PO)	<ul style="list-style-type: none"> • Deemed-to-Satisfy (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)
<p>PO 1.1</p> <p>Workers settlements and accommodation sited and designed to minimise impacts on views from scenic routes, tourist destinations and areas of conservation significance.</p>	<p>None are applicable.</p>
<p>PO 1.2</p> <p>Workers settlements and accommodation sited and designed to minimise nuisance impacts on the amenity of adjacent users of land.</p>	<p>None are applicable.</p>
<p>PO 1.4</p> <p>Workers settlements and accommodation designed with materials and colours that blend with the landscape.</p>	<p>None are applicable.</p>
<p>PO 1.5</p> <p>Workers settlements and accommodation supplied with service infrastructure such as power, water and effluent disposal sufficient to satisfy the living requirements of workers.</p>	<p>None are applicable.</p>

Part 5—Maps / Spatial Information

Mapping and spatial information contained in this section identifies the spatial boundaries of Zones, Subzones and Overlays in relation to the parts of the State to which the Planning and Design Code applies.

Planning and Design Code
Part 5 – Maps / Spatial Information

[Map 1 – Planning Code Zones](#)

[Map 2 – Airport Building Heights Overlay](#)

[Map 3 – Building Near Airfields Overlay](#)

[Map 4 – Coastal Area Overlay](#)

[Map 5 – Hazards \(Acid Sulfate Soils\) Overlay](#)

[Map 6 – Hazards \(Bushfire – Outback\) Overlay](#)

[Map 7 – Historic Shipwrecks Overlay](#)

[Map 8 – Key Outback and Rural Routes Overlay](#)

[Map 9 – Key Railway Crossings Overlay](#)

[Map 10 – Marine Parks Overlay](#)

[Map 11 – Murray Darling Basin Overlay](#)

[Map 12 – Prescribed Watercourses Overlay](#)

[Map 13 – Prescribed Wells Area Overlay](#)

[Map 14 – Ramsar Wetlands Area](#)

[Map 15 – River Murray Flood Plain Overlay](#)

[Map 16 – Significant Landscape Protection Overlay](#)

[Map 17 – Sloping Land Overlay](#)

[Map 18 – State Heritage Area Overlay](#)

[Map 19 – State Heritage Place Overlay](#)

[Map 20 – Water Protection Area Overlay](#)

[Map 21 – Water Resources Overlay](#)

Part 6—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 of 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.
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 <i>Aquaculture Act 2001</i> .		Intensive animal husbandry.
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		

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
	<p>effects goods is incidental to the sale, rental, display or offer by retail of other goods.</p> <p>Examples— The following are examples of goods that may be available or on display at bulky goods outlets or retail showrooms:</p> <ul style="list-style-type: none"> (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; (l) 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; 		

Planning and Design Code
Land Use Definitions Table LUD

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
	(q) sporting, fitness and recreational equipment and accessories; (r) homewares; (s) children's play equipment.		
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		

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
	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 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	<p>Means—</p> <ul style="list-style-type: none"> (a) works for the conversion, transformation or control of electricity by 1 or more transformers, or by any switchgear or other equipment; or (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 style="list-style-type: none"> (i) that are mounted on a pole; or 		

Planning and Design Code
Land Use Definitions Table LUD

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
	<ul style="list-style-type: none"> (ii) that are wholly enclosed in a weather-proof enclosure not exceeding 8.5m³; or (iii) that are incidental to any lawful use of the land which the works are situated. 		
Farming	Means cropping, grazing or low intensity animal husbandry.	Cropping; Grazing; Low intensity animal husbandry.	Animal keeping; Commercial forestry; Horse keeping; 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.		

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
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> .		Motel.
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; Indoor trampoline centre; Indoor rock climbing centre; Indoor children’s play centre.	

Planning and Design Code
Land Use Definitions Table LUD

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
Industry	<p>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:</p> <p>(a) the making of any article, ship or vessel, or of part of any article, ship or vessel; or</p> <p>(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</p> <p>(c) the getting, dressing or treatment of materials</p> <p>The use may include:</p> <p>(d) selling by wholesale of goods manufactured on site</p> <p>(e) selling by retail of goods manufactured on site provided the total floor area occupied for such sale does not exceed 250 square metres</p> <p>(and <i>industrial</i> will be construed accordingly).</p>	<p>General industry; Light industry; Special industry.</p>	
Intensive animal husbandry	<p>Means the commercial production of animals or animal products where the animals are kept in enclosures or other confinement and their main food source is introduced from</p>	<p>Broiler shed; Feedlot; Poultry hatchery;</p>	<p>Animal keeping; Apiculture; Aquaculture;</p>

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
	outside the enclosures or area of confinement in which they are kept.	Piggery; Poultry battery.	Horse keeping; Low intensity animal husbandry; Stock sales yard.
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: <ul style="list-style-type: none"> (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.

Planning and Design Code
Land Use Definitions Table LUD

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.		
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.
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.	
Private bushfire shelter	Means a building, associated with a Class 1a building under the Building Code, that may as a last resort provide shelter for occupants from the immediate life threatening effects of a bushfire event.		Outbuilding
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).		

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
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 management of the Crown, or a council, and is open to the public without payment of a charge.	Outdoor public sports courts; Public ovals and fields.	Golf course.
Renewable energy facility	<p>Means land and/or water used to generate electricity from a renewable source such as wind, solar, tidal, hydropower, biomass and/or geothermal.</p> <p>This use may also include:</p> <ul style="list-style-type: none"> (a) any associated facility for the storage and/or transmission of the generated electricity; (b) any building or structure used in connection with the generation of electricity. <p>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.,</p>	<p>Battery storage facility;</p> <p>Hydropower or pumped hydropower facility;</p> <p>Solar power facility;</p> <p>Wave power generator;</p> <p>Wind farm.</p>	

Planning and Design Code
Land Use Definitions Table LUD

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
	domestic solar panels, domestic wind generators, domestic battery storage).		
Restaurant	Means land used primarily for the consumption of meals on the site.		
Retail fuel outlet	<p>Means land used for:</p> <p>(a) the fuelling of motor vehicles involving the sale by retail of petrol, oil, liquid petroleum gas, automotive distillate and any other fuels; and</p> <p>(b) the sale by retail of food, drinks and other convenience goods for consumption on or off the land; and</p> <p>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.</p> <p>The use may also include one or more of the following secondary activities:</p> <p>(c) the washing and cleaning of motor vehicles;</p> <p>(d) the washing of other equipment or things including dogs and other pets;</p> <p>(e) the provision (on a paid or free basis) of facilities for charging electric vehicles;</p> <p>(f) the hiring of trailers;</p>		Fuel depot; Motor repair station.

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
	<ul style="list-style-type: none"> (g) selling of motor vehicle accessories and/or parts; and (h) the installation of motor vehicle accessories and/or parts. 		
Row dwelling	<p>Means a dwelling:</p> <ul style="list-style-type: none"> (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 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 dwelling	<p>Means a dwelling:</p> <ul style="list-style-type: none"> (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.

Planning and Design Code
Land Use Definitions Table LUD

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
	<ul style="list-style-type: none"> (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 (j) swimming pools, equipment and accessories; or (k) building materials in bulk supply; or (l) 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. <p>The use may also include the servicing and repair of any of the listed items (but not vehicle panel beating or spray painting).</p>		

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
Shop	Means premises used primarily for the sale by retail, rental or display of goods, foodstuffs, merchandise or materials.	Bulky goods outlet; Personal 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: <ul style="list-style-type: none"> (a) to cause or create dust, fumes, vapours, smells or gases; or (b) to discharge foul liquid or blood or other substance or impurities liable to become foul, and thereby: <ul style="list-style-type: none"> (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. 		

Planning and Design Code
Land Use Definitions Table LUD

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
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, 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.		Retail butcher.
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.
Telecommunications facility	Means a facility within the meaning of the <i>Telecommunications Act 1997</i> of the Commonwealth.		
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.		

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
	<p>This use may also include:</p> <ul style="list-style-type: none"> (a) any associated facility for the storage and/or 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. <p>The use does not include a wind farm principally used to supply and/or store electricity to an existing use of land (e.g., domestic wind generator).</p>		

Part 7—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.

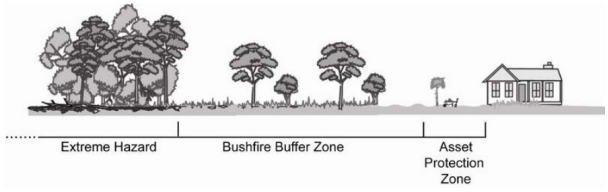
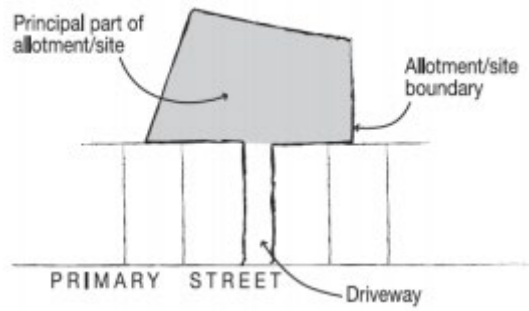
Meaning of Terms

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

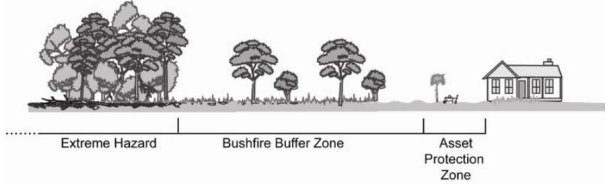
A term not defined in the following table will have its ordinary meaning unless the term is defined in the *Planning, Development and Infrastructure Act 2016* or its Regulations (or any relevant practice direction or practice guideline issued by the State Planning Commission) in which case that meaning will apply.

Administrative Definitions Table AD

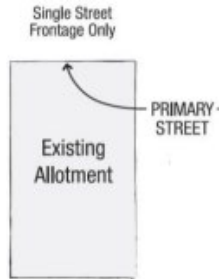
Term (Column A)	Definition (Column B)	Illustrations (Column C)
AEP	Means annual exceedance probability	
AHD	Means Australian height datum.	
Asset protection zone	<p>In relation to bushfire protection, means an area clear of vegetation that is maintained to minimise the spread of fire between areas of hazardous vegetation and habitable buildings.</p> <p>Asset protection zones may incorporate features such as driveways, vegetable gardens or landscaped gardens incorporating deciduous trees and fire retardant plant species.</p>	
Battle-axe allotment	<p>Means an allotment or site that comprises—</p> <p>(a) a driveway or 'handle' (and any related open space) that leads back from a road to the balance of the allotment or site; and</p> <p>(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.</p>	 <p><i>Note: Battle-axe allotments are often referred to as 'hammerhead' or 'flagpole' allotments.</i></p>
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.	

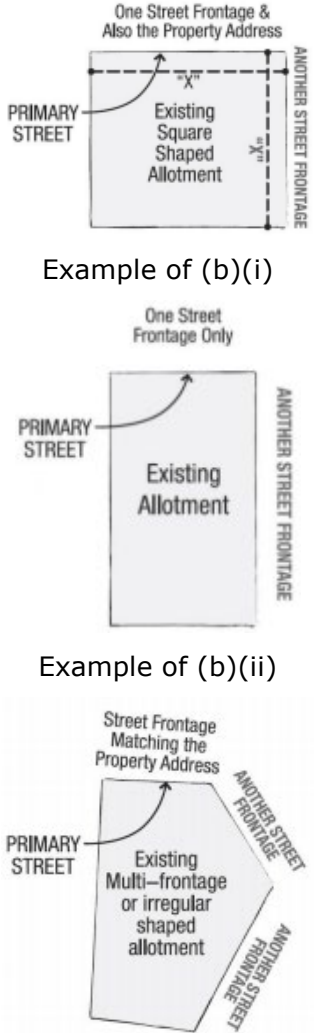
Planning and Design Code
Administrative Definitions Table AD

Term (Column A)	Definition (Column B)	Illustrations (Column C)
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).	<p>The illustrations consist of two diagrams. The top diagram shows a building with a porch and a bay window. A dashed line labeled 'BUILDING LINE' is drawn parallel to the wall closest to the 'PRIMARY STREET'. The 'Site Boundary' is also indicated. The bottom diagram shows a similar building but with a different orientation. The 'BUILDING LINE' is again drawn parallel to the wall closest to the 'PRIMARY STREET', and the 'Site Boundary' is also indicated.</p>

Term (Column A)	Definition (Column B)	Illustrations (Column C)
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.	
Density See also: <ul style="list-style-type: none"> • Low-density • Medium-density • High-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, 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> .	

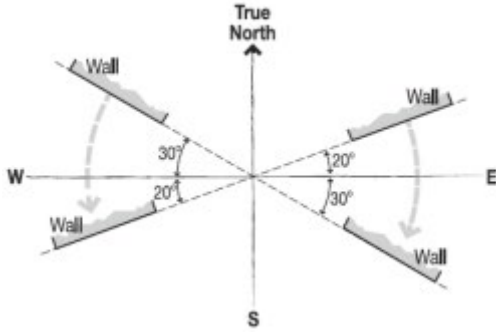
Planning and Design Code
Administrative Definitions Table AD

Term (Column A)	Definition (Column B)	Illustrations (Column C)
High-density	Means greater than 70 dwelling units per hectare.	
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.	
Native vegetation	Has the same meaning as in the <i>Native Vegetation Act 1991</i> .	
Power system	Has the same meaning as in the <i>Electricity Act 1996</i> .	
Primary street	<p>In relation to an existing or proposed building on a site is—</p> <p>(a) in the case of a site that has a frontage to only 1 road - that road;</p> <p>(b) in the case of a site that has a frontage to 2 roads—</p> <p>(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 <i>Local Government Act 1999</i>; or</p> <p>(ii) in any other case, the road in relation to which the site has a shorter frontage; or</p> <p>(c) in any other case, the road that forms part of the street address of the building, as determined by the council</p>	 <p>Example of (a)</p>

Term (Column A)	Definition (Column B)	Illustrations (Column C)
	<p>for the relevant area when it is allocated numbers to buildings and allotments under section 220 of the <i>Local Government Act 1999</i>.</p>	 <p>The illustrations show three types of allotments:</p> <ul style="list-style-type: none"> Example of (b)(i): An 'Existing Square Shaped Allotment' situated between a 'PRIMARY STREET' on the left and 'ANOTHER STREET FRONTAGE' on the right. A dashed line indicates 'One Street Frontage & Also the Property Address' along the top boundary, with a dimension 'X' shown. Example of (b)(ii): An 'Existing Allotment' situated between a 'PRIMARY STREET' on the left and 'ANOTHER STREET FRONTAGE' on the right. A dashed line indicates 'One Street Frontage Only' along the top boundary. Example of (c): An 'Existing Multi-frontage or irregular shaped allotment' situated between a 'PRIMARY STREET' on the left and 'ANOTHER STREET FRONTAGE' on the right. A dashed line indicates 'Street Frontage Matching the Property Address' along the top boundary.

Planning and Design Code
Administrative Definitions Table AD

Term (Column A)	Definition (Column B)	Illustrations (Column C)
Private open space	<p>Means an outdoor area associated with a dwelling that:</p> <ul style="list-style-type: none"> (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. <p>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, rainwater tanks, utilities, driveways and vehicle parking areas.</p>	
Proclaimed shipwreck	<p>Means—</p> <ul style="list-style-type: none"> (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	<p>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).</p>	

Term (Column A)	Definition (Column B)	Illustrations (Column C)
Sensitive land use	<p>Means:</p> <ul style="list-style-type: none"> (a) any use for residential purposes or land zoned primarily for residential purposes (b) a pre-school (c) educational establishment (d) hospital (e) supported accommodation (f) tourist accommodation. 	
Site	<p>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.</p>	
South	<p>Means—true south.</p>	
South facing	<p>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.</p>	 <p>Example of south facing walls.</p>

Planning and Design Code
Administrative Definitions Table AD

Term (Column A)	Definition (Column B)	Illustrations (Column C)
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 8—Referrals to other Authorities or Agencies

- 1 Schedule 9 of the *Planning Development and Infrastructure Regulations* prescribes classes of development that require referral to a prescribed body for the purposes of Section 122 of the *Planning, Development and Infrastructure Act 2016*.
- 2 The referrals in the following table are those which apply anywhere in the State (as opposed to specific geographical areas) and are additional to those specified within Overlays in the Planning and Design Code which relate to specific geographical areas.

Planning and Design Code

Referrals

Referral Body: Environment Protection Authority

Environment Protection Authority			
Referral Category (Activities of Environmental Significance)	Class of Development / Activity	Referral triggers	Purpose of referral
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 used to generate electricity that is then supplied to another person for use at another place.	To provide expert technical assessment and direction to the relevant authority on the assessment of the potential harm from pollution and waste aspects arising from activities of environmental significance and other activities that have the potential to cause serious environmental harm.
	Energy recovery from waste	Development involving energy recovery from <i>waste</i> , including <i>anaerobic digestion</i> and thermal activities such as <i>direct combustion</i> , <i>pyrolysis</i> and <i>gasification</i> used to generate gas, heat, electricity or a combination.	
	Energy generation and storage	Development involving an <i>electricity generating plant</i> or <i>energy storage facility</i> (other than a <i>battery storage facility</i>) using any other energy source (excluding <i>fuel burning</i> and solar photovoltaic) with a capacity to generate or store 30 megawatts (MW) or more that is to be connected to the State's <i>power system</i> .	
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,	

Environment Protection Authority			
Referral Category (Activities of Environmental Significance)	Class of Development / Activity	Referral triggers	Purpose of referral
		<p>inorganic fertilisers, soap, sodium silicate, lime or other calcium compound;</p> <p>(ii) manufacture (through chemical reaction) or processing of any organic chemical or chemical product or petrochemical, including the separation of such materials into different products by distillation or other means; or</p> <p>(b) works with a total processing capacity exceeding 5,000 tonnes per year involving operations for salt production.</p>	
	Coke works	The production, quenching, cutting, crushing and grading of coke.	
	Hydrocarbon storage or production works	<p>The conduct of works or a facility:</p> <p>(a) for the storage of hydrocarbon or hydrocarbon products in tanks that, in aggregate, have a storage capacity exceeding 100m³; or</p> <p>(b) for the production of hydrocarbon or hydrocarbon products, being works having a total capacity exceeding 20 tonnes per hour.</p>	
	Petrol stations	The conduct of a petrol station, being a facility for the storage and retail sale of petroleum products or other liquid organic chemical substances	
	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.	

Planning and Design Code

Referrals

Referral Body: Environment Protection Authority

Environment Protection Authority			
Referral Category (Activities of Environmental Significance)	Class of Development / Activity	Referral triggers	Purpose of referral
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 5m ³ 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 <i>argillaceous</i> and <i>calcareous</i> materials in the production of cement clinker or the grinding of cement clinker.	
	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 0.5m ³ per production cycle.	

Environment Protection Authority			
Referral Category (Activities of Environmental Significance)	Class of Development / Activity	Referral triggers	Purpose of referral
	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	

Planning and Design Code

Referrals

Referral Body: Environment Protection Authority

Environment Protection Authority			
Referral Category (Activities of Environmental Significance)	Class of Development / Activity	Referral triggers	Purpose of referral
		<p>milling, or printed circuit board manufacture, being works producing more than 5 kilolitres per day of effluent; or</p> <p>(b) works for hot dip galvanising; or</p> <p>(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.</p>	
	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 4,000m ³ 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.	
	Waste recovery (excluding a prescribed approved activity)		

Environment Protection Authority			
Referral Category (Activities of Environmental Significance)	Class of Development / Activity	Referral triggers	Purpose of referral
Resource recovery, waste disposal and related activities	Waste recovery facility	The conduct of a <i>waste recovery facility</i> , 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 <i>preliminary treatment</i> , or has the capacity for the <i>preliminary treatment</i> 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.	
	Waste reprocessing (<i>excluding a prescribed approved activity</i>)		
	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	

Planning and Design Code

Referrals

Referral Body: Environment Protection Authority

Environment Protection Authority			
Referral Category (Activities of Environmental Significance)	Class of Development / Activity	Referral triggers	Purpose of referral
		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.	
	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: <ul style="list-style-type: none"> (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 	

Environment Protection Authority			
Referral Category (Activities of Environmental Significance)	Class of Development / Activity	Referral triggers	Purpose of referral
		regard to the prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority.	
	Waste disposal (<i>excluding a prescribed approved activity</i>)		
	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	

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Referrals

Referral Body: Environment Protection Authority

Environment Protection Authority			
Referral Category (Activities of Environmental Significance)	Class of Development / Activity	Referral triggers	Purpose of referral
		(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 <i>CWMS</i> , 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 <i>listed waste</i> is produced as waste or becomes waste, but excluding the following: (a) a domestic activity; (b) retail pharmacy;	

Environment Protection Authority			
Referral Category (Activities of Environmental Significance)	Class of Development / Activity	Referral triggers	Purpose of referral
		<ul style="list-style-type: none"> (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. 	
	Reception or storage of listed waste	<p>The conduct of a depot, facility or works for the reception or storage of a <i>listed waste</i>, but excluding the following:</p> <ul style="list-style-type: none"> (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; 	

Planning and Design Code

Referrals

Referral Body: Environment Protection Authority

Environment Protection Authority			
Referral Category (Activities of Environmental Significance)	Class of Development / Activity	Referral triggers	Purpose of referral
		<p>(c) the reception or storage by a council or hospital of medical waste produced in the course of a prescribed medical activity;</p> <p>(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.</p>	
	Treatment of listed waste	The conduct of a depot, facility or works for the treatment of a <i>listed waste</i> , or <i>wastewater</i> 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	Brukungu Mine Site	The management of the abandoned Brukungu mine site and associated acid neutralisation plant situated adjacent to Dawesley Creek in the Mount Lofty Ranges.	
	Discharge of stormwater to underground aquifer	<p>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-</p> <p>(a) land or premises on which a business is carried on in the council area of the City of Mount Gambier; or</p> <p>(b) a stormwater drainage system in the council area of the City of Mount Gambier; or</p>	

Environment Protection Authority			
Referral Category (Activities of Environmental Significance)	Class of Development / Activity	Referral triggers	Purpose of referral
		(c) a stormwater drainage system in Metropolitan Adelaide.	
Animal husbandry, Aquaculture and other activities	Feedlots	<p>carrying on an operation for holding in A confined yard or area and feeding principally by mechanical means or by hand-</p> <p>(a) not less than an average of 500 cattle, or 4,000 sheep or goats per day over any period of 12 months; or</p> <p>(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,</p> <p>but excluding any such operation carried on at an abattoir, slaughterhouse or saleyard or for the purpose only of drought or other emergency feeding.</p>	
	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	

Planning and Design Code

Referrals

Referral Body: Environment Protection Authority

Environment Protection Authority			
Referral Category (Activities of Environmental Significance)	Class of Development / Activity	Referral triggers	Purpose of referral
		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 <i>water protection area</i> - 130 or more standard pig units.	
	Poultry farms	The keeping of poultry in confined or roofed structure(s) exceeding 1,000m ² .	
	Dairies	Carrying on of a dairy with a total processing capacity exceeding more than 100 milking animals at any 1 time in a <i>water protection area</i> .	
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.	

Environment Protection Authority			
Referral Category (Activities of Environmental Significance)	Class of Development / Activity	Referral triggers	Purpose of referral
	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 <i>Fisheries Management Act 2007</i>) 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	

Planning and Design Code

Referrals

Referral Body: Environment Protection Authority

Environment Protection Authority			
Referral Category (Activities of Environmental Significance)	Class of Development / Activity	Referral triggers	Purpose of referral
		<p>through the application of heat with a processing capacity exceeding 30kg per hour, or;</p> <p>(b) works at which more than 10ML of wastewater is generated per year and disposed of otherwise than to a sewer or CWMS.</p>	
	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	<p>the conduct of works at which meat, fish or other edible products are smoked, dried or cured by the application of heat or smoke:</p> <p>(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</p> <p>(b) with a total processing capacity exceeding 250kg per hour.</p>	
	Tanneries or fellmongeries	<p>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-</p> <p>(a) the processing of skins or hides by primary producers in the course of primary production activities outside township areas; or</p>	

Environment Protection Authority			
Referral Category (Activities of Environmental Significance)	Class of Development / Activity	Referral triggers	Purpose of referral
		(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	

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Referrals

Referral Body: Environment Protection Authority

Environment Protection Authority			
Referral Category (Activities of Environmental Significance)	Class of Development / Activity	Referral triggers	Purpose of referral
		facilities more than 300m from residential premises not associated with the facility.	
	Railway operations	<p>the conduct of any of the following activities associated with a railway:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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 horse-drawn 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 	

Environment Protection Authority			
Referral Category (Activities of Environmental Significance)	Class of Development / Activity	Referral triggers	Purpose of referral
		necessary and has provided written confirmation of this to the relevant authority.	
	Crushing, grinding or milling	<p>Processing (by crushing, grinding, milling or separating into different sizes by sieving, air elutriation or in any other manner) of-</p> <p>(a) chemicals or rubber at a rate:</p> <p>(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</p> <p>(ii) in excess of 100 tonnes per year; or</p> <p>(b) agricultural crop products at a rate:</p> <p>(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</p> <p>(ii) in excess of 500 tonnes per year; but excluding non-commercial processing for on farm use; or</p> <p>(c) rock, ores or minerals at a rate:</p> <p>(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</p> <p>(ii) in excess of 1,000 tonnes per year; but excluding processing of wet sand.</p>	
	Dredging	The conduct of capital dredging being: the excavation of more than 10m ³ of material from the bed of any marine	

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Referral Body: Environment Protection Authority

Environment Protection Authority			
Referral Category (Activities of Environmental Significance)	Class of Development / Activity	Referral triggers	Purpose of referral
		<p>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:</p> <ul style="list-style-type: none"> (a) maintenance dredging; (b) works associated with the establishment of a visual aid; or (c) any lawful fishing or recreational activity. 	
	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	<p>The conduct of facilities for commercial or charter aircraft take-off and landing, being facilities estimated to be used for:</p> <ul style="list-style-type: none"> (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. 	

Environment Protection Authority			
Referral Category (Activities of Environmental Significance)	Class of Development / Activity	Referral triggers	Purpose of referral
	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 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	

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Referrals

Referral Body: Environment Protection Authority

Environment Protection Authority			
Referral Category (Activities of Environmental Significance)	Class of Development / Activity	Referral triggers	Purpose of referral
		(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.	
	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 (b) the total volume of the discharges exceeds 50kl per day.	

Environment Protection Authority			
Referral Category (Activities of Environmental Significance)	Class of Development / Activity	Referral triggers	Purpose of referral
	Saline water discharge	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.	
	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.	

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Referrals

Referral Body: The Minister responsible for the administration of the *Natural Resources Management Act 2004*

Minister responsible for the administration of the <i>Natural Resources Management Act 2004</i>		
Referral Category	Class of Development	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 Mount Lofty Ranges Water Protection Area Overlay, 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.	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.

Referral Body: Technical Regulator		
Referral Category	Class of Development	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, Development and Infrastructure Regulations 2019</i> , 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.	To provide expert technical assessment and direction to the relevant authority on: <ul style="list-style-type: none"> potential impacts of development on electricity infrastructure, potential safety issues relating to development in close proximity to electricity infrastructure.

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Referral Body: Minister for the time being administering the Aquaculture Act 2001

Referral Body: Minister for the time being administering the <i>Aquaculture Act 2001</i>		
Referral Category	Class of Development	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 Aquaculture Act 2001.

Part 9—Table of Amendments

Table P9—Table of Planning and Design Code Amendments

Date of adoption	Planning and Design Code version number	Amendment type	Summary of Amendments
1 July 2019	1	Commencement of operation	N/A

