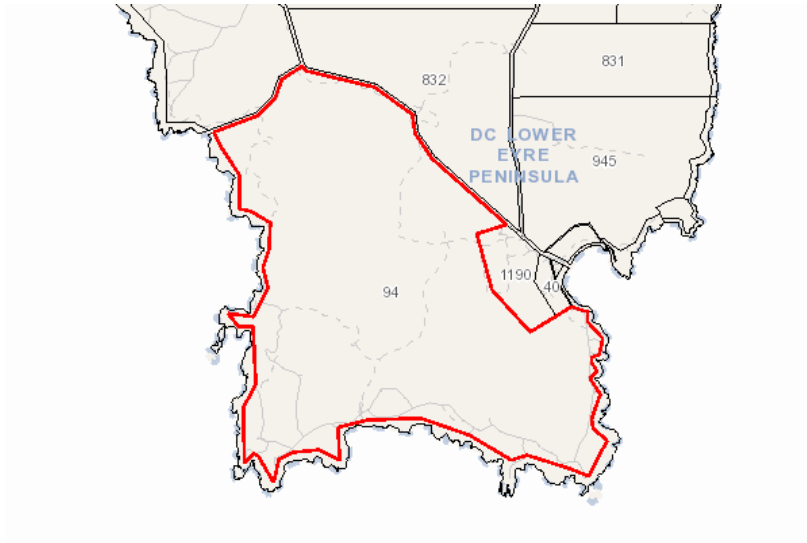


94 RIGHT WHALE RD SLEAFORD SA 5607

Address:

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

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



Property Zoning Details

Overlay

- Coastal Areas
- Historic Shipwrecks (*Federal*)
- Hazards (Bushfire - High Risk) (*High*)
- Marine Parks (Managed Use)
- Native Vegetation
- Prescribed Wells Area
- State Significant Native Vegetation
- Water Resources

Subzone

- Visitor Experience

Zone

- Caravan and Tourist Park
- Conservation

Development Pathways

- Caravan and Tourist Park

1. Accepted Development

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

- Air handling unit, air conditioning system or exhaust fan
- Brush fence
- Internal building work
- Partial demolition of a building or structure
- Solar photovoltaic panels (roof mounted)
- Water tank (above ground)

2. Code Assessed - Deemed to Satisfy

Means that the development type requires consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.

- Advertisement

- Dwelling addition
- Replacement building
- Temporary accommodation in an area affected by bushfire

3. Code Assessed - Performance Assessed

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

- Advertisement
- Carport
- Demolition
- Dwelling addition
- Office
- Outbuilding (in the form of a garage)
- Restaurant
- Retaining wall
- Shop (not being a restaurant)
- Tourist accommodation
- Tree-damaging activity
- Verandah

4. Impact Assessed - Restricted

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

■ Conservation

1. Accepted Development

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

- Air handling unit, air conditioning system or exhaust fan
- Internal building work
- Partial demolition of a building or structure
- Protective tree netting structure
- Solar photovoltaic panels (roof mounted)
- Water tank (above ground)

2. Code Assessed - Deemed to Satisfy

Means that the development type requires consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.

- Advertisement
- Replacement building
- Temporary accommodation in an area affected by bushfire

3. Code Assessed - Performance Assessed

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

- Advertisement
- Agricultural building
- Carport
- Demolition
- Dwelling
- Dwelling addition
- Farming
- Land division
- Outbuilding (in the form of a garage)
- Retaining wall
- Tourist accommodation

- Tree-damaging activity

4. Impact Assessed - Restricted

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

Property Policy Information for above selection

Part 2 - Zones and Sub Zones

Caravan and Tourist Park Zone

Assessment Provisions (AP)

Desired Outcome	
DO 1	Tourist accommodation and associated services and facilities enhance visitor experiences and enjoyment.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
<p>PO 1.1</p> <p>The provision of tourist accommodation in non-permanent structures largely in the form of caravan and tent sites, cabins and transportable dwellings, are complemented by permanent buildings for tourist accommodation in appropriate locations and a range of associated facilities to enhance experiences for travellers.</p>	<p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following land uses:</p> <ul style="list-style-type: none"> (a) Advertisement (b) Amenity block, including shower, toilet and laundry facilities (c) Dwelling in the form of a manager's residence ancillary to tourist accommodation (d) Office ancillary to tourist accommodation (e) Recreation area including tennis court, basketball court, playground (f) Shop ancillary to tourist accommodation (g) Swimming pool/spa pool (h) Tourist accommodation comprising cabins, caravans, tent sites.
<p>PO 1.2</p> <p>Tourist accommodation and associated facilities are located within an open landscaped setting for the amenity of travellers.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>On-site amenities including shower, toilet and laundry facilities, recreation areas, swimming pool/spa and similar activities are provided in association with tourist accommodation at a scale commensurate with the number of travellers and residents able to be accommodated within the park for their convenience and enjoyment.</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
<p>PO 1.4</p> <p>Dwelling in the form of a manager or caretaker residence associated with and ancillary to tourist accommodation for the efficient management, maintenance and support of tourist activities.</p>	<p>DTS/DPF 1.4</p> <p>Dwelling:</p> <ul style="list-style-type: none"> (a) is ancillary to and located on the same allotment as the tourist accommodation (b) has a demonstrated connection with tourist accommodation (c) will not result in more than one worker's dwelling on an allotment.
<p>PO 1.5</p> <p>Caravans, cabins and other forms of accommodation used for non-traveller residential purposes do not unduly compromise the provision and availability of tourist accommodation for the benefit and convenience of travellers.</p>	<p>DTS/DPF 1.5</p> <p>Residential accommodation comprises no more than 40% of the total number of residences (cabins, caravan and tent sites and other accommodation) on each allotment.</p>
<p>PO 1.6</p> <p>Shop associated with and ancillary to tourist accommodation as a convenient service to travellers accommodated within the zone.</p>	<p>DTS/DPF 1.6</p> <p>Shop:</p> <ul style="list-style-type: none"> (a) is ancillary to and located on the same allotment as tourist

accommodation

(b) has a gross leasable floor area up to 150m².

<p>PO 1.7</p> <p>Office associated with and ancillary to tourist accommodation to support the management and operational aspects of tourist development.</p>	<p>DTS/DPF 1.7</p> <p>Office:</p> <p>(a) is ancillary to and located on the same allotment as tourist accommodation</p> <p>(b) has a gross leasable floor area up to 50m².</p>
Built Form and Character	
<p>PO 2.1</p> <p>Buildings positively contribute to the character of the locality and complement the height of nearby buildings.</p>	<p>DTS/DPF 2.1</p> <p>Building height does not exceed 1 building level and 6 metres.</p>
<p>PO 2.2</p> <p>Landscaping is used to define spaces, reinforce internal networks and screen utility areas from surrounding uses to enhance visual amenity within and around the perimeter of the zone.</p>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
<p>PO 2.3</p> <p>Buildings and fixtures attached to the land and recreational facilities are set back from internal roads to accommodate vehicular movements and contribute to the safety of residents and travellers.</p>	<p>DTS/DPF 2.3</p> <p>Buildings and fixtures attached to the land and recreational facilities are set back at least 1 metre from an internal road.</p>
<p>PO 2.4</p> <p>Buildings are set back from public roads to mitigate impacts on the streetscape.</p>	<p>DTS/DPF 2.4</p> <p>Buildings are set back at least 6 metres from a public road.</p>
<p>PO 2.5</p> <p>Buildings, caravan and tent sites and recreational areas set back from the boundary of the zone to minimise impacts on neighbouring properties.</p>	<p>DTS/DPF 2.5</p> <p>Buildings, caravan and tent sites and recreational areas are set back at least 2 metres from the zone boundary and an adjoining site in other ownership used for residential purposes.</p>
Land Division	
<p>PO 3.1</p> <p>No additional allotment(s) are created except where a lease or licence agreement is made, granted or accepted under the <i>Residential Parks Act 2007</i> to provide for the secure accommodation of longer-term residents.</p>	<p>DTS/DPF 3.1</p> <p>Land division for a lease or licence under the <i>Residential Parks Act 2007</i> where an agreement is made, granted or accepted under that Act.</p>
<p>PO 3.2</p> <p>Each caravan, cabin and dwelling is provided with adequate space for the occupant's exclusive use to enhance the amenity for travellers.</p>	<p>DTS/DPF 3.2</p> <p>Caravan, cabin and dwelling sites are not less than 100m² in area.</p>
Internal Roads	
<p>PO 4.1</p> <p>Internal road surfaces are treated to prevent the generation of dust</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>

to contribute to the amenity of residents and travellers.	
Advertisements	
<p>PO 5.1</p> <p>Freestanding advertisements do not create a visually dominant element within the locality, particularly when facing a residential area.</p>	<p>DTS/DPF 5.1</p> <p>Freestanding advertisements are:</p> <ul style="list-style-type: none"> (a) up to 2m in height above natural ground level and up to 2m² per sign face when located adjacent to a zone primarily for residential development. (b) up to 4m in height above natural ground level and up to 4m² per sign face in any other case.
Concept Plans	
<p>PO 6.1</p> <p>Development is compatible with the outcomes sought by any relevant Concept Plan contained within the <i>Concept Plans Technical and Numeric Variation Overlay</i>. The following Concept Plans are relevant:</p> <p>Note: if no Concept Plan is returned then none apply to the site.</p>	<p>DTS/DPF 6.1</p> <p>The site of the development is wholly located outside the Concept Plan boundary.</p>

Table 1 - Accepted Development Classification

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

Class of Development	Accepted Development Classification Criteria
<p>Air handling unit, air conditioning system or exhaust fan including any components or alterations incidental to its installation</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> ● Local Heritage Place Overlay ● State Heritage Area Overlay ● State Heritage Place Overlay 	<ol style="list-style-type: none"> 1. The item will be installed on or within an existing building 2. The item being installed does not encroach on a public street or affect the ability of the building to resist the spread of fire 3. If the associated building is in a Historic Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street.
<p>Brush fence</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> ● Hazards (Acid Sulfate Soils) Overlay ● Hazards (Flooding) Overlay ● Historic Area Overlay ● Local Heritage Place Overlay ● Ramsar Wetlands Overlay ● River Murray Flood Plain Protection Area Overlay ● Significant Landscape Protection Overlay ● State Heritage Area Overlay ● State Heritage Place Overlay 	<ol style="list-style-type: none"> 1. The fence is formed (wholly or partially) from brush 2. The fence does not exceed 2.1 metres in height (measured from the lower of the 2 adjoining finished ground levels) 3. The fence does not exceed 1 m in height within 6 m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved).
<p>Building work on railway land</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> ● Coastal Areas Overlay ● Hazards (Acid Sulfate Soils) Overlay ● Local Heritage Place Overlay ● Mount Lofty Ranges Catchment (Area 1) Overlay ● Mount Lofty Ranges Catchment (Area 2) Overlay ● River Murray Flood Plain Protection Area Overlay ● Significant Landscape Protection Overlay ● State Heritage Area Overlay ● State Heritage Place Overlay 	<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 (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017) 3. It is required for the conduct or maintenance of railway activities 4. It does not involve the clearance of native vegetation.
<p>Carpport</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"> 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996 2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 3. 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.

<ul style="list-style-type: none"> ● Future Road Widening Overlay ● Hazards (Acid Sulfate Soils) Overlay ● Historic Area Overlay ● Key Outback and Rural Routes Overlay ● Key Railway Crossings Overlay ● Local Heritage Place Overlay ● Major Urban Transport Routes Overlay ● Mount Lofty Ranges Catchment (Area 1) Overlay ● Mount Lofty Ranges Catchment (Area 2) Overlay ● Non-Stop Corridors Overlay ● Significant Landscape Protection Overlay ● State Heritage Area Overlay ● State Heritage Place Overlay ● Urban Transport Routes Overlay 	<p>back as the building line or the building to which it is ancillary</p> <ol style="list-style-type: none"> 5. Total floor area - does not exceed 40m² (60m² in the Rural Zone, Rural Horticulture Zone, Rural Intensive Enterprise Zone) 6. Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 7. Building height - does not exceed 5m 8. If situated on or abutting a boundary (not being a boundary with a primary street) - a length not exceeding 11m 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 9. If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street): <ol 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) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure 10. The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment 11. Door opening for vehicle access - does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser) 12. The carport is located so that vehicle access: <ol style="list-style-type: none"> (a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or (b) will use a driveway that: <ol style="list-style-type: none"> (i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; (ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; (iii) 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 (iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access (v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site. 13. If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour 14. Does not involve the clearance of native vegetation.
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<p>Internal building work</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> ● Local Heritage Place Overlay ● 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"> ● Coastal Areas Overlay ● Future Road Widening Overlay ● Hazards (Acid Sulfate Soils) Overlay ● Hazards (Flooding) Overlay ● Historic Area Overlay ● Key Outback and Rural Routes Overlay ● Key Railway Crossings Overlay ● Local Heritage Place Overlay ● Major Urban Transport Routes Overlay ● Mount Lofty Ranges Catchment (Area 1) Overlay ● Mount Lofty Ranges Catchment (Area 2) Overlay ● Non-Stop Corridors Overlay ● River Murray Flood Plain Protection Area Overlay ● Significant Landscape Protection Overlay ● State Heritage Area Overlay ● State Heritage Place Overlay ● Urban Transport Routes Overlay 	<ol style="list-style-type: none"> 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996 2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 3. It is detached from and 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 (60m² in the Rural Zone, Rural Horticulture Zone, Rural Living Zone, Rural Intensive Enterprise Zone) 7. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 8. Building height - does not exceed 5m 9. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 10m unless: <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 10. If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol 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) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure 11. Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60% 12. Door opening for vehicle access - does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser) 13. The garage located so that vehicle access: <ol style="list-style-type: none"> (a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or (b) will use a driveway that: <ol style="list-style-type: none"> (i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; (ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; (iii) 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 (iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access

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

14. If clad in sheet metal-is pre-colour treated or painted in a non-reflective colour

15. Does not involve-

- (a) excavation exceeding a vertical height of 1 metre; or
- (b) filling exceeding a vertical height of 1 metre,

and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2 metres.

16. Does not involve the clearance of native vegetation.

<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 ● Future Road Widening Overlay ● Hazards (Acid Sulfate Soils) Overlay ● Hazards (Flooding) Overlay ● Historic Area Overlay ● Local Heritage Place Overlay ● Mount Lofty Ranges Catchment (Area 1) Overlay ● Mount Lofty Ranges Catchment (Area 2) Overlay ● River Murray Flood Plain Protection Area Overlay ● Significant Landscape Protection Overlay ● State Heritage Place Overlay ● State Heritage Area Overlay 	<ol style="list-style-type: none"> 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 3. It is detached from and 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 (60m² in the Rural Zone, Rural Horticulture Zone, Rural Living Zone, Rural Intensive Enterprise Zone) 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 11m 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 10. If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol 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) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure 11. Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60% 12. If clad in sheet metal-is pre-colour treated or painted in a non-reflective colour. 13. Does not involve- <ol style="list-style-type: none"> (a) excavation exceeding a vertical height of 1 metre; or (b) filling exceeding a vertical height of 1 metre, <p>and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2 metres.</p> 14. Does not involve the clearance of native vegetation.
<p>Partial demolition of a building or structure</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> ● Historic Area Overlay ● Local Heritage Place Overlay ● State Heritage Place Overlay ● State Heritage Area Overlay 	<p>None</p>
<p>Private bushfire shelter</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> ● Coastal Areas Overlay ● Future Road Widening Overlay ● Hazards (Acid Sulfate Soils) 	<ol style="list-style-type: none"> 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 3. 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 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>Overlay</p> <ul style="list-style-type: none">● Hazards (Flooding) Overlay● Local Heritage Place Overlay● River Murray Flood Plain Protection Area Overlay● Significant Landscape Protection Overlay● State Heritage Area Overlay● State Heritage Place Overlay● State Significant Native Vegetation Overlay	
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<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> ● Coastal Areas Overlay ● Future Road Widening Overlay ● Hazards (Acid Sulfate Soils) Overlay ● Historic Area Overlay ● Local Heritage Place Overlay ● River Murray Flood Plain Protection Area Overlay ● Ramsar Wetlands Overlay ● Significant Landscape Protection Overlay ● State Heritage Area Overlay ● State Heritage Place Overlay 	<ol style="list-style-type: none"> 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 3. Shade sail consists of permeable material 4. The total area of the sail - does not exceed 40m² 5. No part of the shade sail will be: <ol style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 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 11m 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. 9. Does not involve the clearance of native vegetation.
<p>Solar photovoltaic panels (roof mounted)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> ● Local Heritage Place Overlay ● State Heritage Area Overlay ● State Heritage Place Overlay 	<ol style="list-style-type: none"> 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 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. 5. If the building is in a Historic Area Overlay - no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street.
<p>Swimming pool or spa pool, including an associated safety fence or barrier</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> ● Coastal Areas Overlay ● Future Road Widening Overlay ● Hazards (Acid Sulfate Soils) Overlay ● Hazards (Flooding) Overlay ● Historic Area Overlay ● Local Heritage Place Overlay ● River Murray Flood Plain Protection Area Overlay ● Significant Landscape Protection Overlay ● State Heritage Area Overlay ● State Heritage Place Overlay ● Water Resources Overlay 	<ol style="list-style-type: none"> 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 3. It is 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; or (b) not less than 12m in any other case. 7. Does not involve the clearance of native vegetation.
<p>Verandah</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"> 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 3. It is ancillary to a dwelling erected on the site 4. Primary street setback - as far back as the building line of the building to which it is ancillary

<ul style="list-style-type: none"> ● Future Road Widening Overlay ● Historic Area Overlay ● Local Heritage Place Overlay ● Mount Lofty Ranges Catchment (Area 1) Overlay ● Mount Lofty Ranges Catchment (Area 2) Overlay ● Significant Landscape Protection Overlay ● State Heritage Area Overlay ● State Heritage Place Overlay 	<p>ancillary</p> <ol style="list-style-type: none"> 5. Total floor area - does not exceed 40m² (60m² in the Rural Zone, Rural Horticulture Zone, Rural Living Zone) 6. Post height - does not exceed 3m measured from natural ground level 7. Building height - does not exceed 5m 8. Length - does not exceed 11m 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 60%. 10. Does not involve the clearance of native vegetation.
<p>Water tank (above ground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> ● Historic Area Overlay ● Local Heritage Place Overlay ● Ramsar Wetlands Overlay ● Significant Landscape Protection Overlay ● State Heritage Area Overlay ● State Heritage Place Overlay 	<ol style="list-style-type: none"> 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996 2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 3. 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. 9. Does not involve the clearance of native vegetation.
<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 ● Ramsar Wetlands 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 (including any associated pump) is located wholly below the level of the ground. 3. Does not involve the clearance of native vegetation.

Table 2 - Deemed-to-Satisfy Development Classification

The following table identifies Classes of Development that are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'. Provisions referred to in the table 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.

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>Advertisement Except where any of the following apply:</p> <ul style="list-style-type: none"> Advertising Near Signalised Intersections Overlay Character Preservation District Overlay Heritage Adjacency Overlay Historic Area Overlay Local Heritage Place Overlay Non-stop Corridor Overlay Significant Landscape Protection Overlay State Heritage Area Overlay State Heritage Place Overlay 	<p>Advertisements DTS/DPF 5.1</p>	<p>Advertisements [Appearance] DTS/DPF 1.1, DTS/DPF 1.3, DTS/DPF 1.4</p> <p>Advertisements [Proliferation of Advertisements] DTS/DPF 2.1, DTS/DPF 2.2</p> <p>Advertisements [Advertising Content] DTS/DPF 3.1</p> <p>Advertisements [Amenity Impacts] DTS/DPF 4.1</p> <p>Advertisements [Safety] DTS/DPF 5.1, DTS/DPF 5.2, DTS/DPF 5.3, DTS/DPF 5.4, DTS/DPF 5.5</p> <p>Clearance from Overhead Powerlines DTS/DPF 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] DTS/DPF 12.2</p>	<p>None</p>	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] DTS/DPF 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] DTS/DPF 1.1, DTS/DPF 1.2</p> <p>Defence Aviation Area Overlay [Built Form] DTS/DPF 1.1, DTS/DPF 1.3</p> <p>Gateway Overlay [Advertisements] DTS/DPF 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] DTS/DPF 1.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] DTS/DPF 1.1</p>
<p>Carport Except where any of the following apply:</p> <ul style="list-style-type: none"> Coastal Areas Overlay Hazards (Flooding) Overlay Historic Area Overlay Local Heritage Place Overlay Non-stop Corridor Overlay Ramsar Wetlands Overlay River Murray Flood 	<p>Built Form and Character DTS/DPF 2.1, DTS/DPF 2.3, DTS/DPF 2.4, DTS/DPF 2.5</p>	<p>Clearance from Overhead Powerlines DTS/DPF 1.1</p> <p>Design [All development [Earthworks and sloping land]] DTS/DPF 8.1</p> <p>Design [Residential development [Car parking, access and manoeuvrability]] DTS/DPF 17.4, DTS/DPF 17.5</p>	<p>None</p>	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] DTS/DPF 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] DTS/DPF 1.1, DTS/DPF 1.2</p> <p>Defence Aviation Area Overlay [Built Form] DTS/DPF 1.1, DTS/DPF 1.3</p>

<p>Plain Protection Area Overlay</p> <ul style="list-style-type: none"> • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay 		<p>Design in Urban Areas [All residential development [Ancillary Development]] DTS/DPF 16.1, DTS/DPF 16.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] DTS/DPF 12.2</p>		<p>Gateway Overlay [Landscape Amenity] DTS/DPF 2.1</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] DTS/DPF 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] DTS/DPF 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access -Roads and Driveways] DTS/DPF 2.2</p> <p>Historic Shipwrecks Overlay [General] DTS/DPF 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] DTS/DPF 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] DTS/DPF 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] DTS/DPF 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] DTS/DPF 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] DTS/DPF 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function]</p>
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				<p>DTS/DPF 1.1</p> <p>Native Vegetation Overlay [Environmental Protection] DTS/DPF 1.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] DTS/DPF 1.1</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1</p> <p>Urban Transport Routes Overlay [Access - Existing Access Point] DTS/DPF 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing)] DTS/DPF 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] DTS/DPF 6.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] DTS/DPF 7.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] DTS/DPF 8.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] DTS/DPF 9.1</p> <p>Water Resources Overlay [Water Catchment] DTS/DPF 1.5</p>
Office Except where any of the following apply:	Built Form and Character DTS/DPF 2.5, DTS/DPF 2.4, DTS/DPF 2.3,	Transport, Access and Parking [Vehicle Parking Areas]	None	Hazards (Bushfire - Outback) Overlay [Habitable Buildings]

<ul style="list-style-type: none"> • Character Area Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Design Overlay • Gateway Overlay • Hazards (Bushfire - High Risk) (<i>High</i>) Overlay • Hazards (Bushfire - Medium Risk) (<i>Medium</i>) Overlay • Hazards (Flooding) Overlay • Heritage Adjacency Overlay • Historic Area Overlay • Local Heritage Place Overlay • Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay • Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay • Non-stop Corridor Overlay • River Murray Flood Plain Protection Area Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Traffic Generating Development Overlay 	<p>DTS/DPF 2.1</p> <p>Land Use and Intensity DTS/DPF 1.7, DTS/DPF 1.1</p>	<p>DTS/DPF 6.6, DTS/DPF 6.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates] DTS/DPF 5.1</p> <p>Transport, Access and Parking [Vehicle Access] DTS/DPF 3.5, DTS/DPF 3.1</p> <p>Transport, Access and Parking [Movement Systems] DTS/DPF 1.4</p> <p>Interface between Land Uses [Activities Generating Noise or Vibration] DTS/DPF 4.6, DTS/DPF 4.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] DTS/DPF 12.2, DTS/DPF 12.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] DTS/DPF 11.1</p> <p>Design [All development [Earthworks and sloping land]] DTS/DPF 8.2, DTS/DPF 8.1</p> <p>Design [All development [On-site Waste Treatment Systems]] DTS/DPF 6.1</p> <p>Design [All development [External Appearance]] DTS/DPF 1.4</p> <p>Clearance from Overhead Powerlines DTS/DPF 1.1</p>		<p>DTS/DPF 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access -Roads and Driveways] DTS/DPF 2.2</p> <p>Water Resources Overlay [Water Catchment] DTS/DPF 1.5</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] DTS/DPF 9.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] DTS/DPF 8.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] DTS/DPF 7.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] DTS/DPF 6.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing)] DTS/DPF 4.1</p> <p>Urban Transport Routes Overlay [Access - Existing Access Point] DTS/DPF 3.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] DTS/DPF 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] DTS/DPF 1.1</p>
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				<p>Native Vegetation Overlay [Environmental Protection] DTS/DPF 1.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] DTS/DPF 1.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] DTS/DPF 8.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] DTS/DPF 7.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] DTS/DPF 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] DTS/DPF 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] DTS/DPF 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1</p> <p>Historic Shipwrecks Overlay [General] DTS/DPF 1.1</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] DTS/DPF 1.1</p> <p>Defence Aviation Area Overlay [Built Form] DTS/DPF 1.3, DTS/DPF 1.1</p> <p>Building Near Airfields Overlay DTS/DPF 1.2, DTS/DPF</p>
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				<p>1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] DTS/DPF 1.2, DTS/DPF 1.1</p> <p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] DTS/DPF 1.1</p>
<p>Outbuilding (in the form of a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Non-stop Corridor Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Protection Area Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<p>Built Form and Character DTS/DPF 2.5, DTS/DPF 2.4, DTS/DPF 2.3, DTS/DPF 2.1</p>	<p>Infrastructure and Renewable Energy Facilities [Wastewater Services] DTS/DPF 12.2</p> <p>Design in Urban Areas [All residential development [Ancillary Development]] DTS/DPF 16.2, DTS/DPF 16.1</p> <p>Design [Residential development [Car parking, access and manoeuvrability]] DTS/DPF 17.5, DTS/DPF 17.4</p> <p>Design [All development [Earthworks and sloping land]] DTS/DPF 8.1</p> <p>Clearance from Overhead Powerlines DTS/DPF 1.1</p>	<p>None</p>	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] DTS/DPF 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] DTS/DPF 1.1, DTS/DPF 1.2</p> <p>Defence Aviation Area Overlay [Built Form] DTS/DPF 1.1, DTS/DPF 1.3</p> <p>Gateway Overlay [Landscape Amenity] DTS/DPF 2.1</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] DTS/DPF 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] DTS/DPF 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access -Roads and Driveways] DTS/DPF 2.2</p> <p>Historic Shipwrecks Overlay [General] DTS/DPF 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] DTS/DPF 3.1</p>

				<p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] DTS/DPF 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] DTS/DPF 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] DTS/DPF 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] DTS/DPF 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] DTS/DPF 1.1</p> <p>Native Vegetation Overlay [Environmental Protection] DTS/DPF 1.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] DTS/DPF 1.1</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1</p> <p>Urban Transport Routes Overlay [Access - Existing Access Point] DTS/DPF 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing)] DTS/DPF 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1</p> <p>Urban Transport Routes</p>
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				<p>Overlay [Access - Stormwater] DTS/DPF 6.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] DTS/DPF 7.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] DTS/DPF 8.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] DTS/DPF 9.1</p> <p>Water Resources Overlay [Water Catchment] DTS/DPF 1.5</p>
<p>Replacement building Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • River Murray Flood Plain Protection Area Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	None	None	None	None
<p>Shop Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Area Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Design Overlay • Gateway Overlay • Hazards (Bushfire - High Risk) (<i>High</i>) Overlay • Hazards (Bushfire - Medium Risk) (<i>Medium</i>) Overlay • Hazards (Flooding) Overlay • Heritage Adjacency Overlay • Historic Area Overlay • Local Heritage Place Overlay • Non-stop Corridor Overlay • River Murray Flood Plain Protection Area Overlay 	<p>Land Use and Intensity DTS/DPF 1.1, DTS/DPF 1.6</p> <p>Built Form and Character DTS/DPF 2.1, DTS/DPF 2.3, DTS/DPF 2.4, DTS/DPF 2.5</p>	<p>Clearance from Overhead Powerlines DTS/DPF 1.1</p> <p>Design [All development [External Appearance]] DTS/DPF 1.4</p> <p>Design [All development [On-site Waste Treatment Systems]] DTS/DPF 6.1</p> <p>Design [All development [Earthworks and sloping land]] DTS/DPF 8.1, DTS/DPF 8.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] DTS/DPF 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] DTS/DPF 12.1, DTS/DPF 12.2</p>	None	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] DTS/DPF 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] DTS/DPF 1.1, DTS/DPF 1.2</p> <p>Building Near Airfields Overlay DTS/DPF 1.1, DTS/DPF 1.2</p> <p>Defence Aviation Area Overlay [Built Form] DTS/DPF 1.1, DTS/DPF 1.3</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] DTS/DPF 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] DTS/DPF 1.1</p>

<ul style="list-style-type: none"> • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Traffic Generating Development Overlay 		<p>Interface between Land Uses [Hours of Operation] DTS/DPF 2.1</p> <p>Interface between Land Uses [Activities Generating Noise or Vibration] DTS/DPF 4.1, DTS/DPF 4.6</p> <p>Transport, Access and Parking [Movement Systems] DTS/DPF 1.4</p> <p>Transport, Access and Parking [Vehicle Access] DTS/DPF 3.1, DTS/DPF 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates] DTS/DPF 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas] DTS/DPF 6.1, DTS/DPF 6.6</p>		<p>Hazards (Bushfire - Outback) Overlay [Vehicle Access -Roads and Driveways] DTS/DPF 2.2</p> <p>Historic Shipwrecks Overlay [General] DTS/DPF 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] DTS/DPF 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] DTS/DPF 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] DTS/DPF 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] DTS/DPF 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] DTS/DPF 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] DTS/DPF 1.1</p> <p>Native Vegetation Overlay [Environmental Protection] DTS/DPF 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] DTS/DPF 1.1</p> <p>State Significant Native</p>
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				<p>Vegetation Areas Overlay [Environmental Protection] DTS/DPF 1.1</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1</p> <p>Urban Transport Routes Overlay [Access - Existing Access Point] DTS/DPF 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing)] DTS/DPF 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] DTS/DPF 6.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] DTS/DPF 7.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] DTS/DPF 8.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] DTS/DPF 9.1</p> <p>Water Resources Overlay [Water Catchment] DTS/DPF 1.5</p>
Temporary accommodation in an area affected by bushfire	None	None	None	None
Tourist accommodation Except where any of the following apply:	Land Division DTS/DPF 3.2	Transport, Access and Parking [Vehicle Parking Areas]	None	Urban Transport Routes Overlay [Corner Cut-Offs] DTS/DPF 9.1

<ul style="list-style-type: none"> • Character Area Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Design Overlay • Gateway Overlay • Hazards (Bushfire - High Risk) (<i>High</i>) Overlay • Hazards (Bushfire - Medium Risk) (<i>Medium</i>) Overlay • Hazards (Bushfire - Regional) (<i>Regional</i>) Overlay • Hazards (Flooding) Overlay • Heritage Adjacency Overlay • Historic Area Overlay • Local Heritage Place Overlay • Noise and Air Emissions Overlay • Non-stop Corridor Overlay • Ramsar Wetlands Overlay • Resource Extraction Protection Area Overlay • River Murray Flood Plain Protection Area Overlay • Significant Industry Interface Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay 	<p>Built Form and Character DTS/DPF 2.5, DTS/DPF 2.4, DTS/DPF 2.3, DTS/DPF 2.1</p> <p>Land Use and Intensity DTS/DPF 1.1</p>	<p>DTS/DPF 6.6, DTS/DPF 6.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates] DTS/DPF 5.1</p> <p>Transport, Access and Parking [Vehicle Access] DTS/DPF 3.5, DTS/DPF 3.1</p> <p>Transport, Access and Parking [Movement Systems] DTS/DPF 1.4</p> <p>Site Contamination DTS/DPF 1.1</p> <p>Interface between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)] DTS/DPF 10.1</p> <p>Interface between Land Uses [Interface with Rural Activities] DTS/DPF 9.5, DTS/DPF 9.4, DTS/DPF 9.3</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] DTS/DPF 12.2, DTS/DPF 12.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] DTS/DPF 11.1</p> <p>Design [All non-residential development [Flooding]] DTS/DPF 31.1</p> <p>Design [All development [Earthworks and sloping land]] DTS/DPF 8.2, DTS/DPF 8.1</p> <p>Design [All development [On-site Waste Treatment Systems]] DTS/DPF 6.1</p> <p>Clearance from Overhead Powerlines DTS/DPF 1.1</p>		<p>Urban Transport Routes Overlay [Public Road Junctions] DTS/DPF 8.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] DTS/DPF 7.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] DTS/DPF 6.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing)] DTS/DPF 4.1</p> <p>Urban Transport Routes Overlay [Access - Existing Access Point] DTS/DPF 3.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] DTS/DPF 1.1</p> <p>Native Vegetation Overlay [Environmental Protection] DTS/DPF 1.1</p> <p>Limited Dwelling Overlay DTS/DPF 1.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] DTS/DPF 1.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] DTS/DPF 8.1</p> <p>Key Outback and Rural Routes Overlay [Access -</p>
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				<p>Stormwater] DTS/DPF 7.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] DTS/DPF 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] DTS/DPF 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] DTS/DPF 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1</p> <p>Historic Shipwrecks Overlay [General] DTS/DPF 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access -Roads and Driveways] DTS/DPF 2.2</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] DTS/DPF 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access -Roads and Driveways] DTS/DPF 5.2</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] DTS/DPF 3.2</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] DTS/DPF 1.1</p> <p>Defence Aviation Area Overlay [Built Form] DTS/DPF 1.3, DTS/DPF</p>
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				<p>1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] DTS/DPF 1.2, DTS/DPF 1.1</p> <p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] DTS/DPF 1.1</p>
<p>Verandah</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Protection Area Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<p>Built Form and Character</p> <p>DTS/DPF 2.5, DTS/DPF 2.4, DTS/DPF 2.3, DTS/DPF 2.1</p>	<p>Infrastructure and Renewable Energy Facilities [Wastewater Services] DTS/DPF 12.2</p> <p>Design in Urban Areas [All residential development [Ancillary Development]] DTS/DPF 16.2, DTS/DPF 16.1</p> <p>Design [All development [Earthworks and sloping land]] DTS/DPF 8.1</p> <p>Clearance from Overhead Powerlines DTS/DPF 1.1</p>	<p>None</p>	<p>Defence Aviation Area Overlay [Built Form] DTS/DPF 1.1, DTS/DPF 1.3</p> <p>Gateway Overlay [Landscape Amenity] DTS/DPF 2.1</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] DTS/DPF 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] DTS/DPF 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access -Roads and Driveways] DTS/DPF 2.2</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] DTS/DPF 1.2, DTS/DPF 1.1</p> <p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] DTS/DPF 1.1</p> <p>Historic Shipwrecks Overlay [General] DTS/DPF 1.1</p> <p>Native Vegetation Overlay [Environmental Protection] DTS/DPF 1.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] DTS/DPF 1.1</p> <p>Water Resources Overlay [Water Catchment] DTS/DPF 1.5</p>

Table 3 - Applicable Policies for Performance Assessed Development

The following table identifies the policies that 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.

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	Advertisements PO 5.1	Advertisements [Appearance] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5 Advertisements [Proliferation of Advertisements] PO 2.1, PO 2.2 Advertisements [Advertising Content] PO 3.1 Advertisements [Amenity Impacts] PO 4.1 Advertisements [Safety] PO 5.1, PO 5.2, PO 5.3, PO 5.4, PO 5.5 Clearance from Overhead Powerlines PO 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.2	None	Advertising Near Signalised Intersections Overlay [Advertisements Near Signalised Intersections] PO 1.1 Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1 Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1, PO 1.2 Character Area Overlay [All Development] PO 1.1 Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.5 Character Area Overlay [Ancillary Development] PO 4.3 Character Area Overlay [Context and Streetscape Amenity] PO 6.2 Defence Aviation Area Overlay [Built Form] PO 1.1, PO 1.3 Gateway Overlay [Advertisements] PO 4.1 Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3 Hazards (Flooding) Overlay [Environmental Protection] PO 4.2 Heritage Adjacency Overlay [Built Form] PO 1.1

				<p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.5</p> <p>Historic Area Overlay [Ancillary development] PO 4.3</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>Local Heritage Place Overlay [Ancillary Development] PO 3.3</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p>
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				<p>State Heritage Area Overlay [Ancillary Development] PO 3.3</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6</p> <p>State Heritage Place Overlay [Ancillary Development] PO 3.3</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p>
Carport	Built Form and Character PO 2.1, PO 2.3, PO 2.4, PO 2.5	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design [All development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4</p> <p>Design [Residential development [Car parking, access and manoeuvrability]] PO 17.4, PO 17.5</p> <p>Design in Urban Areas [All residential development [Ancillary Development]] PO 16.1, PO 16.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.2</p>	None	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1, PO 1.2</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Ancillary Development] PO 4.1, PO 4.2</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works]</p>

				<p>PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1, PO 1.3</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2</p> <p>Gateway Overlay [Landscape Amenity] PO 2.1</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access -Roads and Driveways] PO 5.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access -Roads and Driveways] PO 6.2</p>
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				<p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads and Driveways] PO 5.2</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access -Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p>
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				<p>Historic Area Overlay [Ancillary development] PO 4.1, PO 4.2</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p>
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				<p>Local Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 3.1</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 4.1, PO 4.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 5.1, PO 5.2, PO 5.3, PO 5.4</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 6.1, PO 6.2, PO 6.3</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p>
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				<p>State Heritage Area Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Urban Transport Routes Overlay [Access -</p>
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				<p>Location (Sight Lines) PO 5.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 6.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 7.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 9.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>
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Demolition	None	None	None	<p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Demolition] PO 7.1, PO 7.2, PO 7.3</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Demolition] PO 6.1, PO 6.2</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Demolition] PO 6.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Demolition] PO 6.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p>
Office	<p>Land Use and Intensity PO 1.1, PO 1.7</p> <p>Built Form and Character PO 2.1, PO 2.3, PO 2.4, PO 2.5</p>	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design [All development [External Appearance]] PO 1.4, PO 1.5</p> <p>Design [All development [On-site Waste Treatment Systems]] PO 6.1</p>	None	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1, PO 1.2</p> <p>Building Near Airfields Overlay</p>

		<p>Design [All development [Carparking Appearance]] PO 7.2, PO 7.3, PO 7.4, PO 7.5, PO 7.6, PO 7.7</p> <p>Design [All non-residential development [Water Sensitive Design]] PO 29.1, PO 29.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2</p> <p>Transport, Access and Parking [Movement Systems] PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.5, PO 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas] PO 6.1, PO 6.6</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas] PO 9.1</p>		<p>PO 1.1, PO 1.2</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Alterations and Additions] PO 3.1</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2</p>
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				<p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access -Roads and Driveways] PO 6.1, PO 6.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads and Driveways] PO 5.1, PO 5.2</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access -Roads and Driveways] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Flooding) Overlay [Environmental</p>
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				<p>Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p>
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				<p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 3.1</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 4.1, PO 4.2</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 5.1, PO 5.2, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 6.1, PO 6.2, PO 6.3</p> <p>Significant Industry Interface Overlay [General]</p>
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				<p>PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes</p>
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				<p>Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 6.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 7.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 9.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>
<p>Outbuilding (in the form of a garage)</p>	<p>Built Form and Character PO 2.1, PO 2.3, PO 2.4, PO 2.5</p>	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design [All development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4</p> <p>Design [Residential development [Car parking, access and manoeuvrability]] PO 17.4, PO 17.5</p> <p>Design in Urban Areas [All residential development [Ancillary Development]] PO 16.1, PO 16.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.2</p>	<p>None</p>	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1, PO 1.2</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Ancillary Development] PO 4.1, PO 4.2</p> <p>Character Area Overlay [Context and Streetscape Amenity]</p>

				<p>PO 6.1, PO 6.2</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1, PO 1.3</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2</p> <p>Gateway Overlay [Landscape Amenity] PO 2.1</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access -Roads and Driveways] PO 5.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p>
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				<p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access -Roads and Driveways] PO 6.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads and Driveways] PO 5.2</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access -Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p>
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				<p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Ancillary development] PO 4.1, PO 4.2</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Key Railway Crossings</p>
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				<p>Overlay [Access, Design and Function] PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 3.1</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 4.1, PO 4.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 5.1, PO 5.2, PO 5.3, PO 5.4</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 6.1, PO 6.2, PO 6.3</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p>
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				<p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - Existing Access Point]</p>
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				<p>PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 6.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 7.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 9.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>
Restaurant	<p>Land Use and Intensity PO 1.1, PO 1.6</p> <p>Built Form and Character PO 2.1, PO 2.3, PO 2.4, PO 2.5</p>	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design [All development [External Appearance]] PO 1.4, PO 1.5</p> <p>Design [All development [On-site Waste Treatment Systems]] PO 6.1</p> <p>Design [All development [Carparking Appearance]] PO 7.2, PO 7.3, PO 7.4, PO 7.5, PO 7.6, PO 7.7</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [Hours of Operation] PO 2.1</p>	None	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1, PO 1.2</p> <p>Building Near Airfields Overlay PO 1.1, PO 1.2</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Alterations and Additions] PO 3.1</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p>

		<p>Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.1, PO 4.2, PO 4.5, PO 4.6</p> <p>Interface between Land Uses [Air Quality] PO 5.2</p> <p>Interface between Land Uses [Light Spill] PO 6.1</p> <p>Transport, Access and Parking [Movement Systems] PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.5</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, PO 6.6</p>		<p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle</p>
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				<p>Access -Roads and Driveways] PO 6.1, PO 6.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads and Driveways] PO 5.1, PO 5.2</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access -Roads and Driveways] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay</p>
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				<p>[Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p>
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				<p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 3.1</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 4.1, PO 4.2</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 5.1, PO 5.2, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 6.1, PO 6.2, PO 6.3</p> <p>Significant Industry Interface Overlay [General] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p>
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				<p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access -</p>
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				<p>Stormwater] PO 6.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 7.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 9.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>
Retaining wall	None	Design [All development [Fences and Walls]] PO 9.1, PO 9.2	None	<p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.5</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.3, PO 2.4</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2, PO 3.3</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.2, PO 4.3, PO 4.7</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.5</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.5</p> <p>Marine Parks (Managed Use) Overlay [Land Use] PO 1.1</p> <p>Marine Parks (Restricted</p>

				<p>Use) Overlay [Land Use] PO 1.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Ramsar Wetlands Overlay [General] PO 1.1, PO 1.2, PO 1.3</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 3.2</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.5</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.5</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 9.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.5, PO 1.7, PO 1.8</p>
Shop (not being a restaurant)	<p>Land Use and Intensity PO 1.1, PO 1.6</p> <p>Built Form and Character PO 2.1, PO 2.3, PO 2.4, PO 2.5</p>	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design [All development [External Appearance]] PO 1.4, PO 1.5</p> <p>Design [All development [On-site Waste Treatment Systems]] PO 6.1</p> <p>Design [All development [Carparking Appearance]] PO 7.2, PO 7.3, PO 7.4, PO 7.5, PO 7.6, PO 7.7</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.1</p>	None	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1, PO 1.2</p> <p>Building Near Airfields Overlay PO 1.1, PO 1.2</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p>

		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</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, PO 4.2, PO 4.5, PO 4.6</p> <p>Interface between Land Uses [Light Spill] PO 6.1</p> <p>Transport, Access and Parking [Movement Systems] PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.5</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, PO 6.6</p>		<p>Character Area Overlay [Alterations and Additions] PO 3.1</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p>
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				<p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access -Roads and Driveways] PO 6.1, PO 6.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads and Driveways] PO 5.1, PO 5.2</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access -Roads and Driveways] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p>
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				<p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Key Railway Crossings</p>
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				<p>Overlay [Access, Design and Function] PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 3.1</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 4.1, PO 4.2</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 5.1, PO 5.2, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 6.1, PO 6.2, PO 6.3</p> <p>Significant Industry Interface Overlay [General] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p>
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				<p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing)]</p>
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				<p>PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 6.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 7.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 9.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>
Tourist accommodation	<p>Land Use and Intensity PO 1.1, PO 1.2, PO 1.3</p> <p>Built Form and Character PO 2.1, PO 2.3, PO 2.4, PO 2.5</p> <p>Land Division PO 3.2</p>	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design [All development [External Appearance]] PO 1.4</p> <p>Design [All development [On-site Waste Treatment Systems]] PO 6.1</p> <p>Design [All development [Carparking Appearance]] PO 7.4, PO 7.5</p> <p>Design [All development [Earthworks and sloping land]] PO 8.1</p> <p>Design [All non-residential development [Flooding]] PO 31.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land</p>	None	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1, PO 1.2</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6,</p>

		<p>Uses [Interface with Rural Activities] PO 9.3, PO 9.4, PO 9.5</p> <p>Interface between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)] PO 10.1</p> <p>Site Contamination PO 1.1</p> <p>Tourism Development [General] PO 1.1, PO 1.2</p> <p>Tourism Development [Caravan and Tourist Parks] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5, PO 2.6</p> <p>Tourism Development [Tourist accommodation in areas constituted under the National Parks and Wildlife Act 1972] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Transport, Access and Parking [Movement Systems] PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.5</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, PO 6.2, PO 6.6</p>		<p>PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Land Division] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1, PO 1.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High</p>
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				<p>Risk) Overlay [Vehicle Access -Roads and Driveways] PO 6.1, PO 6.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads and Driveways] PO 5.1, PO 5.2</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access -Roads and Driveways] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding)</p>
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				<p>Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Alterations and additions] PO 3.1, PO 3.2</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p>
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				<p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>Local Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 3.1</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 4.1, PO 4.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection]</p>
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				<p>PO 5.1, PO 5.2, PO 5.3, PO 5.4, PO 5.5</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 6.1, PO 6.2, PO 6.3</p> <p>Significant Industry Interface Overlay [General] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Alterations and Additions] PO 2.1</p> <p>State Heritage Area Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Alterations and Additions]</p>
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				<p>PO 2.1</p> <p>State Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 6.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 7.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 9.1</p>
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				Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7, PO 1.8
Verandah	Built Form and Character PO 2.1, PO 2.3, PO 2.4, PO 2.5	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design [All development [Earthworks and sloping land]] PO 8.1</p> <p>Design in Urban Areas [All residential development [Ancillary Development]] PO 16.1, PO 16.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.2</p>	None	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1, PO 1.2</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Ancillary Development] PO 4.1, PO 4.2</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1, PO 1.3</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2</p> <p>Gateway Overlay [Landscape Amenity] PO 2.1</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3,</p>

				<p>PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Heritage Adjacency Overlay [Built Form]</p>
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				<p>PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Ancillary development] PO 4.1, PO 4.2</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 3.1</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 4.1, PO 4.3</p> <p>River Murray Flood Plain Protection Area Overlay</p>
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				<p>[Environmental Protection] PO 5.1, PO 5.2, PO 5.3, PO 5.4</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 6.1, PO 6.2, PO 6.3</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p>
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				State Heritage Place Overlay [Conservation Works] PO 7.1 State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8
All other Code Assessed Development	All	All	All	Any relevant Overlay: All

Table 4 -Restricted Development Classification

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

Class of Development	Exclusions
Industry	Light industry
Land division	Any of the following: (a) land division where a lease or licence agreement is made, granted or accepted under the <i>Residential Parks Act 2007</i> (b) land division that is a boundary realignment.
Shop	Any of the following: (a) shop with a gross leasable floor area less than 1000m ² (b) shop that is a restaurant.

Table 5 - Procedural Matters (PM) - Notification

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

Class of Development	Exceptions
<p>1. A kind of development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.</p>	<p>None</p>
<p>2. Subject to (1) any of the following:</p> <ul style="list-style-type: none"> (a) classes of development listed in Caravan and Tourist Park Zone Table 1 - Accepted Development Classification where the proposed development is unable to satisfy the relevant criteria set out in that table (b) classes of development listed in Caravan and Tourist Park Zone Table 2 - Deemed-to-Satisfy Development Classification where the proposed development is unable to satisfy the relevant criteria set out in that table (c) amenity block, shower, toilet and laundry facilities (or any combination thereof) (d) demolition (e) land division (f) office (g) recreation area (h) retaining wall (i) tree damaging activity. 	<p>Except (where relevant):</p> <ul style="list-style-type: none"> 1. development that is unable to satisfy Caravan and Tourist Park Zone DTS/DPF 1.7, 2.1 or 2.5 2. demolition of a State or Local Heritage Place.
<p>3. Subject to (1), any of the following:</p> <ul style="list-style-type: none"> (a) shop (b) telecommunications facility not exceeding 30m in height. 	<p>Except where:</p> <ul style="list-style-type: none"> 1. the site of the development is located adjacent to a dwelling in a neighbourhood-type zone 2. development that is unable to satisfy Caravan and Tourist Park Zone DTS/DPF 1.6.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Conservation Zone

Assessment Provisions (AP)

Desired Outcome	
DO 1	The conservation and enhancement of the natural environment and natural ecological processes for their historic, scientific, landscape, faunal habitat, biodiversity, carbon storage and cultural values and provision of opportunities for the public to experience these through low-impact recreational and tourism development.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use	
<p>PO 1.1</p> <p>Small-scale, low-impact land uses that provide for the conservation and protection of the area, while allowing the public to experience these important environmental assets.</p>	<p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following land uses:</p> <ul style="list-style-type: none"> (a) Advertisement (b) Camp ground (c) Farming (d) Public amenity
<p>PO 1.2</p> <p>Development is 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 purposes (b) scientific monitoring structures or facilities (c) a 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 purposes. 	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>Farming activities occur on already cleared land and outside of areas containing native vegetation (including revegetated areas lost through bushfire), coastal dunes and wetlands of national importance.</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
Land Division	
<p>PO 2.1</p> <p>Land division supports the management or improvement of the natural environment and does not result in any additional allotments or allotments with frontage or access to the coast.</p>	<p>DTS/DPF 2.1</p> <p>Land division does not create any additional allotments and satisfies all of the following:</p> <ul style="list-style-type: none"> (a) is for the creation of a public road or a public reserve (b) minor adjustment of allotment boundaries to remove an anomaly in existing boundaries with respect to the location of existing buildings or structures (c) resultant allotments are not less than: <p>In instances where:</p> <ul style="list-style-type: none"> (d) more than one value is returned, refer to the <i>Minimum Site Area Technical and Numeric Variation</i> layer in the SA planning database to determine the applicable value relevant to the site of the proposed development (e) no value is returned (ie there is a blank field), then for the purpose of DTS/DPF 2.1(c), it is taken that the development satisfy DTS/DPF 2.1.
Environmental Protection	
<p>PO 3.1</p>	<p>DTS/DPF 3.1</p>

Development avoids important habitat, nesting or breeding areas or areas that are important for the movement/migration patterns of fauna.	None are applicable.
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Built Form and Character	
<p>PO 4.1</p> <p>Development is sited and designed unobtrusively to minimise the visual impact on the natural environment by:</p> <ul style="list-style-type: none"> (a) using low-reflective materials and finishes that blend with, and colours that complement, the surrounding landscape (b) being located below hilltops and ridgelines (c) being screened by existing vegetation. 	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>Development is sited and designed to minimise impacts on the natural environment by:</p> <ul style="list-style-type: none"> (a) containing construction and built form within a tightly defined site boundary (b) minimising the extent of earthworks. 	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>PO 4.3</p> <p>Recreation or visitor facilities are located in publicly accessible areas in proximity to recreation trails to minimise impact on the natural environment.</p>	<p>DTS/DPF 4.3</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>DTS/DPF 4.4</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>
<p>PO 5.2</p> <p>Roads and vehicle access ways are located to minimise vegetation clearance and are constructed of permeable materials.</p>	<p>DTS/DPF 5.2</p> <p>None are applicable.</p>
<p>PO 5.3</p> <p>Roads are of a width and route to encourage low speeds and minimise impact on the natural environment.</p>	<p>DTS/DPF 5.3</p> <p>None are applicable.</p>
<p>PO 5.4</p> <p>Recreational trails and access ways are located to direct the public away from sensitive areas to minimise impact on the natural environment.</p>	<p>DTS/DPF 5.4</p> <p>None are applicable.</p>
<p>PO 5.5</p> <p>Recreational trails are raised or surfaced with permeable materials</p>	<p>DTS/DPF 5.5</p> <p>Pedestrian access ways/recreational trails are raised or</p>

recreational trails are raised or surfaced with permeable materials to minimise impact on the natural environment.	recreational access ways/recreational trails are raised or constructed of permeable materials.
PO 5.6 Car parking areas are designed to minimise impact on the natural environment.	DTS/DPF 5.6 Car parking areas are: (a) constructed of permeable material (b) located on already legally cleared land (c) consolidated in one location.
Advertisement	
PO 6.1 Advertisements are limited to those needed for direction, identification and/or interpretation of environmental or cultural values and recreational and tourism facilities.	DTS/DPF 6.1 Advertisements are for one or more of the following: (a) direction (b) identification and interpretation of environmental values (c) identification of recreational and tourism facilities.
PO 6.2 Advertisements are limited in number and size to minimise impact on the visual and natural environment.	DTS/DPF 6.2 The total combined area of advertisement(s) is not greater than 2m ² on any one site and no part is greater than 3m in height from natural ground level.
Landscaping	
PO 7.1 Screening and planting are provided to buildings and structures and comprise locally indigenous species to enhance the natural environment.	DTS/DPF 7.1 None are applicable.
Hazard Risk Minimisation	
PO 8.1 Habitable buildings are designed and sited to manage the risks of natural hazards on personal and public safety and property.	DTS/DPF 8.1 None are applicable.
Concept Plans	
PO 9.1 Development is compatible with the outcomes sought by any relevant Concept Plan contained within the <i>Concept Plans Technical and Numeric Variation Overlay</i> . The following Concept Plans are relevant: Note: if no Concept Plan is returned then none apply to the site.	DTS/DPF 9.1 The site of the development is wholly located outside the Concept Plan boundary.

Table 1 - Accepted Development Classification

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

Class of Development	Accepted Development Classification Criteria
<p>Air handling unit, air conditioning system or exhaust fan including any components or alterations incidental to its installation</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> ● Local Heritage Place Overlay ● Shack Relocation Subzone ● State Heritage Area Overlay ● State Heritage Place Overlay 	<ol style="list-style-type: none"> 1. The item will be installed on or within an existing building 2. The item being installed does not encroach on a public street or affect the ability of the building to resist the spread of fire 3. If the associated building is in a Historic Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street
<p>Building work on railway land</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> ● Coastal Areas Overlay ● Hazards (Acid Sulfate Soils) Overlay ● Local Heritage Place Overlay ● Mount Lofty Ranges Catchment (Area 1) Overlay ● Mount Lofty Ranges Catchment (Area 2) Overlay ● River Murray Flood Plain Protection Area Overlay ● Shack Relocation Subzone ● Significant Landscape Protection Overlay ● State Heritage Area Overlay ● State Heritage Place Overlay 	<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 (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017) 3. It is required for the conduct or maintenance of railway activities 4. It does not involve the clearance of native vegetation
<p>Internal building work</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> ● Local Heritage Place Overlay ● Shack Relocation Subzone ● 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>Partial demolition of a building or structure</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> ● Historic Area Overlay ● Local Heritage Place Overlay ● Shack Relocation Subzone ● State Heritage Place Overlay ● State Heritage Area Overlay 	<p>None</p>
<p>Development of a building or structure</p>	<ol style="list-style-type: none"> 1. The development will not be contrary to the regulations prescribed for the purposes

Private bushfire shelter

Except where any of the following apply:

- Coastal Areas Overlay
- Future Road Widening Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Hazards (Flooding) Overlay
- Local Heritage Place Overlay
- River Murray Flood Plain Protection Area Overlay
- Shack Relocation Subzone
- Significant Landscape Protection Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- State Significant Native Vegetation Overlay

of section 86 of the Electricity Act 1996

2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
3. 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
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>Protective tree netting structure</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> ● Local Heritage Place Overlay ● Hazards (Flooding) Overlay ● Historic Area Overlay ● Mount Lofty Ranges Catchment (Area 1) Overlay ● Mount Lofty Ranges Catchment (Area 2) Overlay ● Ramsar Wetlands Overlay ● Shack Relocation Subzone ● Significant Landscape Protection Overlay ● State Heritage Area Overlay ● State Heritage Place Overlay 	<ol style="list-style-type: none"> 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996 2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 3. 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 - Outback) Overlay, Hazards (Bushfire - Regional) Overlay, Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire Medium - Risk) Overlay or Hazards (Bushfire - High Risk) Overlay, the protective tree netting structure provides for access to the site in accordance with the following: <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>Landscape South Australia Act 2019</i>) 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: <ol 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 9. No part of the protective tree netting structure will be in the '1956 River Murray Flood Plain'.
<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> ● Coastal Areas Overlay ● Future Road Widening Overlay ● Hazards (Acid Sulfate Soils) Overlay ● Historic Area Overlay ● Local Heritage Place Overlay ● River Murray Flood Plain Protection Area Overlay ● Ramsar Wetlands Overlay ● Shack Relocation Subzone ● Significant Landscape Protection Overlay ● State Heritage Area Overlay ● State Heritage Place Overlay 	<ol style="list-style-type: none"> 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996 2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 3. Shade sail consists of permeable material 4. The total area of the sail - does not exceed 40m² 5. No part of the shade sail will be: <ol style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 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 11m 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. 9. Does not involve the clearance of native vegetation.

<p>Solar photovoltaic panels (roof mounted)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> ● Local Heritage Place Overlay ● Shack Relocation Subzone ● State Heritage Area Overlay ● State Heritage Place Overlay 	<ol style="list-style-type: none"> 1. The development will 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. 5. f the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street.
<p>Water tank (above ground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> ● Historic Area Overlay ● Local Heritage Place Overlay ● Ramsar Wetlands Overlay ● Shack Relocation Subzone ● Significant Landscape Protection Overlay ● State Heritage Area Overlay ● State Heritage Place Overlay 	<ol style="list-style-type: none"> 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996 2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 3. 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. 9. Does not involve the clearance of native vegetation.
<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 ● Ramsar Wetlands Overlay ● Shack Relocation Subzone 	<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 (including any associated pump) is located wholly below the level of the ground. 3. Does not involve the clearance of native vegetation.

Table 2 - Deemed-to-Satisfy Development Classification

The following table identifies Classes of Development that are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'. Provisions referred to in the table 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.

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>Advertisement Except where any of the following apply:</p> <ul style="list-style-type: none"> Advertising Near Signalised Intersections Overlay Character Preservation District Overlay Heritage Adjacency Overlay Historic Area Overlay Local Heritage Place Overlay Non-stop Corridor Overlay Shack Relocation Subzone Significant Landscape Protection Overlay State Heritage Area Overlay State Heritage Place Overlay 	<p>Advertisement DTS/DPF 6.2, DTS/DPF 6.1</p> <p>Land Use DTS/DPF 1.1</p>	<p>Infrastructure and Renewable Energy Facilities [Wastewater Services] DTS/DPF 12.2</p> <p>Clearance from Overhead Powerlines DTS/DPF 1.1</p> <p>Advertisements [Safety] DTS/DPF 5.5, DTS/DPF 5.4, DTS/DPF 5.3, DTS/DPF 5.2, DTS/DPF 5.1</p> <p>Advertisements [Advertising Content] DTS/DPF 3.1</p>	<p>None</p>	<p>State Significant Native Vegetation Areas Overlay [Environmental Protection] DTS/DPF 1.1</p> <p>Native Vegetation Overlay [Environmental Protection] DTS/DPF 1.1</p> <p>Gateway Overlay [Advertisements] DTS/DPF 4.1</p> <p>Defence Aviation Area Overlay [Built Form] DTS/DPF 1.3, DTS/DPF 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] DTS/DPF 1.2, DTS/DPF 1.1</p> <p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] DTS/DPF 1.1</p>
<p>Replacement building Except where any of the following apply:</p> <ul style="list-style-type: none"> Historic Area Overlay Local Heritage Place Overlay River Murray Flood Plain Protection Area Overlay Shack Relocation Subzone State Heritage Area Overlay State Heritage Place Overlay 	<p>None</p>	<p>None</p>	<p>None</p>	<p>None</p>
<p>Temporary accommodation in an area affected by bushfire Except where any of the following apply:</p> <ul style="list-style-type: none"> Shack Relocation Subzone 	<p>None</p>	<p>None</p>	<p>None</p>	<p>None</p>

Table 3 - Applicable Policies for Performance Assessed Development

The following table identifies the policies that 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.

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 Except where any of the following apply: <ul style="list-style-type: none"> Shack Relocation Subzone 	Land Use PO 1.1, PO 1.2 Environmental Protection PO 3.1 Advertisement PO 6.1, PO 6.2	Advertisements [Appearance] PO 1.2, PO 1.4, PO 1.5 Advertisements [Proliferation of Advertisements] PO 2.1, PO 2.2 Advertisements [Advertising Content] PO 3.1 Advertisements [Amenity Impacts] PO 4.1 Advertisements [Safety] PO 5.1, PO 5.2, PO 5.3, PO 5.4, PO 5.5 Clearance from Overhead Powerlines PO 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.2	None	Advertising Near Signalised Intersections Overlay [Advertisements Near Signalised Intersections] PO 1.1 Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1 Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1, PO 1.2 Character Area Overlay [All Development] PO 1.1 Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.5 Character Area Overlay [Ancillary Development] PO 4.3 Character Area Overlay [Context and Streetscape Amenity] PO 6.2 Defence Aviation Area Overlay [Built Form] PO 1.1, PO 1.3 Gateway Overlay [Advertisements] PO 4.1 Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3 Hazards (Flooding) Overlay [Environmental Protection] PO 4.2 Heritage Adjacency Overlay [Built Form] PO 1.1

				<p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.5</p> <p>Historic Area Overlay [Ancillary development] PO 4.3</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>Local Heritage Place Overlay [Ancillary Development] PO 3.3</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p>
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				<p>State Heritage Area Overlay [Ancillary Development] PO 3.3</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6</p> <p>State Heritage Place Overlay [Ancillary Development] PO 3.3</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p>
<p>Agricultural building Except where any of the following apply:</p> <ul style="list-style-type: none"> Shack Relocation Subzone 	<p>Land Use PO 1.1, PO 1.3</p> <p>Environmental Protection PO 3.1</p> <p>Built Form and Character PO 4.1, PO 4.2, PO 4.4</p> <p>Access and Car Parking PO 5.1, PO 5.2, PO 5.6</p> <p>Landscaping PO 7.1</p> <p>Concept Plans PO 9.1</p>	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 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, PO 4.2</p> <p>Transport, Access and Parking [Movement Systems] PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1</p>	<p>None</p>	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1, PO 1.2</p> <p>Building Near Airfields Overlay PO 1.1, PO 1.2</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Ancillary Development] PO 4.1, PO 4.2</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3,</p>

				<p>PO 2.4</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2</p> <p>Gateway Overlay [Landscape Amenity] PO 2.1</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access -Roads and Driveways] PO 5.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle</p>
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				<p>Access -Roads and Driveways] PO 6.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads and Driveways] PO 5.2</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access -Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay</p>
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				<p>[Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Alterations and additions] PO 3.1, PO 3.2</p> <p>Historic Area Overlay [Ancillary development] PO 4.1, PO 4.2</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>Local Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 3.1</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 4.1, PO 4.3</p>
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				<p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 5.1, PO 5.2, PO 5.3, PO 5.4, PO 5.5</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 6.1, PO 6.2, PO 6.3</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Alterations and Additions] PO 2.1</p> <p>State Heritage Area Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Alterations and Additions] PO 2.1</p>
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				<p>State Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>
<p>Carport Except where any of the following apply:</p> <ul style="list-style-type: none"> Shack Relocation Subzone 	<p>Environmental Protection PO 3.1</p> <p>Built Form and Character PO 4.1, PO 4.2, PO 4.4</p> <p>Access and Car Parking PO 5.1, PO 5.2, PO 5.4</p> <p>Landscaping PO 7.1</p>	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design [All development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4</p> <p>Design [Residential development [Car parking, access and manoeuvrability]] PO 17.4, PO 17.5</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.2</p>	<p>Dwelling Subzone [Land use] PO 1.1</p> <p>Dwelling Subzone [Ancillary Structures] PO 4.1, PO 4.2</p> <p>Small Scale Settlement Subzone [Land use] PO 1.1</p> <p>Small Scale Settlement Subzone [Ancillary Structures] PO 4.1, PO 4.2</p>	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1, PO 1.2</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Ancillary Development] PO 4.1, PO 4.2</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection]</p>

				<p>PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1, PO 1.3</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2</p> <p>Gateway Overlay [Landscape Amenity] PO 2.1</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access -Roads and Driveways] PO 5.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access -Roads and Driveways] PO 6.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p>
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				<p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads and Driveways] PO 5.2</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access -Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Ancillary development] PO 4.1, PO 4.2</p> <p>Historic Area Overlay</p>
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				<p>[Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p>
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				<p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 3.1</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 4.1, PO 4.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 5.1, PO 5.2, PO 5.3, PO 5.4</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 6.1, PO 6.2, PO 6.3</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Ancillary Development] PO 3.1, PO 3.2</p>
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				<p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access -</p>
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				<p>Stormwater] PO 6.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 7.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 9.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>
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<p>Demolition</p>	<p>None</p>	<p>None</p>	<p>None</p>	<p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Demolition] PO 7.1, PO 7.2, PO 7.3</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Demolition] PO 6.1, PO 6.2</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Demolition] PO 6.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Demolition] PO 6.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p>
<p>Dwelling Except where any of the following apply:</p> <ul style="list-style-type: none"> Shack Relocation Subzone 	<p>Land Use PO 1.1, PO 1.2</p> <p>Environmental Protection PO 3.1</p> <p>Built Form and Character PO 4.1, PO 4.2, PO 4.4</p> <p>Access and Car Parking PO 5.1, PO 5.2, PO 5.3, PO 5.6</p>	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design [All development [On-site Waste Treatment Systems]] PO 6.1</p> <p>Design [All development [Earthworks and sloping land]]</p>	<p>Dwelling Subzone [Land use] PO 1.1</p> <p>Dwelling Subzone [Dwellings] PO 2.1, PO 2.2</p> <p>Dwelling Subzone [Environment Protection and Hazard Risk Minimisation]</p>	<p>Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3</p> <p>Affordable Housing Overlay [Built Form and Character] PO 2.1</p> <p>Affordable Housing Overlay [Affordable Housing Incentives]</p>

<p>Landscaping PO 7.1</p> <p>Hazard Risk Minimisation PO 8.1</p> <p>Concept Plans PO 9.1</p>	<p>PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5</p> <p>Design [Residential development [Design of Transportable Dwellings]] PO 19.1</p> <p>Design [All non-residential development [Flooding]] PO 31.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [Interface with Rural Activities] PO 9.1, PO 9.2, PO 9.3, PO 9.4, PO 9.5, PO 9.6, PO 9.7</p> <p>Interface between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)] PO 10.1</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.5</p>	<p>PO 3.1</p> <p>Dwelling Subzone [Ancillary Structures] PO 4.1, PO 4.2</p> <p>Small Scale Settlement Subzone [Land use] PO 1.1</p> <p>Small Scale Settlement Subzone [Dwellings] PO 2.1, PO 2.2</p> <p>Small Scale Settlement Subzone [Ancillary Structures] PO 4.1, PO 4.2</p>	<p>PO 3.1, PO 3.2</p> <p>Affordable Housing Overlay [Movement and Car Parking] PO 4.1</p> <p>Aircraft Noise Exposure Overlay PO 1.1</p> <p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1, PO 1.2</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1, PO 1.3</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p>
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				<p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access -Roads and Driveways] PO 6.1, PO 6.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads and Driveways]</p>
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				<p>PO 5.1, PO 5.2</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access -Roads and Driveways] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Alterations and additions] PO 3.1, PO 3.2</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p>
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				<p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape]</p>
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				<p>Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 3.1</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 4.1, PO 4.2</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 5.1, PO 5.2, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 6.1, PO 6.2, PO 6.3</p> <p>Significant Industry Interface Overlay [General] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form]</p>
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				<p>PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Alterations and Additions] PO 2.1</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Alterations and Additions] PO 2.1</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing)] PO 4.1</p>
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				<p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 6.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 7.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 9.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>
<p>Dwelling addition Except where any of the following apply:</p> <ul style="list-style-type: none"> Shack Relocation Subzone 	<p>Land Use PO 1.1, PO 1.2</p> <p>Environmental Protection PO 3.1</p> <p>Built Form and Character PO 4.1, PO 4.2, PO 4.4</p> <p>Landscaping PO 7.1</p> <p>Hazard Risk Minimisation PO 8.1</p>	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design [All development [On-site Waste Treatment Systems]] PO 6.1</p> <p>Design [Residential development [Design of Transportable Dwellings]] PO 19.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.2</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.5</p>	<p>Dwelling Subzone [Land use] PO 1.1</p> <p>Dwelling Subzone [Dwellings] PO 2.1</p> <p>Dwelling Subzone [Environment Protection and Hazard Risk Minimisation] PO 3.1</p> <p>Dwelling Subzone [Ancillary Structures] PO 4.1, PO 4.2</p> <p>Small Scale Settlement Subzone [Land use] PO 1.1</p> <p>Small Scale Settlement Subzone [Dwellings] PO 2.1, PO 2.3</p> <p>Small Scale Settlement Subzone [Ancillary Structures] PO 4.1, PO 4.2</p>	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1, PO 1.2</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Alterations and Additions] PO 3.1, PO 3.2</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay</p>

				<p>[Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1, PO 1.3</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access -Roads and Driveways] PO 5.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access -Roads and</p>
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				<p>Driveways] PO 6.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads and Driveways] PO 5.2</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access -Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p>
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				Heritage Adjacency Overlay [Built Form] PO 1.1
				Historic Area Overlay [All Development] PO 1.1
				Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5
				Historic Area Overlay [Alterations and additions] PO 3.1, PO 3.2
				Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2
				Historic Area Overlay [Ruins] PO 8.1
				Historic Shipwrecks Overlay [General] PO 1.1
				Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1
				Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1
				Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1
				Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1
				Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1
				Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1
				Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1
				Key Outback and Rural

				<p>Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 3.1</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 4.1, PO 4.2</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 5.1, PO 5.2, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 6.1, PO 6.2, PO 6.3</p> <p>Significant Industry Interface Overlay [General] PO 1.1</p>
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				<p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Alterations and Additions] PO 2.1</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Alterations and Additions] PO 2.1</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p>
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				<p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 6.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 7.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 9.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>
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<p>Farming Except where any of the following apply:</p> <ul style="list-style-type: none"> Shack Relocation Subzone 	<p>Land Use PO 1.1, PO 1.3 Environmental Protection PO 3.1</p>	<p>Interface between Land Uses [General Land Use Compatibility] PO 1.2 Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.1, PO 4.2 Interface between Land Uses [Air Quality] PO 5.1 Interface between Land Uses [Interface with Rural Activities] PO 9.1, PO 9.6</p>	<p>None</p>	<p>Building Near Airfields Overlay PO 1.2 Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.7 Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1 Marine Parks (Managed Use) Overlay [Land Use] PO 1.1 Marine Parks (Restricted Use) Overlay [Land Use] PO 1.1 Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.3, PO 1.4 River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 5.1, PO 5.2, PO 5.3 Significant Landscape Protection Overlay [Earthworks] PO 4.1 State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1 Water Protection Area Overlay [Groundwater] PO 2.1, PO 2.2 Water Protection Area Overlay [Farming and Horticulture] PO 3.1 Water Protection Area Overlay [Irrigation] PO 4.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7, PO 1.8, PO 1.9</p>
<p>Land division Except where any of the following apply:</p>	<p>Land Use PO 1.1</p>	<p>Land Division DO 1</p>	<p>Small Scale Settlement Subzone [Land use] PO 1.1</p>	<p>Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3</p>

<ul style="list-style-type: none"> Shack Relocation Subzone 	<p>Land Division PO 2.1</p> <p>Environmental Protection PO 3.1</p> <p>Access and Car Parking PO 5.1, PO 5.2, PO 5.3</p> <p>Concept Plans PO 9.1</p>	<p>Land Division [All land division [Allotment configuration]] PO 1.2</p> <p>Land Division [All land division [Design and Layout]] PO 2.2, PO 2.4, PO 2.5, PO 2.8</p> <p>Land Division [All land division [Roads and Access]] PO 3.1, PO 3.3, PO 3.6, PO 3.7, PO 3.8, PO 3.9</p> <p>Land Division [All land division [Infrastructure]] PO 4.2, PO 4.3</p>	<p>Small Scale Settlement Subzone [Land division] PO 3.1, PO 3.2</p> <p>Visitor Experience Subzone [Land Use] PO 1.1</p> <p>Visitor Experience Subzone [Tourist Accommodation] PO 2.1, PO 2.2, PO 2.3</p> <p>Visitor Experience Subzone [Land Division] PO 3.1</p>	<p>Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Land Division] PO 5.1</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Coastal Areas Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.3</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.2, PO 4.3, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.3, PO 5.4</p> <p>Dwelling Excision Overlay [Land Division] PO 1.1, PO 1.2</p> <p>Hazards (Bushfire - General Risk) Overlay [Land Division] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1, PO 1.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Division] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle</p>
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				<p>Access -Roads and Driveways] PO 6.1, PO 6.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Land Division] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads and Driveways] PO 5.1, PO 5.2</p> <p>Hazards (Bushfire - Regional) Overlay [Land Division] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2</p> <p>Hazards (Bushfire - Urban Interface) Overlay [Land Division] PO 1.1</p> <p>Hazards (Flooding) Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Heritage Adjacency Overlay [Land Division] PO 2.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Land Division] PO 5.1</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing]</p>
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				<p>PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Land Division Overlay [General] PO 1.1, PO 1.2</p> <p>Local Heritage Place Overlay [Land Division] PO 4.1</p> <p>Marine Parks (Managed Use) Overlay [Land Use] PO 1.1</p> <p>Marine Parks (Restricted Use) Overlay [Land Use] PO 1.1</p> <p>Native Vegetation Overlay [Land division] PO 2.1</p> <p>Ramsar Wetlands Overlay [Land Division] PO 2.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain</p>
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				<p>Protection Area Overlay [Land Division] PO 2.1, PO 2.2</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Tributaries Protection Area Overlay [Land Division] PO 2.1, PO 2.2</p> <p>Significant Industry Interface Overlay [General] PO 1.1</p> <p>State Heritage Area Overlay [Land Division] PO 4.1</p> <p>State Heritage Place Overlay [Land Division] PO 4.1</p> <p>State Significant Native Vegetation Areas Overlay [Land division] PO 2.1</p> <p>Strategic Infrastructure Gas Pipelines Overlay [Land Division] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 6.1</p>
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				<p>Urban Transport Routes Overlay [Building on Road Reserve] PO 7.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 9.1</p>
<p>Outbuilding (in the form of a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> Shack Relocation Subzone 	<p>Environmental Protection PO 3.1</p> <p>Built Form and Character PO 4.1, PO 4.2, PO 4.4</p> <p>Access and Car Parking PO 5.1, PO 5.2</p> <p>Landscaping PO 7.1</p>	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design [All development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4</p> <p>Design [Residential development [Car parking, access and manoeuvrability]] PO 17.4, PO 17.5</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.2</p>	<p>Dwelling Subzone [Land use] PO 1.1</p> <p>Dwelling Subzone [Ancillary Structures] PO 4.1, PO 4.2</p> <p>Small Scale Settlement Subzone [Land use] PO 1.1</p> <p>Small Scale Settlement Subzone [Ancillary Structures] PO 4.1, PO 4.2</p>	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1, PO 1.2</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Ancillary Development] PO 4.1, PO 4.2</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1, PO 1.3</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2</p>

				<p>Gateway Overlay [Landscape Amenity] PO 2.1</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access -Roads and Driveways] PO 5.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access -Roads and Driveways] PO 6.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads and Driveways] PO 5.2</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access -Roads and Driveways]</p>
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				<p>PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Ancillary development] PO 4.1, PO 4.2</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit</p>
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				<p>(Traffic Flow) PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Native Vegetation Overlay [Environmental Protection]</p>
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				<p>PO 1.1, PO 1.2, PO 1.4</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 3.1</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 4.1, PO 4.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 5.1, PO 5.2, PO 5.3, PO 5.4</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 6.1, PO 6.2, PO 6.3</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form]</p>
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				<p>PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 6.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 7.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Urban Transport Routes</p>
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				<p>Overlay [Corner Cut-Offs] PO 9.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>
<p>Retaining wall Except where any of the following apply:</p> <ul style="list-style-type: none"> Shack Relocation Subzone 	<p>Environmental Protection PO 3.1</p> <p>Built Form and Character PO 4.2, PO 4.3</p> <p>Landscaping PO 7.1</p>	<p>Design [All development [Fences and Walls]] PO 9.1, PO 9.2</p>	<p>None</p>	<p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.5</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.3, PO 2.4</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2, PO 3.3</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.2, PO 4.3, PO 4.7</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.5</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.5</p> <p>Marine Parks (Managed Use) Overlay [Land Use] PO 1.1</p> <p>Marine Parks (Restricted Use) Overlay [Land Use] PO 1.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Ramsar Wetlands Overlay [General] PO 1.1, PO 1.2, PO 1.3</p> <p>River Murray Flood Plain Protection Area Overlay</p>

				<p>[Built Form and Character] PO 3.2</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.5</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.5</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 9.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.5, PO 1.7, PO 1.8</p>
<p>Tourist accommodation Except where any of the following apply:</p> <ul style="list-style-type: none"> Shack Relocation Subzone 	<p>Land Use PO 1.1, PO 1.2</p> <p>Environmental Protection PO 3.1</p> <p>Built Form and Character PO 4.1, PO 4.2, PO 4.3, PO 4.4</p> <p>Access and Car Parking PO 5.1, PO 5.2, PO 5.3, PO 5.4, PO 5.5, PO 5.6</p> <p>Landscaping PO 7.1</p>	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design [All development [External Appearance]] PO 1.4</p> <p>Design [All development [On-site Waste Treatment Systems]] PO 6.1</p> <p>Design [All development [Carparking Appearance]] PO 7.4, PO 7.5</p> <p>Design [All development [Earthworks and sloping land]] PO 8.1</p> <p>Design [All non-residential development [Flooding]] PO 31.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p>	<p>Visitor Experience Subzone [Land Use] PO 1.1</p> <p>Visitor Experience Subzone [Tourist Accommodation] PO 2.1, PO 2.2, PO 2.3, PO 2.4</p> <p>Visitor Experience Subzone [Car parking] PO 4.1</p>	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1, PO 1.2</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3,</p>

		<p>Interface between Land Uses [Interface with Rural Activities] PO 9.3, PO 9.4, PO 9.5</p> <p>Interface between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)] PO 10.1</p> <p>Site Contamination PO 1.1</p> <p>Tourism Development [General] PO 1.1, PO 1.2</p> <p>Tourism Development [Caravan and Tourist Parks] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5, PO 2.6</p> <p>Tourism Development [Tourist accommodation in areas constituted under the National Parks and Wildlife Act 1972] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Transport, Access and Parking [Movement Systems] PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.5</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, PO 6.2, PO 6.6</p>		<p>PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Land Division] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1, PO 1.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p>
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				<p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access -Roads and Driveways] PO 6.1, PO 6.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads and Driveways] PO 5.1, PO 5.2</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access -Roads and Driveways] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p>
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				<p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Alterations and additions] PO 3.1, PO 3.2</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris]</p>
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				<p>PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>Local Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 3.1</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 4.1, PO 4.3</p> <p>River Murray Flood Plain Protection Area Overlay</p>
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				<p>[Environmental Protection] PO 5.1, PO 5.2, PO 5.3, PO 5.4, PO 5.5</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 6.1, PO 6.2, PO 6.3</p> <p>Significant Industry Interface Overlay [General] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Alterations and Additions] PO 2.1</p> <p>State Heritage Area Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place</p>
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				<p>Overlay [Alterations and Additions] PO 2.1</p> <p>State Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 6.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 7.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Urban Transport Routes</p>
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				Overlay [Corner Cut-Offs] PO 9.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7, PO 1.8
All other Code Assessed Development	All	All	All	Any relevant Overlay: All

Table 4 -Restricted Development Classification

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

Class of Development	Exclusions
Dwelling	Any of the following: <ul style="list-style-type: none"> (a) detached dwelling in the Dwelling Subzone and will not result in more than one dwelling per allotment (b) detached dwelling that will replace an existing lawfully erected dwelling (c) detached dwelling in the Small Scale Settlement Subzone and will not result in more than one dwelling on an allotment.
Land division	Any of the following: <ul style="list-style-type: none"> (a) land division that meets Conservation Zone DTS / DPF 2.1 (b) land division in the Visitor Experience Subzone to create an allotment with an area of 5ha or more for existing tourist accommodation (c) land division in the Small Scale Settlement Subzone.
Tourist accommodation	Any of the following: <ul style="list-style-type: none"> (a) tourist accommodation in the Visitor Experience Subzone (b) tourist accommodation in a reserve constituted under the <i>National Parks and Wildlife Act 1972</i> and the relevant reserve plan of management prepared in accordance with that Act identifies tourist accommodation as an envisaged land use.
Renewable energy facility	None specified
All forms of development in the Shack Relocation Subzone	Demolition

Table 5 - Procedural Matters (PM) - Notification

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

Class of Development	Exceptions
<p>1. A kind of development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.</p>	<p>None</p>
<p>2. Subject to (1) any of the following:</p> <ul style="list-style-type: none"> (a) classes of development listed in Conservation Zone Table 1 - Accepted Development Classification where the proposed development is unable to satisfy the relevant criteria set out in that table (b) classes of development listed in Conservation Zone Table 2 - Deemed-to-Satisfy Development Classification where the proposed development is unable to satisfy the relevant criteria set out in that table (c) advertisement (d) agricultural building (e) camp ground (f) demolition (g) dwelling alterations or additions (h) farming (i) fence (j) navigation structures, boat berth, pier, pontoon or similar structure (or any combination thereof) (k) public amenities (l) retaining wall (m) tree damaging activity. 	<p>Except the demolition of a State or Local Heritage Place</p>

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Visitor Experience Subzone

Assessment Provisions (AP)

Desired Outcome	
DO 1	Tourist accommodation within a conservation area complements visitor experiences, and is located, sited and designed to minimise detrimental impacts on the natural environment and natural ecological processes including their historic, scientific, landscape, faunal habitat, biodiversity and cultural values.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use	
<p>PO 1.1</p> <p>A range of tourism, conservation and recreational land uses that provide an experience to visitors and tourists, while minimising environmental impacts.</p>	<p>DTS/DPF 1.1</p> <p>Development comprises one or more of the land uses listed in DTS 1.1 of the Zone, or one or more of the following:</p> <ul style="list-style-type: none"> (a) Tourist Accommodation (b) Tourist Facility (c) Café (d) Shop (e) Restaurant
<p>PO 1.2</p> <p>Small scale shops and cafés that cater for the needs of users and visitors of conservation areas.</p>	<p>DTS/DPF 1.2</p> <p>Shop, café or restaurant less than 150m².</p>
Tourist Accommodation	
<p>PO 2.1</p> <p>Tourist accommodation avoids delicate or environmentally sensitive areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation (<i>including regeneration areas of native vegetation lost through bush fire</i>)</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p> <p>Tourist accommodation is sited and designed in a manner that is subservient to the natural environment and where adverse impacts on natural features, landscapes, habitats and cultural assets are avoided.</p>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
<p>PO 2.3</p> <p>Tourist accommodation and recreational facilities, including associated access ways and ancillary structures are located on cleared or degraded areas or where environmental improvements can be achieved.</p>	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>
<p>PO 2.4</p> <p>Tourist accommodation designed to prevent conversion to dwellings through:</p> <ul style="list-style-type: none"> (a) comprising a minimum of 10 accommodation units (b) clustering of separated individual accommodation units (c) accommodation units being of a size unsuitable for a dwelling (d) functional areas that are generally associated with a dwelling such as kitchens and laundries are excluded from, or physically separated from individual accommodation units, or are of a size unsuitable for a dwelling. 	<p>DTS/DPF 2.4</p> <p>None are applicable.</p>

Land Division	
<p>PO 3.1</p> <p>Land division for existing tourist accommodation purposes creates allotments of a number and size that will not detrimentally affect the natural environment.</p>	<p>DTS/DPF 3.1</p> <p>Land division resulting in all allotments being greater than 5ha in area to accommodate an existing tourist accommodation development.</p>
Car parking	
<p>PO 4.1</p> <p>Parking for tourist accommodation should:</p> <ul style="list-style-type: none"> (a) comprise a maximum of one space per tourist accommodation unit, plus parking for employees (b) be grouped in one location, unless it can be demonstrated that an alternative arrangement will reduce the impact on the natural environment (c) be located in an area where minimal vegetation clearance is required. 	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>

Part 3 - Overlays

Coastal Areas Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	The natural coastal environment (including environmentally important features such as mangroves, wetlands, saltmarsh, sand dunes, cliff tops, native vegetation, wildlife habitat, shore and estuarine areas) is conserved and enhanced; provision is made for natural coastal processes; and recognition is given to current and future coastal hazards including sea level rise, flooding erosion and dune drift to avoid the need, now and in the future, for public expenditure on protection of the environment and development.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Division	
PO 1.1 Land is divided only if it or the subsequent development and use of the land will not adversely affect the environmental values or 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 removes an anomaly in the current boundaries with respect to the location of 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 has, or can be provided with, appropriate and acceptable coastal protection measures.	DTS/DPF 1.2 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.	DTS/DPF 1.3 None are applicable.
Hazard Risk Minimisation	
PO 2.1 Buildings sited over tidal water or that are not capable of being raised or protected by flood protection measures in the future are protected against the standard sea flood risk level and 1m of sea level rise.	DTS/DPF 2.1 Building floor levels are at least 1.25m above the standard sea flood risk level.
PO 2.2 Development, including associated roads and parking areas, but not minor structures unlikely to be adversely affected by flooding, is protected from the standard sea flood risk level and 1m of sea level rise.	DTS/DPF 2.2 Development incorporates finished ground and floor levels not less than: In instances where no value is specified (i.e. there is a blank field): <ul style="list-style-type: none"> (a) finished ground levels allow for sea level rise by being raised 0.3m or more above the standard sea flood risk level (b) finished floor levels are 0.55m or more above the standard sea flood risk level (c) practical measures can be implemented to provide future protection against an additional sea level rise of 0.7m plus an allowance to accommodate 100 years of land subsidence.
PO 2.3 Development will not create or aggravate coastal erosion or require coast protection works that cause or aggravate coastal erosion.	DTS/DPF 2.3 None are applicable.
PO 2.4	DTS/DPF 2.4

Development is 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:

- (a) the development incorporates appropriate private coastal protection measures to protect it from anticipated erosion
or
- (b) there are formal commitments to protect the existing or proposed public reserve and development from anticipated coastal erosion.

None are applicable.

PO 2.5 Additions or alterations to, or replacement of, a dwelling do not increase the risk of effects from natural coastal processes such as flooding, sea-level rise, sand drift and erosion.	DTS/DPF 2.5 None are applicable.
Coast Protection Works	
PO 3.1 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.	DTS/DPF 3.1 None are applicable.
PO 3.2 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 or levee bank.	DTS/DPF 3.2 None are applicable.
PO 3.3 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: <ul style="list-style-type: none"> (a) have an adverse effect on coastal ecology, processes, conservation, public access and amenity (b) require commitment of public resources including land (c) present an unacceptable risk of failure relative to potential hazard resulting from failure. 	DTS/DPF 3.3 None are applicable.
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; or the introduction of and spread of marine pests or any other means.	DTS/DPF 4.1 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.	DTS/DPF 4.2 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.	DTS/DPF 4.3 None are applicable.
PO 4.4 Development avoids, or in built up areas minimises, impacts on	DTS/DPF 4.4 None are applicable.

important habitat areas that support the nesting, breeding and movement/migration patterns of fauna, including threatened shorebirds.	
PO 4.5 Development is designed so that solid and fluid wastes are disposed of in a manner that avoids pollution or other detrimental impacts on the marine and on-shore environment of coastal areas.	DTS/DPF 4.5 On-site wastewater systems are set back a minimum of 100m from the Mean High Water Mark at spring tide.
PO 4.6 Development is designed so that stormwater runoff is disposed of in a manner that avoids pollution or other detrimental impacts on the marine and on-shore environment of coastal areas.	DTS/DPF 4.6 None are applicable.
PO 4.7 Development involving the removal of shell grit, cobbles or sand, other than for coastal protection works purposes, is not undertaken.	DTS/DPF 4.7 Development does not involve the removal of shell grit or sand.
Access	
PO 5.1 Development maintains or enhances appropriate public access to and along the foreshore.	DTS/DPF 5.1 None are applicable.
PO 5.2 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.	DTS/DPF 5.2 None are applicable.
PO 5.3 Access roads to the coast, lookouts and places of interest: (a) do not detract from the amenity or the environment (b) are designed for slow-moving traffic (c) are minimised in number.	DTS/DPF 5.3 None are applicable.
PO 5.4 Development on land adjoining a coastal reserve is sited and designed to be compatible with the purpose, management and amenity of the reserve and to prevent inappropriate access to or use of the reserve.	DTS/DPF 5.4 None are applicable.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>Except where the development is, in the opinion of the relevant authority, minor in nature and would not warrant a referral when considering the purpose of the referral, the following:</p> <ul style="list-style-type: none"> (a) excavation and/or filling where the total volume of material excavated and/or filled exceeds 9m³ (b) dwellings and habitable buildings that: <ul style="list-style-type: none"> (i) do not meet DTS/DPF 2.2 or (ii) are within 100m of the mean high water mark (c) other than within a Rural Settlement Zone: <ul style="list-style-type: none"> (i) buildings with a floor area greater than 60m² or (ii) tourist accommodation, including a caravan park or (iii) division of land that would create 1 or more additional allotments (d) off-shore structures (e) coast protection works (f) infrastructure within 100m landward of the mean high water mark. 	Coast Protection Board.	<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). 	Development of a class to which Schedule 9 clause 3 item 3 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Hazards (Bushfire - High Risk) Overlay

Assessment Provisions (AP)

Desired Outcome

DO 1	<p>Development, including land division is sited and designed to minimise the threat and impact of bushfires on life and property with regard to the following risks:</p> <ul style="list-style-type: none"> (a) potential for uncontrolled bushfire events taking into account the increased frequency and intensity of bushfires as a result of climate change (b) high levels and exposure to ember attack (c) impact from burning debris (d) radiant heat (e) likelihood and direct exposure to flames from a fire front.
DO 2	<p>Activities that increase the number of people living and working in the area or where evacuation would be difficult is sited away from areas of unacceptable bushfire risk.</p>
DO 3	<p>To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.</p>

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use	
PO 1.1 Development that significantly increases the potential for fire outbreak as a result of the spontaneous combustion of materials, spark generation or through the magnification and reflection of light is not located in areas of unacceptable bushfire risk.	DTS/DPF 1.1 None are applicable.
PO 1.2 Pre-schools, educational establishments, hospitals, retirement and supported accommodation are sited away from: <ul style="list-style-type: none"> (a) areas of unacceptable bushfire risk (b) locations where staff, children, students, residents and the public cannot be safely evacuated in the event of a bushfire. 	DTS/DPF 1.2 None are applicable.
Siting	
PO 2.1 Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of: <ul style="list-style-type: none"> (a) vegetation cover comprising trees and/or shrubs and/or unmanaged grasslands (b) poor access (c) rugged terrain (d) isolated location (more than 600m from a public road) (e) inability to provide an adequate asset protection zone (f) inability to provide a suitable site for an adequate supply of water for firefighting purpose 	DTS/DPF 2.1 None are applicable.
Built Form	
PO 3.1 Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts.	DTS/DPF 3.1 None are applicable.
PO 3.2 Extensions to buildings, outbuildings and other ancillary structures are sited and constructed using materials to minimise the threat of fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and Workers' accommodation) in the event of bushfire.	DTS/DPF 3.2 None are applicable.
Habitable Buildings	
PO 4.1	DTS/DPF 4.1

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

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

None are applicable.

<p>PO 4.2</p> <p>Residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation):</p> <ul style="list-style-type: none"> (a) is sited away from vegetated areas that pose an unacceptable bushfire risk (b) minimises the need to clear native vegetation. 	<p>DTS/DPF 4.2</p> <p>Development meets the following requirements:</p> <ul style="list-style-type: none"> (a) an asset protection zone with a minimum width of 100m already exists and can be maintained around the accommodation (b) the asset protection zone is contained wholly within the allotment of the development.
<p>PO 4.3</p> <p>Residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) has a dedicated area available that:</p> <ul style="list-style-type: none"> (a) is capable of accommodating a bushfire protection system comprising firefighting equipment and water supply in accordance with <i>Ministerial Building Standard MBS 008 – Designated bushfire prone areas – additional requirements</i> (b) includes the provision of an all-weather hardstand area in a location that: <ul style="list-style-type: none"> (i) allows fire-fighting vehicles to safely access the dedicated water supply and exit the site in a forward direction (ii) is no further than 6 metres from the dedicated water supply outlet(s). 	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>
<p>Land Division</p>	
<p>PO 5.1</p> <p>Land division for residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation):</p> <ul style="list-style-type: none"> (a) is limited to those areas specifically set aside for these uses (b) ensures provision of a bushfire buffer zone that isolates residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road and use of other means such as open parks and sporting areas that achieve adequate separation (Figure 1). 	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>
<p>PO 5.2</p> <p>Land division is designed to:</p> <ul style="list-style-type: none"> (a) minimise fire risk danger to residents, other occupants of buildings and firefighting personnel (b) minimise the potential risk of damage to buildings and other property during a bushfire (c) ensure each allotment contains a suitable building envelope that is located away from any vegetation that would pose an unacceptable risk in the event of bushfire. 	<p>DTS/DPF 5.2</p> <p>None are applicable.</p>
<p>PO 5.3</p> <p>Land division is designed in accordance with Figure 1 to:</p>	<p>DTS/DPF 5.3</p> <p>None are applicable</p>

<p>Land division is designed in accordance with figure 1 to:</p> <ul style="list-style-type: none">(a) facilitate the movement of emergency vehicles through, within and out of bushfire risk areas(b) provide a mainly continuous street pattern serving new allotments that eliminates the use of cul-de-sacs or dead end roads. Where cul-de-sacs/dead end roads are proposed an alternative emergency evacuation route is provided(c) facilitate the safe and efficient evacuation of residents, visitors and other personnel during a bushfire event and not rely on fire tracks as a means of evacuation(d) include at least two separate entry/exit points where 10 or more allotments are proposed.	<p>None are applicable.</p>
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Vehicle Access -Roads and Driveways

<p>PO 6.1</p> <p>Roads are designed and constructed to:</p> <ul style="list-style-type: none"> (a) facilitate the safe and effective: <ul style="list-style-type: none"> (i) use, operation and evacuation of fire-fighting and emergency personnel (ii) evacuation of residents (b) avoid the unnecessary clearance of native vegetation. 	<p>DTS/DPF 6.1</p> <p>Roads:</p> <ul style="list-style-type: none"> (a) do not require the clearance of native vegetation (b) are constructed with a formed, all-weather surface (c) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road (d) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road (e) have a minimum formed road width of 6m (f) provide overhead clearance of not less than 4.0m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 2) (g) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 3) (h) incorporating cul-de-sac endings or dead end roads do not exceed 200m in length and the end of the road has either: <ul style="list-style-type: none"> (i) a turning area with a minimum formed surface radius of 12.5m (Figure 4) or (ii) a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 5) (i) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.
<p>PO 6.2</p> <p>Where the furthest point of the building from the nearest public road is greater than 30m, driveways are designed and constructed to:</p> <ul style="list-style-type: none"> (a) facilitate the safe and effective: <ul style="list-style-type: none"> (i) use, operation and evacuation of fire-fighting and emergency personnel (ii) evacuation of residents (b) avoid the unnecessary clearance of native vegetation. 	<p>DTS/DPF 6.2</p> <p>Driveways:</p> <ul style="list-style-type: none"> (a) do not require the clearance of native vegetation (b) do not exceed 600m in length (c) are constructed with a formed, all-weather surface (d) are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8) (e) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway (f) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the driveway (g) have a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12 degrees (1-in-4.5) plus 0.5 metres clearance either side of the driveway from overhanging branches or other obstructions, including buildings and/or structures (Figure 2) (h) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 6) (i) provide overhead clearance of not less than 4m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (Figure 2) (j) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around driveway curves by constructing the curves with a minimum external radius of 12.5m (Figure 3)

	<ul style="list-style-type: none"> (k) allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by incorporating at the end of the driveway either: <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 (Figure 4) or (iii) a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 5) (l) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.
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Procedural Matters (PM) - Referrals

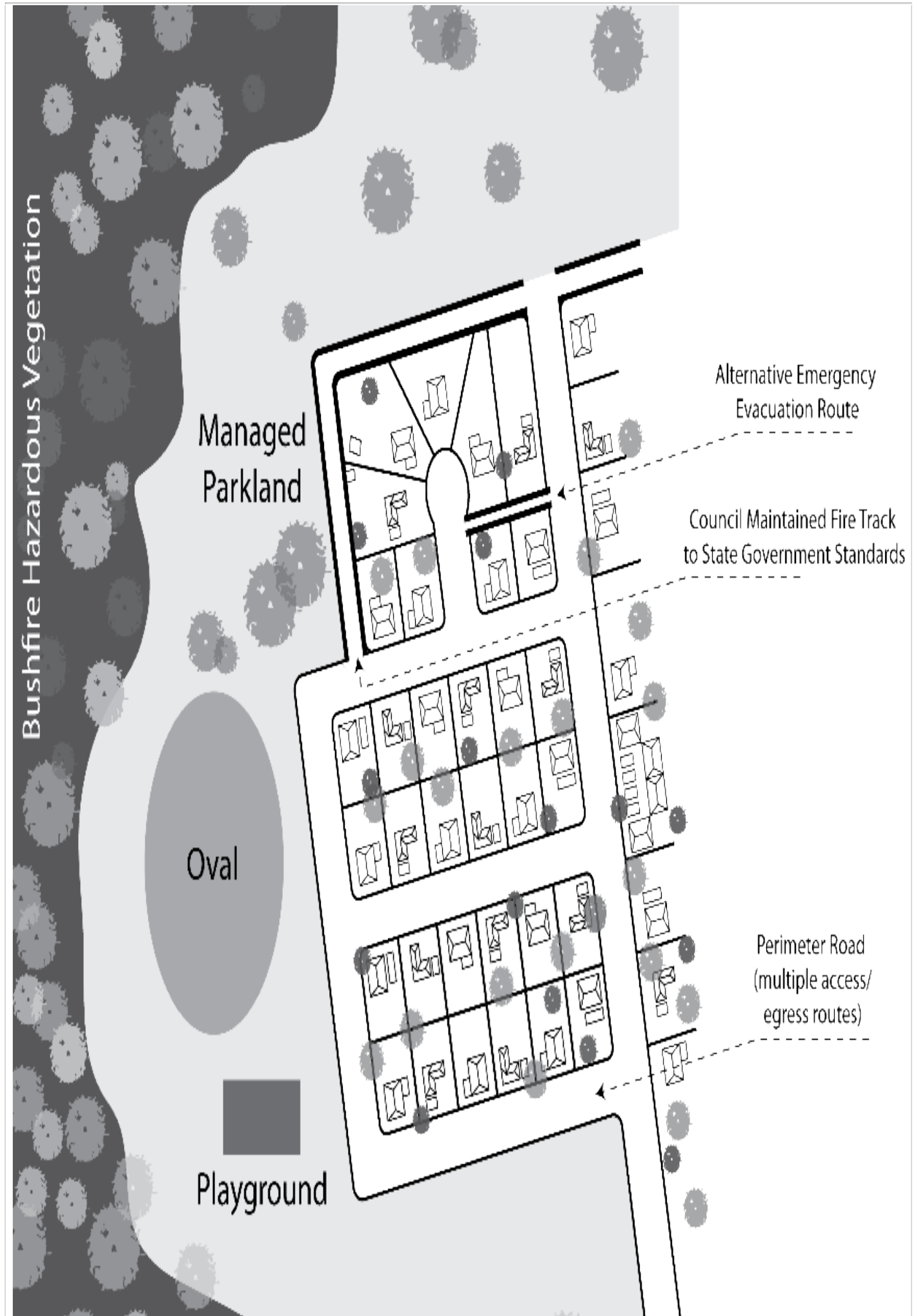
The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations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

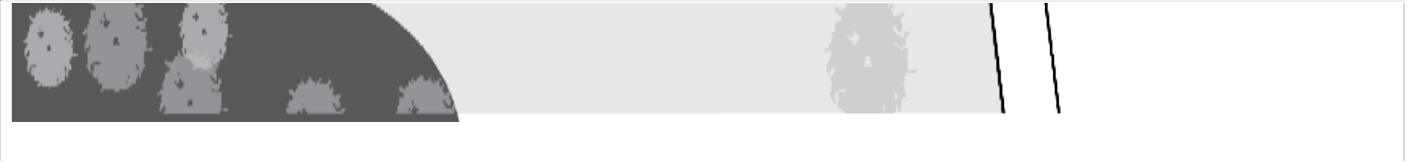
Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>Except if a relevant certificate accompanies the application for planning consent in respect of the development, any of the following classes of development (including alterations and additions which increase the floor area of such buildings by 10% or more):</p> <ul style="list-style-type: none"> (a) land division creating one or more additional allotments (b) dwelling (c) ancillary accommodation (d) residential flat building (e) tourist accommodation (f) boarding home (g) dormitory style accommodation (h) workers' accommodation (i) student accommodation (j) pre-school (k) educational establishment (l) retirement village (m) supported accommodation (n) residential park (o) hospital. 	South Australian Country Fire Service.	To provide expert assessment and direction to the relevant authority on the potential impacts of bushfire on the development.	Development of a class to which Schedule 9 clause 3 item 2 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Figures and Diagrams

Land Division

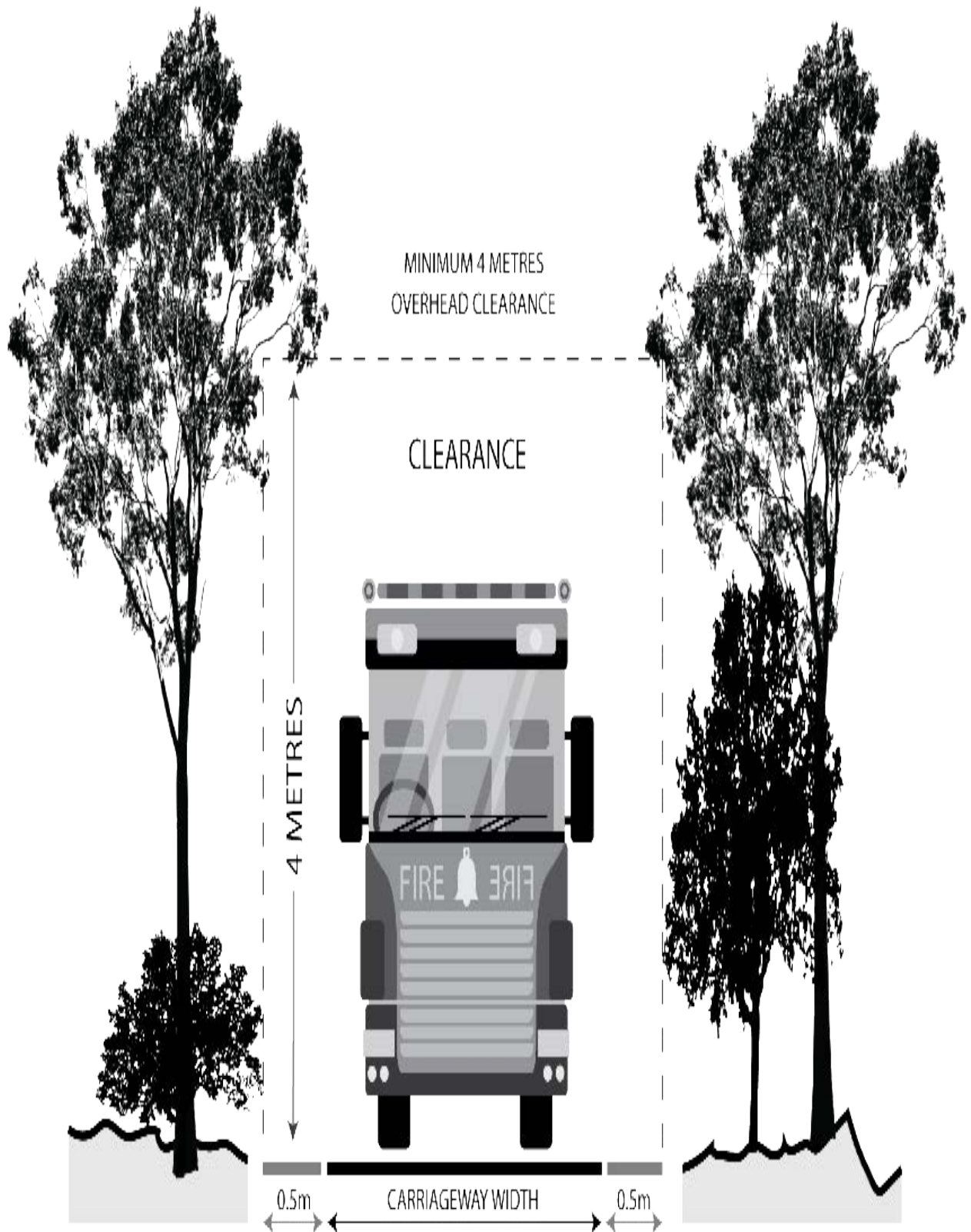
Figure 1 - Land Division Layout





Fire Appliance Clearances

Figure 2 - Overhead and Side Clearances



A MINIMUM 0.5 METRES
CLEARANCE IS TO BE
PROVIDED ON EACH SIDE
OF CARRIAGEWAY / DRIVEWAY

(3m Minimum for Driveways)
(6m Minimum for Roads)

Roads and Driveway Design

Figure 3 - Road and Driveway Curves

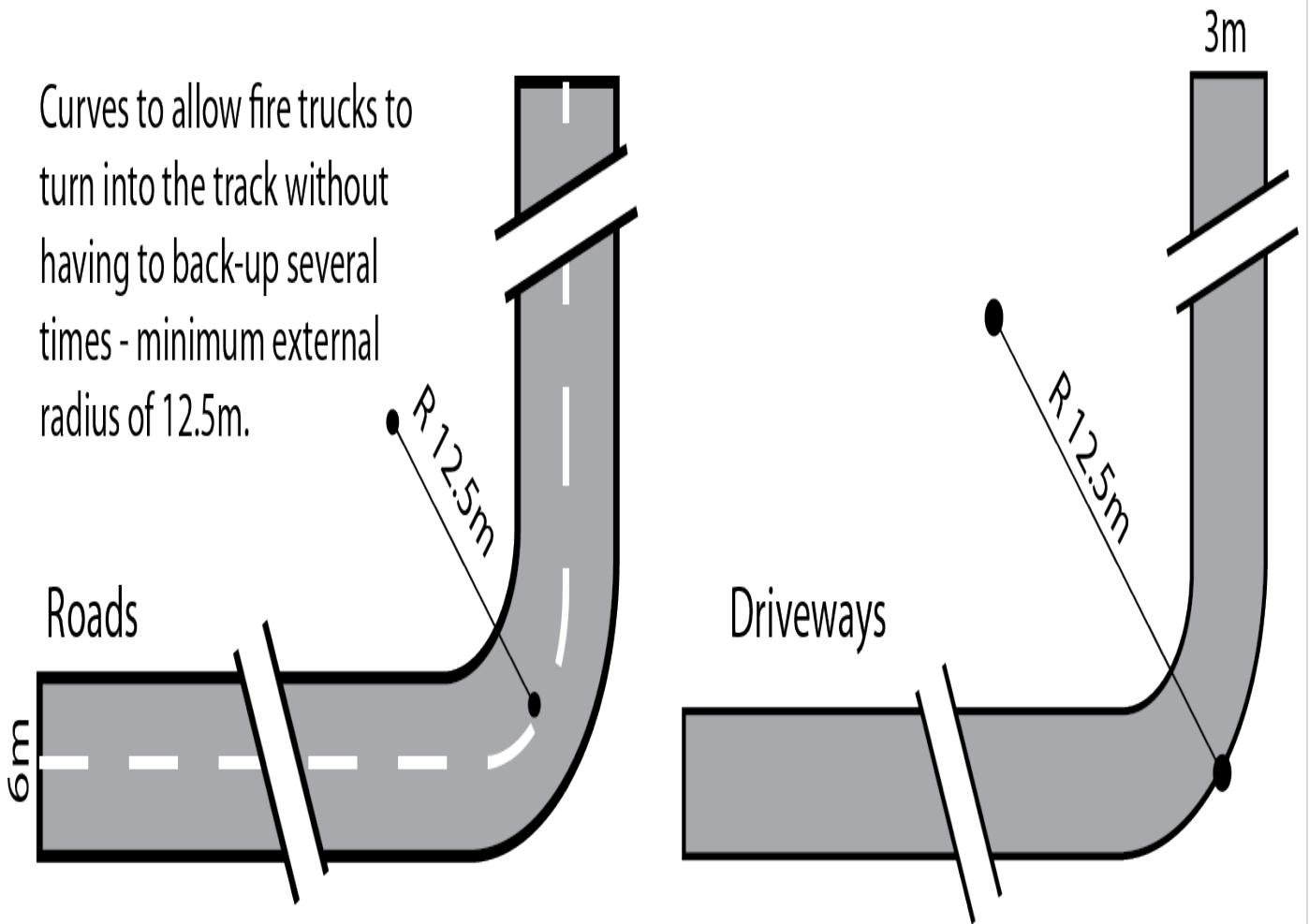
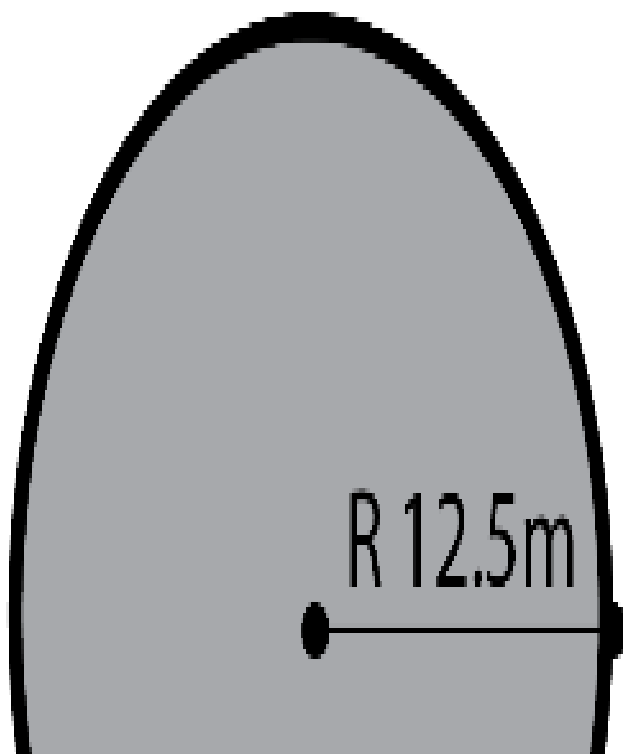


Figure 4 - Full Circle Turning Area



Fire truck turning area -
minimum radius 12.5m

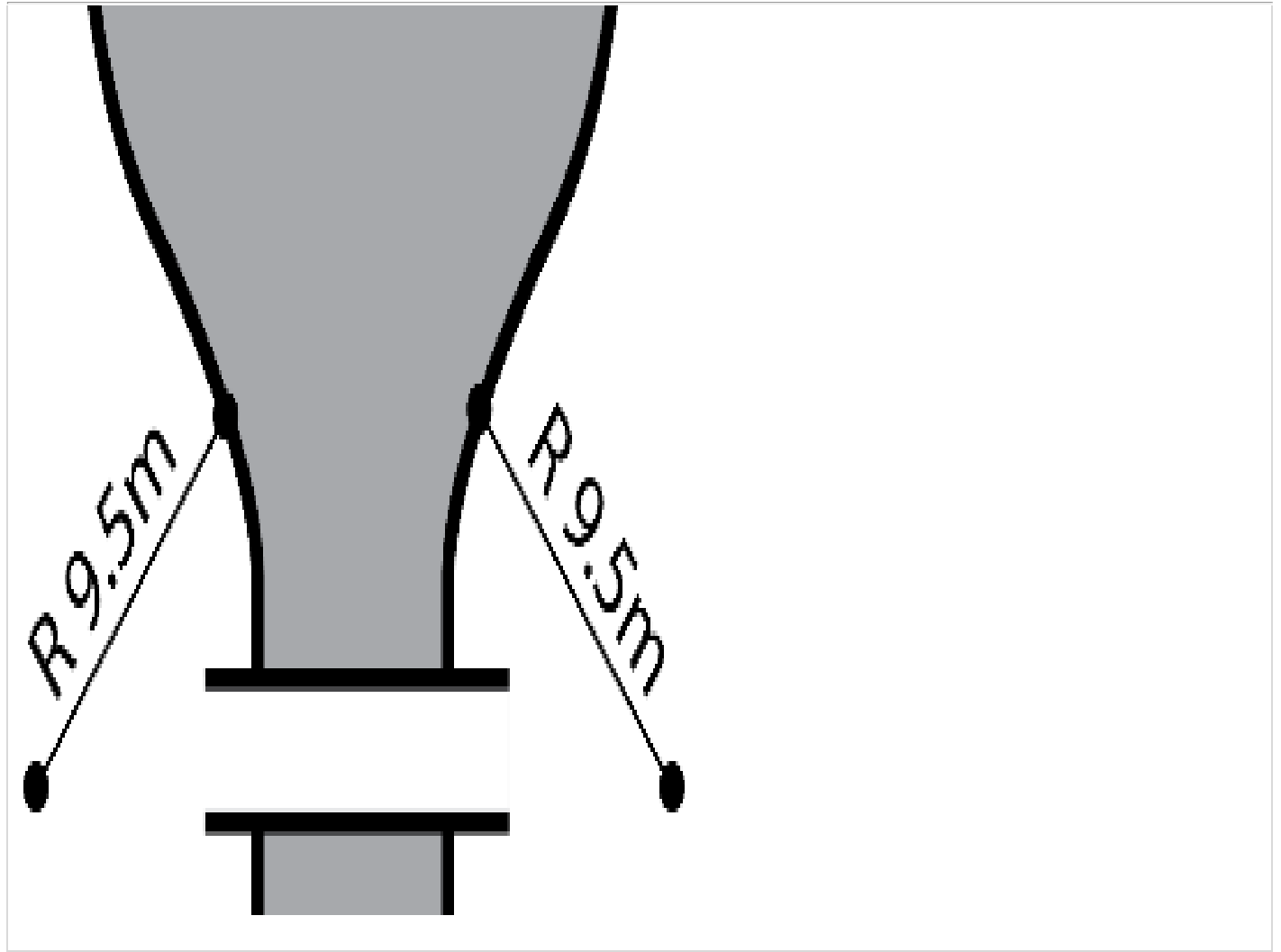
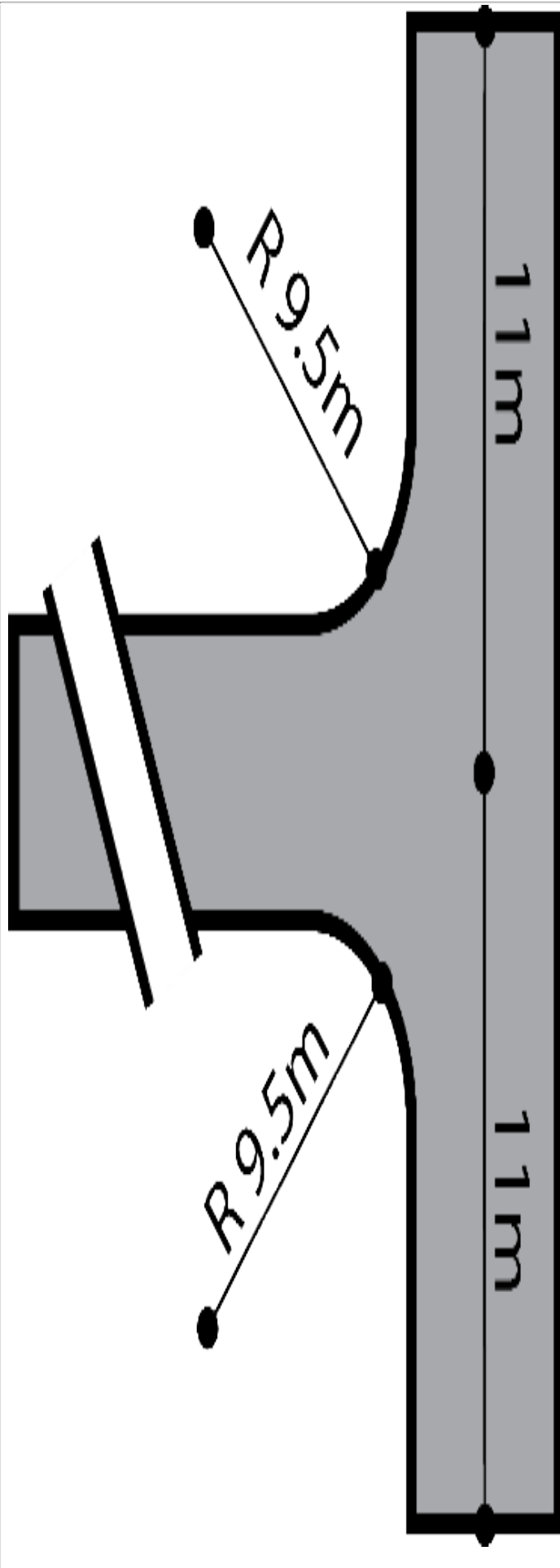
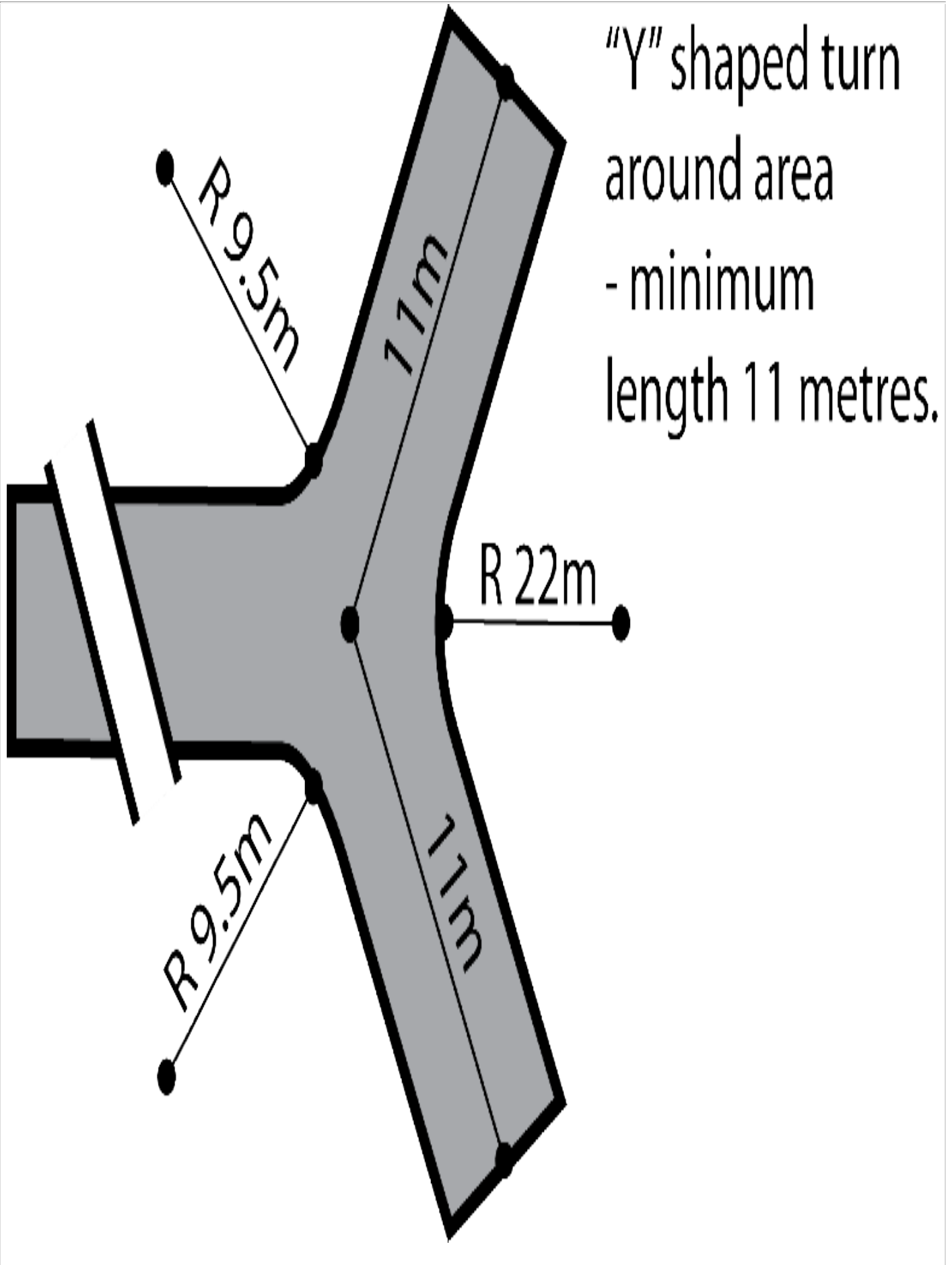


Figure 5 - 'T' or 'Y' Shaped Turning Head



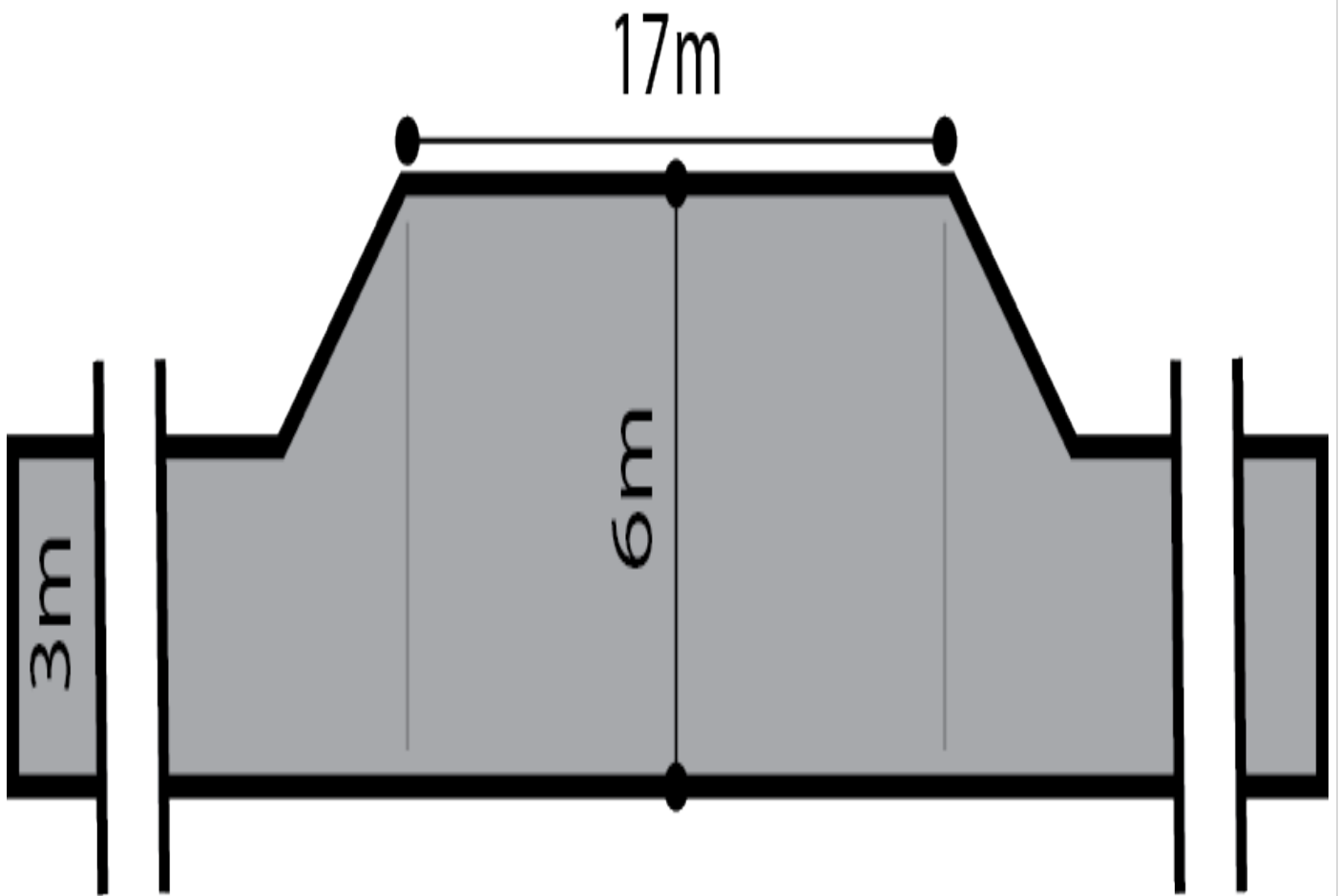
"T" shaped turning area
for fire trucks to reverse
into so they can turn
around
- minimum length 11m.



"Y" shaped turn
around area
- minimum
length 11 metres.

Figure 6 - Driveway Passing Bays

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



Historic Shipwrecks Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Historic shipwrecks and historic relics are protected from encroaching development.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Development is located and designed to avoid potential impacts on historic shipwrecks and historic relics.	DTS/DPF 1.1 Development involving impact to the surface or subsoil of land or sea/river floor is not located: (a) seaward of the mean high water mark or (b) within 15m landward of the banks of the River Murray.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Development that may involve impact to the surface or subsoil of land or the floor of a sea, lake or river.	Minister responsible for the administration of the <i>Historic Shipwrecks Act 1981</i> .	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 of a class to which Schedule 9 clause 3 item 5 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.
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 or historic relic within the meaning of the <i>Underwater Cultural Heritage Act 2018</i> (Commonwealth) as shown on the Historic Shipwrecks Overlay.	Commonwealth Minister responsible for the administration of the <i>Underwater Cultural Heritage Act 2018 of the Commonwealth</i> .	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 of a class to which Schedule 9 clause 3 item 6 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Marine Parks (Managed Use) Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Marine habitats and biodiversity are protected through limiting development to coastal infrastructure (jetties, marinas, pontoons), aquaculture, tourism, recreation and renewable energy facilities.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use	
PO 1.1 Development avoids or minimises harm to marine habitats, biodiversity or the functioning of ecosystems.	DTS/DPF 1.1 None are applicable.

Procedural Matters (PM) - Referrals

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

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

Native Vegetation Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Areas of native vegetation are protected, retained and restored.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Environmental Protection	
<p>PO 1.1</p> <p>Development avoids, or where it cannot be practically avoided, minimises the clearance of native vegetation taking into account the siting of buildings, access points, bushfire protection measures and building maintenance.</p>	<p>DTS/DPF 1.1</p> <p>An application is accompanied by:</p> <p>(a) a declaration stating that the proposal will not, or would not, involve clearance of native vegetation under the Native Vegetation Act 1991, including any clearance that may occur:</p> <ul style="list-style-type: none"> (i) in connection with a relevant access point and / or driveway (ii) within 10m of a building (other than a residential building or tourist accommodation) (iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control (iv) within 50m of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area <p>or</p> <p>(b) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the clearance is categorised as 'Level 1 clearance'.</p>
<p>PO 1.2</p> <p>Native vegetation clearance in association with development avoids the following:</p> <ul style="list-style-type: none"> (a) significant wildlife habitat and movement corridors (b) rare, vulnerable or endangered plants species (c) native vegetation that is significant because it is located in an area which has been extensively cleared (d) native vegetation that is growing in, or in association with, a wetland environment. 	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>Intensive animal husbandry and agricultural activities are sited, set back and designed to minimise impacts on native vegetation, including impacts on native vegetation in an adjacent State Significant Native Vegetation Area, from:</p> <ul style="list-style-type: none"> (a) the spread of pest plants and phytophthora (b) the spread of non-indigenous plants species (c) excessive nutrient loading of the soil or loading arising from surface water runoff (d) soil compaction (e) chemical spray drift. 	<p>DTS/DPF 1.3</p> <p>Development within 500 metres of a boundary of a State Significant Native Vegetation Area does not involve any of the following:</p> <ul style="list-style-type: none"> (a) horticulture (b) intensive animal husbandry (c) dairy (d) commercial forestry (e) aquaculture.
<p>PO 1.4</p> <p>Development enhances biodiversity and habitat values through revegetation.</p>	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>

Land division	
<p>PO 2.1</p> <p>Land division does not result in the fragmentation of land containing native vegetation, or necessitate the clearance of native vegetation, unless such clearance is considered minor, taking into account the location of allotment boundaries, access ways, fire breaks, boundary fencing and potential building siting or the like.</p>	<p>DTS/DPF 2.1</p> <p>Land division where:</p> <ul style="list-style-type: none"> (a) an application is accompanied by one of the following: <ul style="list-style-type: none"> (i) a declaration stating that none of the allotments in the proposed plan of division contain native vegetation under the <i>Native Vegetation Act 1991</i> (ii) a declaration stating that no native vegetation clearance under the <i>Native Vegetation Act 1991</i> will be required as a result of the division of land (iii) a report prepared in accordance with Regulation 18(2)(a) of the <i>Native Vegetation Regulations 2017</i> that establishes that the vegetation to be cleared is categorised as 'Level 1 clearance' or (b) an application for land division which is being considered concurrently with a proposal to develop each allotment which will satisfy, or would satisfy, the requirements of DTS/DPF 1.1, including any clearance that may occur or (c) the division is to support a Heritage Agreement under the <i>Native Vegetation Act 1991</i> or the <i>Heritage Places Act 1993</i>.

Procedural Matters (PM) - Referrals

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

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

Prescribed Wells Area Overlay

Assessment Provisions (AP)

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

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

Procedural Matters (PM) - Referrals

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

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

State Significant Native Vegetation Areas Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Protect, retain and restore significant areas of native vegetation.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Environmental Protection	
<p>PO 1.1</p> <p>Development enhances biodiversity and habitat values through revegetation and avoiding native vegetation clearance except to promote an appreciation and awareness of wildlife areas, including visitor parking and amenities, or for the administration and management of a reserve or park established for the protection and conservation of wildlife.</p>	<p>DTS/DPF 1.1</p> <p>An application is accompanied by:</p> <ul style="list-style-type: none"> (a) a declaration stating that the proposal will not , or would not, involve clearance of native vegetation under the <i>Native Vegetation Act 1991</i>, including any clearance that may occur: <ul style="list-style-type: none"> (i) in connection with a relevant access point and / or driveway (ii) within 10m of a building (other than a residential building or tourist accommodation) (iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control (iv) within 50m of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area or (b) a report prepared in accordance with Regulation 18(2)(a) of the <i>Native Vegetation Regulations 2017</i> that confirms that the clearance is categorised as 'Level 1 clearance'.
Land division	
<p>PO 2.1</p> <p>Land division that contributes to the conservation, protection and enhancement of native vegetation.</p>	<p>DTS/DPF 2.1</p> <p>Land division to:</p> <ul style="list-style-type: none"> (a) create a public road or a public reserve where the application is accompanied by a report prepared in accordance with Regulation 18(2)(a) of the <i>Native Vegetation Regulations 2017</i> in which the extent of native vegetation clearance proposed to be undertaken in connection with the division is categorised as 'Level 1 clearance' or (b) realign allotment boundaries to incorporate land into a park or reserve established under the <i>National Parks and Wildlife Act 1972</i>.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>The following classes of development:</p> <ul style="list-style-type: none"> (a) land division where a report prepared in accordance with Regulation 18(2)(a) of the <i>Native Vegetation Regulations 2017</i> in connection with a development application categorises the clearance, or potential clearance, as 'Level 2 clearance', 'Level 3 clearance' or 'Level 4 clearance' (b) all other classes of development other than where DTS/DPF 1.1(a) is achieved. 	<p>Native Vegetation Council</p>	<p>To provide expert assessment and direction to the relevant authority on the potential impacts of development on native vegetation.</p>	<p>Development of a class to which Schedule 9 clause 3 item 11 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>

Water Resources Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Protection of the quality of surface waters taking into account the projected reductions in rainfall and warmer air temperatures as a result of climate change.
DO 2	Maintain the conveyance function and natural flow paths of watercourses to assist in the management of flood waters and stormwater runoff.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Catchment	
PO 1.1 Watercourses and their beds, banks, wetlands and floodplains (1:100 AEP flood extent) are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development avoids interfering with the hydrology or water regime of swamps and wetlands.	DTS/DPF 1.2 None are applicable.
PO 1.3 Wetlands and low-lying areas providing habitat for native flora and fauna are not drained, except temporarily for essential management purposes to enhance environmental values.	DTS/DPF 1.3 None are applicable.
PO 1.4 Watercourses, areas of remnant native vegetation, or areas prone to erosion that are capable of natural regeneration are fenced off to limit stock access.	DTS/DPF 1.4 None are applicable.
PO 1.5 Development that increases surface water run-off includes a suitably sized strip of vegetated land on each side of a watercourse to filter runoff to: <ul style="list-style-type: none"> (a) reduce the impacts on native aquatic ecosystems (b) minimise soil loss eroding into the watercourse. 	DTS/DPF 1.5 A strip of land 20m or more wide measured from the top of existing banks on each side of the watercourse is free from development, livestock use and revegetated with locally indigenous vegetation.
PO 1.6 Development resulting in the depositing or placing of an object or solid material in a watercourse or lake occurs only where it involves any of the following: <ul style="list-style-type: none"> (a) the construction of an erosion control structure (b) devices or structures used to extract or regulate water flowing in a watercourse (c) devices used for scientific purposes (d) the rehabilitation of watercourses. 	DTS/DPF 1.6 None are applicable.
PO 1.7 Watercourses, floodplains (1:100 AEP flood extent) and wetlands protected and enhanced by retaining and protecting existing native vegetation.	DTS/DPF 1.7 None are applicable.
PO 1.8	DTS/DPF 1.8

Watercourses, floodplains (1:100 AEP flood extent) and wetlands are protected and enhanced by stabilising watercourse banks and reducing sediments and nutrients entering the watercourse.	None are applicable.
PO 1.9 Dams, water tanks and diversion drains are located and constructed to maintain the quality and quantity of flows required to meet environmental and downstream needs.	DTS/DPF 1.9 None are applicable.

Procedural Matters (PM) - Referrals

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

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

Part 4 - General Development Policies

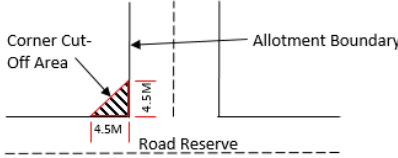
Advertisements

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Appearance	
<p>PO 1.1</p> <p>Advertisements are compatible and integrated with the design of the building and/or land they are located on.</p>	<p>DTS/DPF 1.1</p> <p>Advertisements attached to a building:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (i) are flush with a wall (ii) do not have any part rising above parapet height (iii) are not attached to the roof of the building. (d) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (e) if attached to a two-storey building, have no part located above the finished floor level of the second storey of the building (f) where they are flush with a wall, do not, in combination with any other existing sign, cover more than 15% of the building facade to which they are attached.
<p>PO 1.2</p> <p>Advertisements conceal their supporting structure.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>Advertising does not encroach on public land or the land of an adjacent allotment.</p>	<p>DTS/DPF 1.3</p> <p>Advertisements and/or advertising hoardings are contained within the boundaries of the site.</p>
<p>PO 1.4</p> <p>Where possible, advertisements on public land are integrated with existing structures and infrastructure.</p>	<p>DTS/DPF 1.4</p> <p>Advertisements on public land:</p> <ul style="list-style-type: none"> (a) achieves Advertisements DTS/DPF 1.1 or (b) are integrated with a bus shelter.
<p>PO 1.5</p> <p>Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality.</p>	<p>DTS/DPF 1.5</p> <p>None are applicable.</p>
Proliferation of Advertisements	
<p>PO 2.1</p> <p>Proliferation of advertisements is minimised to avoid visual clutter and untidiness.</p>	<p>DTS/DPF 2.1</p> <p>No more than one freestanding advertisement is displayed per occupancy.</p>
<p>PO 2.2</p> <p>Multiple business or activity advertisements are co-located and coordinated to avoid visual clutter and untidiness.</p>	<p>DTS/DPF 2.2</p> <p>Advertising of a multiple business or activity complex is located on a single advertisement fixture or structure.</p>

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

	<p>least 5.5m from the edge of the seal</p> <p>(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:</p> <ul style="list-style-type: none"> (a) 10 km/h road - 14m (b) 100 km/h road - 13m (c) 90 km/h road - 10m (d) 70 or 80 km/h road - 8.5m.
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Animal Keeping and Horse Keeping

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Animal keeping, horse keeping and associated activities do not create adverse impacts on the environment or the amenity of the locality.	DTS/DPF 1.1 None are applicable.
PO 1.2 Animal keeping and horse keeping is located and managed to minimise the potential transmission of disease to other operations where animals are kept.	DTS/DPF 1.2 None are applicable.
Horse Keeping	
PO 2.1 Water from stable wash-down areas is directed to appropriate absorption areas and/or drainage pits to minimise pollution of land and water.	DTS/DPF 2.1 None are applicable.
PO 2.2 Stables, horse shelters or associated yards are sited appropriate distances away from sensitive receivers and/or allotments in other ownership to avoid adverse impacts from dust, erosion and odour.	DTS/DPF 2.2 Stables, horse shelters and associated yards are sited in accordance with the following: <ul style="list-style-type: none"> (a) 30m or more from any sensitive receivers (existing or approved) on land in other ownership (b) where an adjacent allotment is vacant and in other ownership, 30m or more from the boundary of that allotment.
PO 2.3 All areas accessible to horses are separated from septic tank effluent disposal areas to protect the integrity of that system. Stable flooring is constructed with an impervious material to facilitate regular cleaning.	DTS/DPF 2.3 Septic tank effluent disposal areas are enclosed with a horse-proof barrier such as a fence to exclude horses from this area.
PO 2.4 To minimise environmental harm and adverse impacts on water resources, stables, horse shelters and associated yards are appropriately set back from a watercourse.	DTS/DPF 2.4 Stables, horse shelters and associated yards are set back 50m or more from a watercourse.
PO 2.5 Stables, horse shelters and associated yards are located on slopes that are stable to minimise the risk of soil erosion and water runoff.	DTS/DPF 2.5 Stables, horse shelters and associated yards are not located on land with a slope greater than 10% (1-in-10).
Kennels	
PO 3.1 Kennel flooring is constructed with an impervious material to	DTS/DPF 3.1 The floors of kennels are:

facilitate regular cleaning.	<ul style="list-style-type: none"> (a) constructed of impervious concrete (b) designed to be self-draining when washed down.
<p>PO 3.2</p> <p>Kennels and exercise yards are 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 (b) orientating openings away from sensitive receivers. 	<p>DTS/DPF 3.2</p> <p>Kennels are sited 500m or more from the nearest sensitive receiver 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 receivers from animal behaviour.</p>	<p>DTS/DPF 3.3</p> <p>Kennels are sited in association with a permanent dwelling on the land.</p>
Wastes	
<p>PO 4.1</p> <p>Storage of manure, used litter and other wastes (other than wastewater 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 (c) be located outside 1% AEP flood event areas. 	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>

Aquaculture

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land-based Aquaculture	
PO 1.1 Land-based aquaculture and associated components are sited and designed to mitigate adverse impacts on nearby sensitive receivers.	DTS/DPF 1.1 Land-based aquaculture and associated components are located: <ul style="list-style-type: none"> (a) 200m or more from a sensitive receiver in other ownership (b) 500m or more from the boundary of a zone primarily intended to accommodate sensitive receivers.
PO 1.2 Land-based aquaculture and associated components are sited and designed to prevent surface flows from entering ponds in a 1% AEP sea flood level event.	DTS/DPF 1.2 None are applicable.
PO 1.3 Land-based aquaculture and associated components are sited and designed to prevent pond leakage that would pollute groundwater.	DTS/DPF 1.3 None are applicable.
PO 1.4 Land-based aquaculture and associated components are sited and designed to prevent farmed species escaping and entering into any waters.	DTS/DPF 1.4 None are applicable.
PO 1.5 Land-based aquaculture and associated components, including intake and discharge pipes, are designed to minimise the need to traverse sensitive areas to minimise impact on the natural environment.	DTS/DPF 1.5 None are applicable.
PO 1.6 Pipe inlets and outlets associated with land-based aquaculture are sited and designed to minimise the risk of disease transmission.	DTS/DPF 1.6 None are applicable.
PO 1.7 Storage areas associated with aquaculture activity are integrated with the use of the land and sited and designed to minimise their visual impact on the surrounding environment.	DTS/DPF 1.7 None are applicable.
Marine Based Aquaculture	
PO 2.1 Marine aquaculture is sited and designed to minimise its adverse impacts on sensitive ecological areas including: <ul style="list-style-type: none"> (a) creeks and estuaries (b) wetlands (c) significant seagrass and mangrove communities 	DTS/DPF 2.1 None are applicable.

<p>(a) marine habitats and ecosystems.</p>	
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<p>PO 2.2</p> <p>Marine aquaculture is sited in areas with adequate water current to disperse sediments and dissolve particulate wastes to prevent the build-up of waste that may cause environmental harm.</p>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
<p>PO 2.3</p> <p>Marine aquaculture is designed to not involve discharge of human waste on the site, on any adjacent land or into nearby waters.</p>	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>
<p>PO 2.4</p> <p>Marine aquaculture (other than inter-tidal aquaculture) is located an appropriate distance seaward of the high water mark.</p>	<p>DTS/DPF 2.4</p> <p>Marine aquaculture development is located 100m or more seaward of the high water mark.</p>
<p>PO 2.5</p> <p>Marine aquaculture is sited and designed to not 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 (d) areas of high tourism value (e) areas of important regional or state economic activity, including commercial ports, wharfs and jetties (f) the operation of infrastructure facilities including inlet and outlet pipes associated with the desalination of sea water. 	<p>DTS/DPF 2.5</p> <p>None are applicable.</p>
<p>PO 2.6</p> <p>Marine aquaculture is sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment.</p>	<p>DTS/DPF 2.6</p> <p>None are applicable.</p>
<p>PO 2.7</p> <p>Marine aquaculture is designed to be as unobtrusive as practicable by incorporating measures such as:</p> <ul style="list-style-type: none"> (a) using feed hoppers that are painted in subdued colours and suspended as close as possible to the water surface (b) positioning structures to protrude the minimum distance practicable above the water surface (c) avoiding the use of shelters and structures above cages and platforms unless necessary to exclude predators and protected species from interacting with the farming structures and/or stock inside the cages, or for safety reasons (d) positioning racks, floats and other farm structures in unobtrusive locations from the shoreline. 	<p>DTS/DPF 2.7</p> <p>None are applicable.</p>
<p>PO 2.8</p> <p>Access, launching and maintenance facilities utilise existing established roads, tracks, ramps and paths to or from the sea</p>	<p>DTS/DPF 2.8</p> <p>None are applicable.</p>

where possible.

<p>PO 2.9</p> <p>Access, launching and maintenance facilities are developed as common user facilities and are co-located where practicable to mitigate adverse impacts on coastal areas.</p>	<p>DTS/DPF 2.9</p> <p>None are applicable.</p>
<p>PO 2.10</p> <p>Marine aquaculture is sited to minimise potential impacts on, and to protect the integrity of, reserves under the <i>National Parks and Wildlife Act 1972</i>.</p>	<p>DTS/DPF 2.10</p> <p>Marine aquaculture is located 1000m or more seaward of the boundary of any reserve under the <i>National Parks and Wildlife Act 1972</i>.</p>
<p>PO 2.11</p> <p>Onshore storage, cooling and processing facilities do not impair the coastline and its visual amenity and are:</p> <ul style="list-style-type: none"> (a) sited, designed, landscaped and developed at a scale that minimise any adverse visual impact on the coastal landscape (b) sited and designed with appropriate vehicular access arrangements (c) incorporate appropriate waste treatment and disposal. 	<p>DTS/DPF 2.11</p> <p>None are applicable.</p>
<p>Navigation and Safety</p>	
<p>PO 3.1</p> <p>Marine aquaculture sites are suitably marked to maintain navigational safety.</p>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>PO 3.2</p> <p>Marine aquaculture is sited to provide adequate separation between farms for safe navigation.</p>	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>
<p>Environmental Management</p>	
<p>PO 4.1</p> <p>Marine aquaculture is maintained to prevent hazards to people and wildlife, including breeding grounds and habitats of native marine mammals and terrestrial fauna, especially migratory species.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>Marine aquaculture is designed to facilitate the relocation or removal of structures in the case of emergency such as oil spills, algal blooms and altered water flows.</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>PO 4.3</p> <p>Marine aquaculture provides for progressive or future reclamation of disturbed areas ahead of, or upon, decommissioning.</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>
<p>PO 4.4</p> <p>Aquaculture operations incorporate measures to ensure satisfactory removal and disposal of litter, disused material, shells,</p>	<p>DTS/DPF 4.4</p> <p>None are applicable.</p>

debris, detritus, dead animals and animal waste to prevent pollution of waters, wetlands, or the nearby coastline.	
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Beverage Production in Rural Areas

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Odour and Noise	
PO 1.1 Beverage production activities are designed and sited to minimise odour impacts on rural amenity.	DTS/DPF 1.1 None are applicable.
PO 1.2 Beverage production activities are designed and sited to minimise noise impacts on sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Fermentation, distillation, manufacturing, storage, packaging and bottling activities occur within enclosed buildings.	DTS/DPF 1.3 None are applicable.
PO 1.4 Breweries are designed to minimise odours emitted during boiling and fermentation stages of production.	DTS/DPF 1.4 Brew kettles are fitted with a vapour condenser.
PO 1.5 Beverage production solid wastes are stored in a manner that minimises odour impacts on sensitive receivers in other ownership.	DTS/DPF 1.5 Solid waste from beverage production is collected and stored in sealed containers and removed from the site within 48 hours.
Water Quality	
PO 2.1 Beverage production wastewater management systems (including wastewater irrigation) are set back from watercourses to minimise adverse impacts on water resources.	DTS/DPF 2.1 Wastewater management systems are set back 50m or more from the banks of watercourses and bores.
PO 2.2 Water resources are protected from pollution by ensuring development does not involve the storage or disposal of chemicals or hazardous substances in a manner that would pose a water pollution risk.	DTS/DPF 2.2 None are applicable.
PO 2.3 Stormwater runoff from areas subject to contamination by beverage production activities (including vehicle movements and machinery operations) is drained to an onsite stormwater treatment system.	DTS/DPF 2.3 None are applicable.
PO 2.4 Stormwater runoff from areas not likely to be subject to contamination by beverage production and associated activities (such as roof catchments and clean hard-paved surfaces) is diverted away from beverage production areas and wastewater	DTS/DPF 2.4 None are applicable.

management systems.	
Wastewater Irrigation	
<p>PO 3.1</p> <p>Beverage production wastewater irrigation systems are designed and located to not contaminate soil and surface and ground water resources or damage crops.</p>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>PO 3.2</p> <p>Beverage production wastewater irrigation systems are designed and located to minimise impact on amenity and avoid spray drift onto adjoining land.</p>	<p>DTS/DPF 3.2</p> <p>Beverage production wastewater is not irrigated within 50m of any dwelling in other ownership.</p>
<p>PO 3.3</p> <p>Beverage production wastewater is not irrigated onto:</p> <ul style="list-style-type: none"> (a) waterlogged areas (b) land within 50m of a creek, swamp or domestic or stock water bore (c) land subject to flooding (d) steeply sloping land (e) rocky or highly permeable soil overlaying an unconfined aquifer. 	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>

Bulk Handling and Storage Facilities

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
<p>PO 1.1</p> <p>Bulk handling and storage facilities are sited and designed to minimise risks of adverse air quality and noise impacts on sensitive receivers.</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 from sensitive receivers:</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 (including sea-port grain terminals), where the handling of these materials into or from vessels does not exceed 100 tonnes per day: 300m or more from residential premises not associated with the facility (b) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility: 300m or more from residential premises not associated with the facility (c) bulk petroleum storage involving individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1,000 cubic metres: 500m or more (d) coal handling with: <ul style="list-style-type: none"> a. capacity up to 1 tonne per day or a storage capacity up to 50 tonnes: 500m or more b. capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes: 1000m or more.
Buffers and Landscaping	
<p>PO 2.1</p> <p>Bulk handling and storage facilities incorporate a buffer area for the establishment of dense landscaping adjacent road frontages.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p> <p>Bulk handling and storage facilities incorporate landscaping to assist with screening and dust filtration.</p>	<p>DTS/DPF 2.2</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 are designed and surfaced to control dust emissions and prevent drag out of material from the site.</p>	<p>DTS/DPF 3.1</p> <p>Roadways and vehicle parking areas are sealed with an all-weather surface.</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) incorporate catchment devices to avoid the release of materials into adjacent waters.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>

Clearance from Overhead Powerlines

Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.	DTS/DPF 1.1 One of the following is satisfied: <ul style="list-style-type: none"> (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 aboveground powerlines adjoining the site that are the subject of the proposed development.

Design

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development is: <ul style="list-style-type: none"> (a) contextual - responds to its natural surroundings and positively contributes to the character of the immediate area (b) durable - is fit for purpose, adaptable and long lasting (c) inclusive - integrates landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and also promotes the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors (d) sustainable - integrates sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All development	
External Appearance	
PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	DTS/DPF 1.1 None are applicable.
PO 1.2 Where zero or minor setbacks are desirable, development provides shelter over footpaths to positively contribute to the walkability and comfort of the public realm.	DTS/DPF 1.2 None are applicable.
PO 1.3 Buildings (other than ancillary buildings, group dwellings or buildings on a battle-axe allotment) are designed so that the main façade faces the primary street frontage.	DTS/DPF 1.3 None are applicable.
PO 1.4 Plant, exhaust and intake vents and other technical equipment is integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: <ul style="list-style-type: none"> (a) positioning plant and equipment in unobtrusive locations viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses. 	DTS/DPF 1.4 Development does not incorporate any structures that protrude beyond the roofline.
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.
Safety	
PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is designed to differentiate public, communal and private areas.	DTS/DPF 2.2 None are applicable.

<p>PO 2.3</p> <p>Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.</p>	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>
<p>PO 2.4</p> <p>Development at street level is designed to maximise opportunities for passive surveillance of adjacent public realm.</p>	<p>DTS/DPF 2.4</p> <p>None are applicable.</p>
<p>PO 2.5</p> <p>Common areas and entry points of buildings (such as the foyer areas of residential buildings), and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.</p>	<p>DTS/DPF 2.5</p> <p>None are applicable.</p>
<p>Landscaping</p>	
<p>PO 3.1</p> <p>Soft landscaping and tree planting is incorporated to:</p> <ul style="list-style-type: none"> (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes. 	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>Environmental Performance</p>	
<p>PO 4.1</p> <p>Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>PO 4.3</p> <p>Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>
<p>Water Sensitive Design</p>	
<p>PO 5.1</p> <p>Development is sited and designed to maintain natural hydrological systems without negatively impacting:</p> <ul style="list-style-type: none"> (a) the quantity and quality of surface and groundwater (b) the depth and directional flow of surface and groundwater (c) the quality and function of natural springs. 	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>

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On-site Waste Treatment Systems	
<p>PO 6.1</p> <p>Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.</p>	<p>DTS/DPF 6.1</p> <p>Effluent disposal drainage areas do not:</p> <ul style="list-style-type: none"> (a) encroach within an area used as private open space or result in less private open space than that specified in Design [Residential Development - Private Open Space] DTS/DPF 15.1 (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking [Vehicle Parking Rates] DTS/DPF 5.1.
Carparking Appearance	
<p>PO 7.1</p> <p>Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the street scape.</p>	<p>DTS/DPF 7.1</p> <p>The protrusion of undercroft car parks does not exceed 1.2m above finished ground level and is screened through appropriate plantings, except in a location or zone where a continuous ground floor façade aligned with the front property boundary is desired.</p>
<p>PO 7.2</p> <p>Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, and screen fenced.</p>	<p>DTS/DPF 7.2</p> <p>None are applicable.</p>
<p>PO 7.3</p> <p>Pedestrian connections are safe, legible, direct and accessible and are provided between parking areas and the development.</p>	<p>DTS/DPF 7.3</p> <p>None are applicable.</p>
<p>PO 7.4</p> <p>Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.</p>	<p>DTS/DPF 7.4</p> <p>None are applicable.</p>
<p>PO 7.5</p> <p>Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.</p>	<p>DTS/DPF 7.5</p> <p>None are applicable.</p>
<p>PO 7.6</p> <p>Vehicle parking areas and associated driveways are landscaped to shade and positively contribute to amenity.</p>	<p>DTS/DPF 7.6</p> <p>None are applicable.</p>
<p>PO 7.7</p> <p>Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.</p>	<p>DTS/DPF 7.7</p> <p>None are applicable.</p>

Earthworks and sloping land	
<p>PO 8.1</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 8.1</p> <p>Development does not involve:</p> <ul style="list-style-type: none"> (a) excavation exceeding a vertical height of 1m or (b) filling exceeding a vertical height of 1m or (c) a total combined excavation and filling vertical height of 2m or more.
<p>PO 8.2</p> <p>Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8).</p>	<p>DTS/DPF 8.2</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):</p> <ul style="list-style-type: none"> (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
<p>PO 8.3</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):</p> <ul style="list-style-type: none"> (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land. 	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>
<p>PO 8.4</p> <p>Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on-site drainage systems to minimise erosion.</p>	<p>DTS/DPF 8.4</p> <p>None are applicable.</p>
<p>PO 8.5</p> <p>Development does not occur on land at risk of landslip or increases the potential for landslip or land surface instability.</p>	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>
Fences and Walls	
<p>PO 9.1</p> <p>Fences, walls and retaining walls are of sufficient height to maintain privacy and security without unreasonably impacting the visual amenity and adjoining land's access to sunlight or the amenity of public places.</p>	<p>DTS/DPF 9.1</p> <p>None are applicable.</p>
<p>PO 9.2</p> <p>Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual impacts.</p>	<p>DTS/DPF 9.2</p> <p>A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.</p>

Residential development	
Fenestration and passive surveillance	
PO 10.1 Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 10.1 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room (b) has an aggregate window area of at least 2m ² facing the primary street.
Outlook and amenity	
PO 11.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 11.1 The primary living room of a dwelling incorporates a window with an outlook towards the street frontage or private open space.
PO 11.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	DTS/DPF 11.2 None are applicable.
Ancillary Development	
PO 12.1 Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.	DTS/DPF 12.1 None are applicable.
PO 12.2 Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision or car parking requirements and do not result in over-development of the site.	DTS/DPF 12.2 None are applicable.
PO 12.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa is positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.	DTS/DPF 12.3 The pump and/or filtration system is ancillary to a dwelling erected on the same site and is: (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
Garage appearance	
PO 13.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling.	DTS/DPF 13.1 Garages and carports facing a street: (a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street

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| | <ul style="list-style-type: none">(c) have a garage door / opening not exceeding 7m in width(d) have a garage door /opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street. |
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Massing	
<p>PO 13.2</p> <p>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p>	<p>DTS/DPF 13.2</p> <p>None are applicable</p>
Dwelling additions	
<p>PO 13.3</p> <p>Dwelling additions are sited and designed to not detract from the streetscape or amenity of adjoining properties and do not impede on-site functional requirements.</p>	<p>DTS / DPF 13.3</p> <p>Dwelling additions:</p> <ul style="list-style-type: none"> (a) are not constructed, added to or altered so that any part is situated closer to a public street (b) do not result in: <ul style="list-style-type: none"> (i) excavation exceeding a vertical height of 1m (ii) filling exceeding a vertical height of 1m (iii) a total combined excavation and filling vertical height of 2m or more (iv) less Private Open Space than specified in Design [Residential Development - Private Open Space] DTS / DPF 15.1 (v) less on-site parking than specified in Transport Access and Parking [Vehicle Parking Rates] DTS / DPF 5.1 (vi) upper level windows facing side or rear boundaries unless: <ul style="list-style-type: none"> A. they are permanently obscured to a height of 1.5m above finished floor level that is fixed or not capable of being opened more than 200mm or B. have sill heights greater than or equal to 1.5m above finished floor level or C. incorporate screening to a height of 1.5m above finished floor level (vii) balconies or terraces on upper building levels (unless permanently obscured to a height of 1.7m above finished floor level) other than where the longest side of the balcony will face a road (including any road reserve) or reserve (including land held as open space) that is at least 15m wide in all places faced by the balcony.
Overlooking / Visual Privacy	
<p>PO 14.1</p> <p>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of other dwellings.</p>	<p>DTS/DPF 14.1</p> <p>Upper level windows facing side or rear boundaries shared with another residential allotment/site:</p> <ul style="list-style-type: none"> (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm or (b) have sill heights greater than or equal to 1.5m above finished floor level or (c) incorporate screening to a height of 1.5m above finished floor level.

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<p>PO 14.2</p> <p>Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of other dwellings.</p>	<p>DTS/DPF 14.2</p> <p>All sides of balconies or terraces on upper building levels are permanently obscured to a height of 1.7m above finished floor level, other than where the longest side of the balcony will face a road (including any road reserve) or reserve (including land held as open space) that is at least 15m wide in all places faced by the balcony.</p>
<p>Private Open Space</p>	
<p>PO 15.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 15.1</p> <p>Private open space is provided in accordance with Design Table 1 - Private Open Space.</p>
<p>Water Sensitive Design</p>	
<p>PO 16.1</p> <p>Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.</p>	<p>DTS/DPF 16.1</p> <p>Residential development creating a common driveway / access achieves the following stormwater runoff outcomes:</p> <ul style="list-style-type: none"> (a) 80 per cent reduction in average annual total suspended solids (b) 60 per cent reduction in average annual total phosphorus (c) 45 per cent reduction in average annual total nitrogen.
<p>PO 16.2</p> <p>Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.</p>	<p>DTS/DPF 16.2</p> <p>Development creating a common driveway / access:</p> <ul style="list-style-type: none"> (a) maintains the pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 18.1% AEP 30-minute storm and the stormwater runoff time to peak is not increased or captures and retains the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for an 18.1% AEP 30-minute storm; and (b) manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of buildings.
<p>Car parking, access and manoeuvrability</p>	
<p>PO 17.1</p> <p>Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 17.1</p> <p>Covered parking spaces are enclosed by fencing, walls or other obstructions with the following internal dimensions:</p> <ul style="list-style-type: none"> (a) single parking spaces: <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width parking spaces: <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 5.5m (iii) minimum garage door width of 2.4m per space.

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<p>PO 17.2</p> <p>Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 17.2</p> <p>Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m
<p>PO 17.3</p> <p>Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages, domestic waste collection and on-street parking.</p>	<p>DTS/DPF 17.3</p> <p>Driveways and access points on sites with a frontage to a public road of 12m or less have a single access point with a maximum width of 3.2m measured at the property boundary.</p>
<p>PO 17.4</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 17.4</p> <p>Vehicle access to designated car parking spaces:</p> <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) where newly proposed: <ul style="list-style-type: none"> (i) is set back 6m or more from the tangent point of an intersection of 2 or more roads or a pedestrian-actuated crossing (ii) does not involve the removal or relocation of mature street trees, street furniture or utility infrastructure services.
<p>PO 17.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 17.5</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1:4 on average (b) they are aligned relative to the street boundary so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the street boundary (c) if located to provide access from an alley, lane or right of way - the alley, land or right of way is at least 6.2m wide along the boundary of the allotment / site
<p>PO 17.6</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 17.6</p> <p>Where on-street parking is available directly adjacent the site, parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> (a) minimum 0.33 on-street spaces per proposed dwellings (rounded up to the nearest whole number) (b) minimum car park length of 5.5m.

<p>PO 18.1</p> <p>Provision is made for the convenient storage of waste bins in a location screened from public view.</p>	<p>DTS/DPF 18.1</p> <p>None are applicable.</p>										
<p>Design of Transportable Dwellings</p>											
<p>PO 19.1</p> <p>The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.</p>	<p>DTS/DPF 19.1</p> <p>Buildings:</p> <ul style="list-style-type: none"> (a) are not transportable or (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building façade. 										
<p>Group dwelling, residential flat buildings and battle-axe development</p>											
<p>Amenity</p>											
<p>PO 20.1</p> <p>Dwellings are of a suitable size to accommodate a layout that is well organised and provides a high standard of amenity for occupants.</p>	<p>DTS/DPF 20.1</p> <p>Dwellings have a minimum internal floor area in accordance with the following table:</p> <table border="1" data-bbox="831 922 1520 1469"> <thead> <tr> <th data-bbox="831 922 1177 1010">Number of bedrooms</th> <th data-bbox="1177 922 1520 1010">Minimum internal floor area</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 1010 1177 1097">Studio</td> <td data-bbox="1177 1010 1520 1097">35m²</td> </tr> <tr> <td data-bbox="831 1097 1177 1184">1 bedroom</td> <td data-bbox="1177 1097 1520 1184">50m²</td> </tr> <tr> <td data-bbox="831 1184 1177 1272">2 bedroom</td> <td data-bbox="1177 1184 1520 1272">65m²</td> </tr> <tr> <td data-bbox="831 1272 1177 1469">3+ bedrooms</td> <td data-bbox="1177 1272 1520 1469">80m² and any dwelling over 3 bedrooms provides and additional 15m² for every additional bedroom</td> </tr> </tbody> </table>	Number of bedrooms	Minimum internal floor area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	65m ²	3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides and additional 15m ² for every additional bedroom
Number of bedrooms	Minimum internal floor area										
Studio	35m ²										
1 bedroom	50m ²										
2 bedroom	65m ²										
3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides and additional 15m ² for every additional bedroom										
<p>PO 20.2</p> <p>The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.</p>	<p>DTS/DPF 20.2</p> <p>None are applicable.</p>										
<p>PO 20.3</p> <p>Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented to towards adjoining properties.</p>	<p>DTS/DPF 20.3</p> <p>None are applicable.</p>										
<p>Communal Open Space</p>											
<p>PO 21.1</p> <p>Communal open space is 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</p>	<p>DTS/DPF 21.1</p> <p>None are applicable.</p>										

not ordinarily provided.

Carparking, access and manoeuvrability	
PO 22.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 22.1 Where on-street parking is available directly adjacent the site, parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwellings (rounded up to the nearest whole number) (b) minimum car park length of 6m.
PO 22.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	DTS/DPF 22.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.
PO 22.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	DTS/DPF 22.3 Driveways that service more than one dwelling: (a) have a minimum width of 3m (b) where the driveway length exceeds 30m: (i) incorporate at least one passing point with a minimum width of 5.5m and a minimum length of 6m (ii) locate the passing point in DTS/DPF 24.3(b)(i) within 12m of the primary street boundary and incorporate an additional passing point at least every 30m thereafter.
PO 22.4 Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement.	DTS/DPF 22.4 Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m.
PO 22.5 Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 22.5 Driveways providing access to more than one dwelling allow a B85 passenger vehicle to: (a) enter and exit the site in a forward direction (b) undertake all manoeuvring through circulation around the site of no more than a 3 point turn.
PO 22.6 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 22.6 Vehicle movement paths required to achieve DTS 22.5 are at least 1.5m from habitable room windows of dwellings.
Soft Landscaping	
PO 23.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF 23.1 Other than where located directly in front of a garage or a building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.

PO 23.2

Soft landscaping is provided that improves the appearance of common driveways.

DTS/DPF 23.2

Where a common driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point required in DTS 22.3).

Site Facilities / Waste Storage	
PO 24.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 24.1 None are applicable.
PO 24.2 Provision is made for suitable external clothes drying facilities.	DTS/DPF 24.2 None are applicable.
PO 24.3 Provision is made for suitable household waste and recyclable material storage facilities conveniently located from public view.	DTS/DPF 24.3 None are applicable.
PO 24.4 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 24.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 24.5 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	DTS/DPF 24.5 None are applicable.
PO 24.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 24.6 None are applicable.
Supported accommodation and retirement facilities	
Siting and Configuration	
PO 25.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	DTS/DPF 25.1 None are applicable.
Movement and Access	
PO 26.1 Development is designed to support safe and convenient access and movement for residents by providing: (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40 and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points.	DTS/DPF 26.1 None are applicable.
Communal Open Space	
PO 27.1	DTS/DPF 27.1

Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.

None are applicable.

<p>PO 27.2</p> <p>Communal open space is 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.</p>	<p>DTS/DPF 27.2</p> <p>None are applicable.</p>
<p>Site Facilities / Waste Storage</p>	
<p>PO 28.1</p> <p>Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles.</p>	<p>DTS/DPF 28.1</p> <p>None are applicable.</p>
<p>PO 28.2</p> <p>Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.</p>	<p>DTS/DPF 28.2</p> <p>None are applicable.</p>
<p>PO 28.3</p> <p>Provision is made for suitable external clothes drying facilities.</p>	<p>DTS/DPF 28.3</p> <p>None are applicable.</p>
<p>PO 28.4</p> <p>Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view.</p>	<p>DTS/DPF 28.4</p> <p>None are applicable.</p>
<p>PO 28.5</p> <p>Waste and recyclable material storage areas are located away from dwellings.</p>	<p>DTS/DPF 28.5</p> <p>Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.</p>
<p>PO 28.6</p> <p>Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.</p>	<p>DTS/DPF 28.6</p> <p>None are applicable.</p>
<p>PO 28.7</p> <p>Services including gas and water meters are conveniently located and screened from public view.</p>	<p>DTS/DPF 28.7</p> <p>None are applicable.</p>
<p>All non-residential development</p>	
<p>Water Sensitive Design</p>	
<p>PO 29.1</p> <p>Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to minimise pollutants entering stormwater.</p>	<p>DTS/DPF 29.1</p> <p>Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to achieve the following gross pollutant outcomes:</p> <p>(a) 90 per cent reduction of litter/gross pollutants compared to untreated stormwater runoff</p>

	(b) no visible oils/grease for flows up to the 4 EY (exceedances per year).
<p>PO 29.2</p> <p>Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.</p>	<p>DTS/DPF 29.2</p> <p>None are applicable.</p>
Wash-down and Waste Loading and Unloading	
<p>PO 30.1</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, vessels, plant or equipment 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 (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 (ii) a holding tank and its subsequent removal off-site on a regular basis. 	<p>DTS/DPF 30.1</p> <p>None are applicable.</p>
Flooding	
<p>PO 31.1</p> <p>Development is sited, designed and constructed to prevent the entry of floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.</p>	<p>DTS/DPF 31.1</p> <p>Development incorporates finished ground and floor levels not less than:</p> <p>In instances where no finished floor level value is specified, development incorporates a finished floor level at least 300mm above:</p> <ul style="list-style-type: none"> (a) the top of the kerb level of the primary street or (b) natural ground level where there is no kerb or (c) the height of a 1% AEP flood event <p>whichever is the greater.</p>

Table 1 - Private Open Space

Dwelling Type	Minimum Rate
Dwelling (at ground level)	Total area: 24m ² Minimum directly accessible from a living room : 16m ² with a minimum dimension 3m
Dwelling (above ground level)	Studio: 4m ² / minimum dimension 1.8m One bedroom: 8m ² / minimum dimension 2.1m Two bedroom dwelling: 11m ² / minimum dimension 2.4m Three + bedroom dwelling: 15m ² / minimum dimension 2.6m
Cabin or caravan (permanently fixed to the ground) in a residential park or a caravan and tourist park	Total area: 16m ² , which may be used as second car parking space, provided on each site intended for residential occupation.

Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development is: <ul style="list-style-type: none"> (a) contextual - by considering, recognising and carefully responding to its natural surroundings and positively contributing to the character of the immediate area (b) durable - fit for purpose, adaptable and long lasting (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
External Appearance	
PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	DTS/DPF 1.1 None are applicable.
PO 1.2 Where zero or minor setbacks are desirable, development provides shelter over footpaths to positively contribute to the walkability and comfort of the public realm.	DTS/DPF 1.2 None are applicable.
PO 1.3 Buildings (other than ancillary buildings, group dwellings or buildings on a battle-axe allotment) are designed so that the main façade faces the primary street frontage.	DTS/DPF 1.3 None are applicable.
PO 1.4 Plant, exhaust and intake vents and other technical equipment are integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: <ul style="list-style-type: none"> (a) positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses. 	DTS/DPF 1.4 Development does not incorporate any structures that protrude beyond the roofline.
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form), taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.
Safety	
PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is designed to differentiate public, communal and private areas.	DTS/DPF 2.2 None are applicable.

<p>PO 2.3</p> <p>Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.</p>	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>
<p>PO 2.4</p> <p>Development at street level is designed to maximise opportunities for passive surveillance of adjacent public realm.</p>	<p>DTS/DPF 2.4</p> <p>None are applicable.</p>
<p>PO 2.5</p> <p>Common areas and entry points of buildings (such as the foyer areas of residential buildings) and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.</p>	<p>DTS/DPF 2.5</p> <p>None are applicable.</p>
<p>Landscaping</p>	
<p>PO 3.1</p> <p>Soft landscaping and tree planting are incorporated to:</p> <ul style="list-style-type: none"> (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes. 	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>Environmental Performance</p>	
<p>PO 4.1</p> <p>Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>PO 4.3</p> <p>Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>
<p>Water Sensitive Design</p>	
<p>PO 5.1</p> <p>Development is sited and designed to maintain natural hydrological systems without negatively impacting:</p> <ul style="list-style-type: none"> (a) the quantity and quality of surface and groundwater (b) the depth and directional flow of surface and groundwater (c) the quality and function of natural springs. 	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>

Car parking appearance	
PO 6.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes.	DTS/DPF 6.1 The protrusion of semi-basement and undercroft car parking structures does not exceed 1.2m above finished ground level and is screened through appropriate plantings, except in a location or zone where a continuous ground floor façade aligned with the front property boundary is desired.
PO 6.2 Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.	DTS/DPF 6.2 None are applicable.
PO 6.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	DTS/DPF 6.3 None are applicable.
PO 6.4 Street-level vehicle parking areas incorporate tree planting to provide shade, reduce solar heat absorption and reflection.	DTS/DPF 6.4 Vehicle parking areas that are open to the sky and comprise 10 or more car parking spaces include a shade tree with a mature canopy of 4m diameter spaced for each 10 car parking spaces provided and a landscaped strip on any road frontage of a minimum dimension of 1m.
PO 6.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 6.5 Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping with a minimum dimension of: (a) 1m along all public road frontages and allotment boundaries (b) 1m between double rows of car parking spaces.
PO 6.6 Vehicle parking areas and associated driveways are landscaped to shade and positively contribute to amenity.	DTS/DPF 6.6 None are applicable.
PO 6.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 6.7 None are applicable.
Earthworks and sloping land	
PO 7.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 7.1 Development does not involve: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m

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

<p>PO 7.2</p> <p>Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land (with a gradient greater than 1 in 8).</p>	<p>DTS/DPF 7.2</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):</p> <ul style="list-style-type: none"> (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
<p>PO 7.3</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):</p> <ul style="list-style-type: none"> (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land. 	<p>DTS/DPF 7.3</p> <p>None are applicable.</p>
<p>PO 7.4</p> <p>Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.</p>	<p>DTS/DPF 7.4</p> <p>None are applicable.</p>
<p>PO 7.5</p> <p>Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.</p>	<p>DTS/DPF 7.5</p> <p>None are applicable.</p>
<p>Fences and walls</p>	
<p>PO 8.1</p> <p>Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight.</p>	<p>DTS/DPF 8.1</p> <p>None are applicable.</p>
<p>PO 8.2</p> <p>Landscaping is incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts.</p>	<p>DTS/DPF 8.2</p> <p>A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.</p>
<p>All Development - 4 or more Building Levels</p>	
<p>External Appearance</p>	
<p>PO 9.1</p> <p>Buildings positively contribute to the character of the local area by responding to local context.</p>	<p>DTS/DPF 9.1</p> <p>None are applicable.</p>
<p>PO 9.2</p> <p>Fine-grain detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale.</p>	<p>DTS/DPF 9.2</p> <p>None are applicable.</p>

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<p>PO 9.3</p> <p>Buildings are designed to reduce visual mass by breaking up building façades into distinct elements.</p>	<p>DTS/DPF 9.3</p> <p>None are applicable.</p>
<p>PO 9.4</p> <p>Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.</p>	<p>DTS/DPF 9.4</p> <p>None are applicable.</p>
<p>PO 9.5</p> <p>External materials and finishes are durable and age well to minimise ongoing maintenance requirements.</p>	<p>DTS/DPF 9.5</p> <p>Buildings utilise a combination of the following external materials and finishes:</p> <ul style="list-style-type: none"> (a) masonry (b) natural stone (c) pre-finished materials that minimise staining, discolouring or deterioration.
<p>PO 9.6</p> <p>Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages.</p>	<p>DTS/DPF 9.6</p> <p>Building street frontages incorporate:</p> <ul style="list-style-type: none"> (a) active uses such as shops or offices (b) prominent entry areas for multi-storey buildings (where it is a common entry) (c) habitable rooms of dwellings (d) areas of communal public realm with public art or the like, where consistent with the zone and/or subzone provisions.
<p>PO 9.7</p> <p>Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.</p>	<p>DTS/DPF 9.7</p> <p>Entrances to multi-storey buildings are:</p> <ul style="list-style-type: none"> (a) oriented towards the street (b) clearly visible and easily identifiable from the street and vehicle parking areas (c) designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses (d) provide shelter, a sense of personal address and transitional space around the entry (e) located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors (f) avoid the creation of potential areas of entrapment.
<p>PO 9.8</p> <p>Building services, plant and mechanical equipment are screened from the public realm.</p>	<p>DTS/DPF 9.8</p> <p>None are applicable.</p>
<p>Landscaping</p>	
<p>PO 10.1</p> <p>Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.</p>	<p>DTS/DPF 10.1</p> <p>Buildings provide a 4m by 4m deep soil space in front of the building to accommodate a medium to large tree, except where no building setback from front property boundaries is desired.</p>

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<p>PO 10.2</p> <p>Deep soil zones are provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the appearance of multi-storey buildings.</p>	<p>DTS/DPF 10.2</p> <p>Multi-storey development provides deep soil zones and incorporate trees at not less than the following rates, except in a location or zone where full site coverage is desired.</p> <table border="1" data-bbox="831 293 1522 911"> <thead> <tr> <th>Site area</th> <th>Minimum deep soil area</th> <th>Minimum dimension</th> <th>Tree / deep soil zones</th> </tr> </thead> <tbody> <tr> <td><300 m²</td> <td>10 m²</td> <td>1.5m</td> <td>1 small tree / 10 m² deep soil</td> </tr> <tr> <td>300-1500 m²</td> <td>7% site area</td> <td>3m</td> <td>1 medium tree / 30 m² deep soil</td> </tr> <tr> <td>>1500 m²</td> <td>7% site area</td> <td>6m</td> <td>1 large or medium tree / 60 m² deep soil</td> </tr> </tbody> </table> <p>Tree size and site area definitions</p> <table border="1" data-bbox="831 965 1522 1339"> <tbody> <tr> <td>Small tree</td> <td>4-6m mature height and <4m canopy spread</td> </tr> <tr> <td>Medium tree</td> <td>6-12m mature height and 4-8m canopy spread</td> </tr> <tr> <td>Large tree</td> <td>12m mature height and >8m canopy spread</td> </tr> <tr> <td>Site area</td> <td>The total area for development site, not average area per dwelling</td> </tr> </tbody> </table>	Site area	Minimum deep soil area	Minimum dimension	Tree / deep soil zones	<300 m ²	10 m ²	1.5m	1 small tree / 10 m ² deep soil	300-1500 m ²	7% site area	3m	1 medium tree / 30 m ² deep soil	>1500 m ²	7% site area	6m	1 large or medium tree / 60 m ² deep soil	Small tree	4-6m mature height and <4m canopy spread	Medium tree	6-12m mature height and 4-8m canopy spread	Large tree	12m mature height and >8m canopy spread	Site area	The total area for development site, not average area per dwelling
Site area	Minimum deep soil area	Minimum dimension	Tree / deep soil zones																						
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<p>PO 10.3</p> <p>Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.</p>	<p>DTS/DPF 10.3</p> <p>None are applicable.</p>																								
<p>PO 10.4</p> <p>Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more storeys in height.</p>	<p>DTS/DPF 10.4</p> <p>Building elements of 3 or more storeys in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated.</p>																								
<p>Environmental</p>																									
<p>PO 11.1</p> <p>Development minimises detrimental micro-climatic impacts on adjacent land and buildings.</p>	<p>DTS/DPF 11.1</p> <p>None are applicable.</p>																								

<p>PO 11.2</p> <p>Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.</p>	<p>DTS/DPF 11.2</p> <p>None are applicable.</p>
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<p>PO 11.3</p> <p>Development of 5 or more storeys, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as:</p> <ul style="list-style-type: none"> (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street (b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas (c) the placement of buildings and use of setbacks to deflect the wind at ground level (d) avoiding tall shear facades that create windy conditions at street level. 	<p>DTS/DPF 11.3</p> <p>None are applicable.</p>
<p>Site Facilities / Waste Storage</p>	
<p>PO 12.1</p> <p>Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.</p>	<p>DTS/DPF 12.1</p> <p>None are applicable.</p>
<p>PO 12.2</p> <p>Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings.</p>	<p>DTS/DPF 12.2</p> <p>None are applicable.</p>
<p>PO 12.3</p> <p>Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.</p>	<p>DTS/DPF 12.3</p> <p>None are applicable.</p>
<p>PO 12.4</p> <p>Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.</p>	<p>DTS/DPF 12.4</p> <p>None are applicable.</p>
<p>PO 12.5</p> <p>For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate.</p>	<p>DTS/DPF 12.5</p> <p>None are applicable.</p>
<p>Car Parking</p>	
<p>PO 13.1</p> <p>Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings.</p>	<p>DTS/DPF 13.1</p> <p>Multi-level vehicle parking structures within buildings:</p> <ul style="list-style-type: none"> (a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages (b) incorporate facade treatments along major street frontages that are sufficiently enclosed and detailed to

complement adjacent buildings.

<p>PO 13.2</p> <p>Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.</p>	<p>DTS/DPF 13.2</p> <p>None are applicable.</p>
<p>All residential development</p>	
<p>External Appearance</p>	
<p>PO 14.1</p> <p>Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p>	<p>DTS/DPF 14.1</p> <p>Each dwelling with a frontage to a public street:</p> <ul style="list-style-type: none"> (a) includes at least one window facing the primary street from a habitable room (b) has an aggregate window area of at least 2m² facing the primary street.
<p>PO 14.2</p> <p>Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.</p>	<p>DTS/DPF 14.2</p> <p>Dwellings with a frontage to a public street have an entry door visible from the street boundary.</p>
<p>Outlook and Amenity</p>	
<p>PO 15.1</p> <p>Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 15.1</p> <p>The primary living room of a dwelling incorporates a window with an external outlook towards the street frontage or private open space.</p>
<p>PO 15.2</p> <p>Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.</p>	<p>DTS/DPF 15.2</p> <p>None are applicable.</p>
<p>Ancillary Development</p>	
<p>PO 16.1</p> <p>Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.</p>	<p>DTS/DPF 16.1</p> <p>Ancillary buildings and structures:</p> <ul style="list-style-type: none"> (a) are ancillary to a dwelling erected on the site (b) have a floor area not exceeding 60m² (c) are not 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) (d) in the case of a garage or carport, the garage or carport is set back at least 5.5m from the boundary of the primary street (e) not exceeding 7m or 50% of the site frontage (whichever is the lesser) when facing a primary street or secondary street (f) if situated on a boundary (not being a boundary with a primary street or secondary street), a length not exceeding

11m unless:

- (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and
 - (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
- (g) 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
- (h) 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
- (i) have a wall height or post height not exceeding 3m above natural ground level
- (j) have a roof height where no part of the roof is more than 5m above the natural ground level
- (k) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.

<p>PO 16.2</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 16.2</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 Design in Urban Areas [Private Open Space] DTS/DPF 20.1 (b) less on-site car parking than specified in Transport, Access and Parking [Vehicle Parking Rates] DTS / DPF 5.1
<p>PO 16.3</p> <p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.</p>	<p>DTS/DPF 16.3</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>Flooding</p>	
<p>PO 17.1</p> <p>Development sited, designed and constructed to prevent the entry of floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.</p>	<p>DTS/DPF 17.1</p> <p>Development incorporates finished ground and floor levels not less than:</p> <p>In instances where no finished floor level value is specified development incorporates a finished floor level at least 300mm above:</p> <ul style="list-style-type: none"> (a) the top of the kerb level of the primary street or (b) natural ground level where there is no kerb or (c) the height of a 1% AEP flood event <p>whichever is greatest.</p>
<p>Residential Development - 3 Building Levels or less</p>	
<p>External appearance</p>	
<p>PO 18.1</p> <p>Garaging is designed to not detract from the streetscape or appearance of a dwelling.</p>	<p>DTS/DPF 18.1</p> <p>Garages and carports facing a street:</p> <ul style="list-style-type: none"> (a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening width not exceeding 7m in width (d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line along a public street.
<p>PO 18.2</p>	<p>DTS/DPF 18.2</p>

Dwelling facades make a positive contribution to streetscapes and common areas by providing variation of light and shadow and creating a sense of depth.

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

- (a) a minimum of 30% of the façade is set back an additional 300mm from the primary building line
- (b) a porch or portico that projects at least 1m from the building façade that is open on at least 2 sides
- (c) a balcony that projects from the building façade
- (d) a verandah that projects at least 1m from the building façade
- (e) eaves surrounding the dwelling of a minimum 400mm width
- (f) a minimum 30% of the upper level projects forward from the lower level primary building line.

<p>PO 18.3</p> <p>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p>	<p>DTS/DPF 18.3</p> <p>Buildings of 2 or more building levels and a length exceeding 20m adjacent a secondary street or side boundary incorporate a step back of the building façade of more than 300mm for a minimum length of 1m, at least every 10m.</p>
<p>Overlooking / Visual Privacy</p>	
<p>PO 19.1</p> <p>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of other dwellings.</p>	<p>DTS/DPF 19.1</p> <p>Upper level windows facing side or rear boundaries shared with another residential allotment/site:</p> <ul style="list-style-type: none"> (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm or (b) have sill heights greater than or equal to 1.5m above finished floor level or (c) incorporate screening to a height of 1.5m above finished floor level.
<p>PO 19.2</p> <p>Development mitigates direct overlooking from balconies to habitable rooms and private open space of other dwellings.</p>	<p>DTS/DPF 19.2</p> <p>All sides of balconies or terraces on upper building levels are permanently obscured to a height of 1.7m above finished floor level, other than where the longest side of the balcony will face a road (including any road reserve) or reserve (including land held as open space) that is at least 15m wide in all places faced by the balcony.</p>
<p>Private Open Space</p>	
<p>PO 20.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 20.1</p> <p>Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.</p>
<p>PO 20.2</p> <p>Private open space is positioned to provide convenient access from internal living areas.</p>	<p>DTS/DPF 20.2</p> <p>Private open space is directly accessible from a habitable room, other than a bedroom or study.</p>
<p>PO 20.3</p> <p>Private open space is positioned and designed to:</p> <ul style="list-style-type: none"> (a) provide useable outdoor space that suits the needs of occupants (b) take advantage of desirable orientation and vistas (c) animate the street frontage by encouraging activity between buildings and public streets (d) adequately define public and private space when located forward of the building (e) prolong activity along street frontages by protecting against inclement weather. 	<p>DTS/DPF 20.3</p> <p>A portion of the private open space specified in DTS/DPF 20.1 can be provided forward of the primary building line where:</p> <ul style="list-style-type: none"> (a) the area is fenced to a maximum height of 1.8m (b) the area incorporates a verandah with a minimum dimension of 1.5m (c) an area is provided behind the primary building line that has the minimum dimensions identified in DTS/DPF 20.1

<p>PO 21.1</p> <p>Soft landscaping is incorporated into development to:</p> <ul style="list-style-type: none"> (a) minimise heat absorption and reflection (b) contribute shade and shelter (c) provide for stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes. 	<p>DTS/DPF 21.1</p> <p>Residential development incorporates areas for soft landscaping with a minimum dimension of 0.5m provided in accordance with the following:</p> <table border="1" data-bbox="917 313 1516 728"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th>Percentage of site</th> </tr> </thead> <tbody> <tr> <td><200</td> <td>15%</td> </tr> <tr> <td>201-450</td> <td>20%</td> </tr> <tr> <td>>450</td> <td>25%</td> </tr> </tbody> </table> <ul style="list-style-type: none"> (a) and (b) 25% of any land between the road boundary and the primary building line is provided for soft landscaping with a minimum dimension of 0.5m. 	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Percentage of site	<200	15%	201-450	20%	>450	25%																				
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<p>PO 21.2</p> <p>Tree planting is provided to:</p> <ul style="list-style-type: none"> (a) contribute shade and shelter (b) improve the outlook for occupants of buildings (c) reduce the visual mass of buildings (d) contribute to biodiversity (e) mitigate urban heat (f) improve the amenity and character of streetscapes and contribute to attractive vistas. 	<p>DTS/DPF 21.2</p> <p>Tree planting is provided in accordance with the following tables:</p> <table border="1" data-bbox="829 1086 1516 1456"> <thead> <tr> <th>Allotment size (m²)</th> <th>Tree size* and number required per dwelling</th> </tr> </thead> <tbody> <tr> <td><450</td> <td>1 small tree</td> </tr> <tr> <td>450-800</td> <td>1 medium tree</td> </tr> <tr> <td>>800</td> <td>1 large tree</td> </tr> </tbody> </table> <ul style="list-style-type: none"> (a) <p>*refer Table DTS/DPF 21.2 Tree Size</p> <table border="1" data-bbox="829 1556 1516 2116"> <thead> <tr> <th colspan="4">Table DTS/DPF 21.2 Tree Size</th> </tr> <tr> <th>Tree size</th> <th>Mature height</th> <th>Mature spread</th> <th>Minimum soil area</th> </tr> </thead> <tbody> <tr> <td>Small</td> <td>4-6 m</td> <td>2-4m</td> <td>10m² and min. dimension of 1.5m</td> </tr> <tr> <td>Medium</td> <td>6-12 m</td> <td>4-8 m</td> <td>30m² and min. dimension of 2m</td> </tr> <tr> <td>Large</td> <td>>12 m</td> <td>> 8m</td> <td>60m² and min. dimension of 4m</td> </tr> </tbody> </table>	Allotment size (m ²)	Tree size* and number required per dwelling	<450	1 small tree	450-800	1 medium tree	>800	1 large tree	Table DTS/DPF 21.2 Tree Size				Tree size	Mature height	Mature spread	Minimum soil area	Small	4-6 m	2-4m	10m ² and min. dimension of 1.5m	Medium	6-12 m	4-8 m	30m ² and min. dimension of 2m	Large	>12 m	> 8m	60m ² and min. dimension of 4m
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Large	>12 m	> 8m	60m ² and min. dimension of 4m																										

(b) The following discounts apply where existing trees are retained on the subject land that are not a species identified in Regulation 3F(4)(b):

Retained tree height	Retained tree spread	Retained soil area within development site	Discount applied
4-6m	<4m	10m ² and min. dimension of 1.5m	2 small
6-12m	4-8m	30m ² and min. dimension of 3m	2 medium
>12m	>8m	60m ² and min. dimension of 6m	2 large

(c) Trees can be replaced with smaller trees in accordance with the following rates:

Tree size*	Equivalent planting
Medium tree	2 small trees
Large tree	4 small trees or 2 medium trees

*refer Table DTS/DPF 21.2 Tree Size

Water Sensitive Design

PO 22.1

Residential development is designed to capture and re-use stormwater to:

- (a) maximise conservation of water resources
- (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded
- (c) manage stormwater runoff quality.

DTS/DPF 22.1

Residential development in the form of:

- (a) detached, semi-detached or row dwellings include a retention rainwater tank storage:
 - (i) connected to at least 80% of the roof area of the dwelling (for row dwellings) or at least 60% of the roof area of the dwelling (for detached and semi-detached dwellings)
 - (ii) connected to all toilets and either the laundry cold water outlets or hot water service
 - (iii) that has a minimum total capacity in accordance with Table 1
 - (iv) the roof is at least 80% of the impervious area

Table 1: Retention Rainwater Tank

Allotment size (m ²)	Minimum site perviousness	Minimum rainwater tank volume (L)	Additional site permeability discount opportunity	
			Minimum site perviousness	Minimum rainwater tank volume (L)
<200	15%	2000	-	-
201-400	20%	3000	30%	2000
401-500	25%	5000	35%	3000

- (b) battle-axe dwellings have driveways and pathways constructed of a minimum of 50% permeable or porous material and include a retention rainwater tank storage:
- (i) connected to at least 60% of the roof area of the dwelling
 - (ii) connected to all toilets and either the laundry cold water outlets or hot water service
 - (iii) that has a minimum total capacity in accordance with Table 2.

Table 2: Retention Rainwater Tank Option

Allotment size (m ²)	Site perviousness	Rainwater tank volume (L)
<200	15%	2000
201-400	20%	3000
401-500	25%	5000

Water sensitive urban design	
<p>PO 22.2</p> <p>Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.</p>	<p>DTS/DPF 22.2</p> <p>Residential development creating a common driveway / access achieves the following stormwater runoff outcomes:</p> <ul style="list-style-type: none"> (a) 80 per cent reduction in average annual total suspended solids (b) 60 per cent reduction in average annual total phosphorus (c) 45 per cent reduction in average annual total nitrogen.
<p>PO 22.3</p> <p>Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.</p>	<p>DTS/DPF 22.3</p> <p>Development creating a common driveway / access:</p> <ul style="list-style-type: none"> (a) maintains a pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 18.1% AEP 30-minute storm and the stormwater runoff time to peak is not increased or (b) captures and retains the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for a 18.1% AEP 30-minute stormv and (c) manages up to and including the 1% AEP flood event to avoid flooding of buildings.
Car parking, access and manoeuvrability	
<p>PO 23.1</p> <p>Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 23.1</p> <p>Residential parking spaces are enclosed by fencing, walls or other obstructions with the following internal dimensions:</p> <ul style="list-style-type: none"> (a) single parking spaces: <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double parking spaces (side by side): <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 5.5m (iii) minimum garage door width of 2.4m per space.
<p>PO 23.2</p> <p>Uncovered car parking space are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 23.2</p> <p>Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.
<p>PO 23.3</p> <p>Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street</p>	<p>DTS/DPF 23.3</p> <p>Driveways and access points on sites with a frontage to a public road of 12m or less have a single access point with a maximum</p>

tree planting, domestic waste collection, landscaped street frontages and on-street parking.

width of 3.2m measured at the property boundary.

<p>PO 23.4</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 23.4</p> <p>Vehicle access to designated car parking spaces:</p> <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: <ul style="list-style-type: none"> (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from a street tree unless consent is provided from the tree owner (iii) 6m or more from the tangent point of an intersection of 2 or more roads or a pedestrian-actuated crossing.
<p>PO 23.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 23.5</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1:4 on average (b) they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the road boundary. (c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site
<p>PO 23.6</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 23.6</p> <p>Where on-street parking is available directly adjacent the site, parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> (a) minimum 0.33 on-street spaces per proposed dwellings (rounded up to the nearest whole number) (b) minimum car park length of 6m.
<p>Waste storage</p>	
<p>PO 24.1</p> <p>Provision is made for the convenient storage of waste bins in a location screened from public view.</p>	<p>DTS/DPF 24.1</p> <p>A waste bin storage area is provided behind the primary building line that:</p> <ul style="list-style-type: none"> (a) is capable of accommodating the domestic waste bins associated with the waste and recycling collection service for the site (b) can be accessed from the street for the purpose of moving waste bins from the storage location to the street for collection.
<p>Design of Transportable Buildings</p>	
<p>PO 25.1</p>	<p>DTS/DPF 25.1</p>

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

Buildings:

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

Residential Development - 4 or more Building Levels (including serviced apartments)	
Outlook and Visual Privacy	
<p>PO 26.1</p> <p>Ground level dwellings have a satisfactory short range visual outlook to public, communal or private open space.</p>	<p>DTS/DPF 26.1</p> <p>Buildings:</p> <ul style="list-style-type: none"> (a) provide a habitable room at ground or first level with a window facing toward the street (b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage.
<p>PO 26.2</p> <p>The visual privacy of ground level dwellings within multi-level buildings is protected.</p>	<p>DTS/DPF 26.2</p> <p>The finished floor level of ground level dwellings in multi-storey developments is raised by up to 1.2m.</p>
Private Open Space	
<p>PO 27.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 27.1</p> <p>Private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space.</p>
Apartment Amenity	
<p>PO 28.1</p> <p>Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces.</p>	<p>DTS/DPF 28.1</p> <p>Habitable rooms and balconies of independent dwellings and accommodation are separated by at least 6m from one another where there is a direct line of sight between them and 3m or more from a side or rear property boundary.</p>
<p>PO 28.2</p> <p>Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to:</p> <ul style="list-style-type: none"> (a) respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy (b) allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas. 	<p>DTS/DPF 28.2</p> <p>Balconies utilise a combination (or thereof) of the following design elements:</p> <ul style="list-style-type: none"> (a) sun screens (b) pergolas (c) louvres (d) green facades (e) openable walls.
<p>PO 28.3</p> <p>Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.</p>	<p>DTS/DPF 28.3</p> <p>Balconies open directly from a habitable room and incorporate:</p> <ul style="list-style-type: none"> (a) a minimum dimension of 2m or more and are well proportioned to accommodate a table and 2 chairs or (b) a minimum dimension of 2.4m and are well proportioned to accommodate a table and 4 chairs.
<p>PO 28.4</p> <p>Dwellings are provided with sufficient space for storage to meet likely occupant needs.</p>	<p>DTS/DPF 28.4</p> <p>Dwellings (not including student accommodation or serviced apartments) are provided with storage at the following rates with</p>

at least 50% or more of the storage volume to be provided within the dwelling:

- (a) studio: not less than 6m³
- (b) 1 bedroom dwelling / apartment: not less than 8m³
- (c) 2 bedroom dwelling / apartment: not less than 10m³
- (d) 3+ bedroom dwelling / apartment: not less than 12m³.

<p>PO 28.5</p> <p>Universal design features are incorporated to provide options for people living with disabilities or limited mobility and / or to facilitate ageing in place.</p>	<p>DTS/DPF 28.5</p> <p>None are applicable.</p>										
<p>Apartment Configuration</p>											
<p>PO 29.1</p> <p>Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity.</p>	<p>DTS/DPF 29.1</p> <p>Buildings containing in excess of 10 dwellings provide at least one of each of the following:</p> <ul style="list-style-type: none"> (a) studio (where there is no separate bedroom) (b) 1 bedroom dwelling / apartment with a floor area of at least 50m² (c) 2 bedroom dwelling / apartment with a floor area of at least 65m² (d) 3+ bedroom dwelling / apartment with a floor area of at least 80m², and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom. 										
<p>PO 29.2</p> <p>Dwellings located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible.</p>	<p>DTS/DPF 29.2</p> <p>None are applicable.</p>										
<p>Common Areas</p>											
<p>PO 30.1</p> <p>The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.</p>	<p>DTS/DPF 30.1</p> <p>Common corridor or circulation areas:</p> <ul style="list-style-type: none"> (a) have a minimum ceiling height of 2.7m (b) provide access to no more than 8 dwellings (c) incorporate a wider section of apartment entries where the corridors exceed 12m in length from a core. 										
<p>Group Dwellings, Residential Flat Buildings and Battle axe Development</p>											
<p>Amenity</p>											
<p>PO 31.1</p> <p>Dwellings are of a suitable size to provide high standard of amenity for occupants.</p>	<p>DTS/DPF 31.1</p> <p>Dwellings have a minimum internal floor area in accordance with the following table:</p> <table border="1" data-bbox="831 1715 1520 2128"> <thead> <tr> <th data-bbox="831 1715 1174 1800">Number of bedrooms</th> <th data-bbox="1174 1715 1520 1800">Minimum internal floor area</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 1800 1174 1888">Studio</td> <td data-bbox="1174 1800 1520 1888">35m²</td> </tr> <tr> <td data-bbox="831 1888 1174 1975">1 bedroom</td> <td data-bbox="1174 1888 1520 1975">50m²</td> </tr> <tr> <td data-bbox="831 1975 1174 2063">2 bedroom</td> <td data-bbox="1174 1975 1520 2063">65m²</td> </tr> <tr> <td data-bbox="831 2063 1174 2128">3+ bedrooms</td> <td data-bbox="1174 2063 1520 2128">80m² and any dwelling over 3</td> </tr> </tbody> </table>	Number of bedrooms	Minimum internal floor area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	65m ²	3+ bedrooms	80m ² and any dwelling over 3
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2 bedroom	65m ²										
3+ bedrooms	80m ² and any dwelling over 3										

	bedrooms provides and additional 15m ² for every additional bedroom
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<p>PO 31.2</p> <p>The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.</p>	<p>DTS/DPF 31.2</p> <p>None are applicable.</p>
<p>PO 31.3</p> <p>Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.</p>	<p>DTS/DPF 31.3</p> <p>None are applicable.</p>
Communal Open Space	
<p>PO 32.1</p> <p>Communal open space is 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.</p>	<p>DTS/DPF 32.1</p> <p>None are applicable.</p>
Car parking, access and manoeuvrability	
<p>PO 33.1</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 33.1</p> <p>Where on-street parking is available directly adjacent the site, parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> (a) 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number) (b) minimum car park length of 5.5m.
<p>PO 33.2</p> <p>The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.</p>	<p>DTS/DPF 33.2</p> <p>Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.</p>
<p>PO 33.3</p> <p>Residential driveways that service more than one dwelling of a dimension allow safe and convenient movement.</p>	<p>DTS/DPF 33.3</p> <p>Driveways that service more than one dwelling:</p> <ul style="list-style-type: none"> (a) have a minimum width of 3m (b) where the driveway length exceeds 30m: <ul style="list-style-type: none"> (i) incorporate at least one passing point with a minimum width of 5.5m and a minimum length of 6m (ii) locate the passing point in DTS/DPF 33.3(b)(i) within 12m of the primary street boundary and incorporate an additional passing point at least every 30m thereafter.
<p>PO 33.4</p> <p>Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.</p>	<p>DTS/DPF 33.4</p> <p>Driveways providing access to more than one dwelling allow a B85 passenger vehicle to:</p> <ul style="list-style-type: none"> (a) enter and exit the site in a forward direction (b) undertake all manoeuvring through circulation within the site of no more than a 3 point turn.

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PO 33.5 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 33.5 Vehicle movement paths required to achieve DTS/DPF 33.4 are at least 1.5m from habitable room windows of dwellings.
Soft landscaping	
PO 34.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF 34.1 Other than where located directly in front of a garage or building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
PO 34.2 Soft landscaping is provided that improves the appearance of common driveways.	DTS/DPF 34.2 Where a common driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point required in DTS 34.3).
Site Facilities / Waste Storage	
PO 35.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 35.1 None are applicable.
PO 35.2 Provision is made for suitable external clothes drying facilities.	DTS/DPF 35.2 None are applicable.
PO 35.3 Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from public view.	DTS/DPF 35.3 None are applicable.
PO 35.4 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 35.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 35.5 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	DTS/DPF 35.5 None are applicable.
PO 35.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 35.6 None are applicable.
Supported Accommodation and retirement facilities	
Siting and Configuration	
PO 36.1	DTS/DPF 36.1

Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.

None are applicable.

Movement and Access	
<p>PO 37.1</p> <p>Development 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 resting places (c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points. 	<p>DTS/DPF 37.1</p> <p>None are applicable.</p>
Communal Open Space	
<p>PO 38.1</p> <p>Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.</p>	<p>DTS/DPF 38.1</p> <p>None are applicable.</p>
<p>PO 38.2</p> <p>Communal open space is 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.</p>	<p>DTS/DPF 38.2</p> <p>None are applicable.</p>
Site Facilities / Waste Storage	
<p>PO 39.1</p> <p>Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric-powered vehicles.</p>	<p>DTS/DPF 39.1</p> <p>None are applicable.</p>
<p>PO 39.2</p> <p>Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.</p>	<p>DTS/DPF 39.2</p> <p>None are applicable.</p>
<p>PO 39.3</p> <p>Provision is made for suitable external clothes drying facilities.</p>	<p>DTS/DPF 39.3</p> <p>None are applicable.</p>
<p>PO 39.4</p> <p>Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view.</p>	<p>DTS/DPF 39.4</p> <p>None are applicable.</p>
<p>PO 39.5</p> <p>Waste and recyclable material storage areas are located away from dwellings.</p>	<p>DTS/DPF 39.5</p> <p>Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.</p>

<p>PO 39.6</p> <p>Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.</p>	<p>DTS/DPF 39.6</p> <p>None are applicable.</p>
<p>PO 39.7</p> <p>Services, including gas and water meters, are conveniently located and screened from public view.</p>	<p>DTS/DPF 39.7</p> <p>None are applicable.</p>
<p>Student Accommodation</p>	
<p>PO 40.1</p> <p>Student accommodation is designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of student life and promote social interaction.</p>	<p>DTS/DPF 40.1</p> <p>Student accommodation provides:</p> <ul style="list-style-type: none"> (a) a range of living options meet a variety of accommodation needs, such as one-bedroom, two-bedroom and disability access units (b) common or shared facilities enable a more efficient use of space, including: <ul style="list-style-type: none"> (i) shared cooking, laundry and external drying facilities (ii) internal and external communal and private open space provided in accordance with Design in Urban Areas [Private Open Space] DTS / DPF 22.1 (iii) common storage facilities at the rate of 8m³ for every 2 dwellings or students (iv) common on-site parking to meet anticipated demand in accordance with Transport, Access and Parking [Vehicle Parking Rates] DTS / DPF 5.1 (v) secure and sheltered bicycle parking at the rate of one space for every 2 students.
<p>PO 40.2</p> <p>Student accommodation is designed to provide easy adaptation of the building to accommodate an alternative use of the building in the event it is no longer required for student housing.</p>	<p>DTS/DPF 40.2</p> <p>None are applicable.</p>
<p>All non-residential development</p>	
<p>Water Sensitive Design</p>	
<p>PO 41.1</p> <p>Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems is designed to minimise pollutants entering stormwater.</p>	<p>DTS/DPF 41.1</p> <p>Development includes stormwater management systems designed to achieve the following pollutant reduction outcomes:</p> <ul style="list-style-type: none"> (a) 80 per cent reduction in average annual total suspended solids (b) 60 per cent reduction in average annual total phosphorus (c) 45 per cent reduction in average annual total nitrogen (d) 90 per cent reduction of litter/gross pollutants compared to untreated stormwater runoff (e) no visible oils/grease for flows up to the 4 EY (Exceedances per year).
<p>PO 41.2</p>	<p>DTS/DPF 41.2</p>

<p>Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.</p>	<p>None are applicable.</p>
<p>PO 41.3</p> <p>Development includes stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that development does not increase peak flows in downstream systems.</p>	<p>DTS/DPF 41.3</p> <p>Development includes stormwater management systems that:</p> <ul style="list-style-type: none"> (a) maintain a pre-development peak flow rate from the site, based upon a 0.35 runoff coefficient for the 5% AEP 30 minute storm, unless a lower performance measure is specified in an approved catchment based Stormwater Management Plan (b) maintains the stormwater runoff time to peak to match that of the pre-development (c) manages up to and including the 1% AEP flood event to avoid flooding of buildings.
<p>Wash-down and Waste Loading and Unloading</p>	
<p>PO 42.1</p> <p>Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, plant or equipment are:</p> <ul style="list-style-type: none"> (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) are designed to drain wastewater to either: <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 (ii) a holding tank and its subsequent removal off-site on a regular basis. 	<p>DTS/DPF 42.1</p> <p>None are applicable.</p>
<p>On-site Waste Treatment Systems</p>	
<p>PO 43.1</p> <p>Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.</p>	<p>DTS/DPF 43.1</p> <p>Effluent disposal drainage areas do not:</p> <ul style="list-style-type: none"> (a) encroach within an area used as private open space or would result in less private open space than that specified in Design in Urban Areas Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or would result in less on-site car parking than that specified in Transport, Access and Parking [Vehicle Parking Rates] DTS / DPF 5.1.

Table 1 - Private Open Space

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Dwelling (other than apartment)		Total area: 24m ² Minimum directly accessible from a living room: 16m ² / minimum dimension 3m
Cabin or caravan (permanently fixed to the ground) in a residential park or caravan and tourist park		Total area: 16m ² , which may be uses as second car parking space, provided on each site intended for residential occupation.
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

Forestry

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Commercial forestry plantations are established where there is no clearance of valued trees or substantially intact strata of native vegetation, or where there is no detrimental effect on the physical environment or scenic quality of the rural landscape.	DTS/DPF 1.1 None are applicable.
PO 1.2 Commercial forestry plantations are established on slopes that are stable to minimise the risk of soil erosion.	DTS/DPF 1.2 Commercial forestry plantations are not located on land with a slope exceeding 20% (1-in-5).
PO 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are appropriately set back from any sensitive receiver to minimise fire risk and noise disturbance.	DTS/DPF 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from any sensitive receiver.
PO 1.4 Commercial forestry plantations are separated from reserves gazetted under the <i>National Parks and Wildlife Act 1972</i> and/or <i>Wilderness Protection Act 1992</i> to minimise fire risk and potential for weed infestation.	DTS/DPF 1.4 Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more of a reserve gazetted under the <i>National Parks and Wildlife Act 1972</i> and/or <i>Wilderness Protection Act 1992</i> .
Water Protection	
PO 2.1 Commercial forestry plantations incorporate artificial drainage lines (i.e. culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas.	DTS/DPF 2.1 None are applicable.
PO 2.2 Appropriate siting, layout and design measures are adopted to minimise the impact of commercial forestry plantations on surface water resources.	DTS/DPF 2.2 Commercial forestry plantations: <ul style="list-style-type: none"> (a) do not involve cultivation (excluding spot cultivation) in drainage lines (b) are set back 20m or more from the banks of any major watercourse (a third order or higher watercourse), lake, reservoir, wetland or sinkhole (with direct connection to an aquifer) (c) are set back 10m or more from the banks of any first or second order watercourse or sinkhole (with no direct connection to an aquifer).
Fire Management	
PO 3.1 Commercial forestry plantations incorporate appropriate firebreaks and fire management design elements.	DTS/DPF 3.1 Commercial forestry plantations provide:

	<ul style="list-style-type: none"> (a) 7m or more wide external boundary firebreaks for plantations of 40ha or less (b) 10m or more wide external boundary firebreaks for plantations of between 40ha and 100ha (c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater. 																					
<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 7m or more wide with a vertical clearance of 4m or more (c) are aligned to provide straight through access at junctions, or if they are a no through access track are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles (d) partition the plantation into units of 40ha or less in area. 																					
<p>Power-line Clearances</p>																						
<p>PO 4.1</p> <p>Commercial forestry plantations achieve and maintain appropriate clearances from aboveground powerlines.</p>	<p>DTS/DPF 4.1</p> <p>Commercial forestry plantations incorporating trees with an expected mature height of greater than 6m meet the clearance requirements listed in the following table:</p> <table border="1" data-bbox="831 1061 1520 1756"> <thead> <tr> <th data-bbox="831 1061 1099 1245">Voltage of transmission line</th> <th data-bbox="1099 1061 1232 1245">Tower or Pole</th> <th data-bbox="1232 1061 1520 1245">Minimum horizontal clearance distance between plantings and transmission lines</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 1245 1099 1330">500 kV</td> <td data-bbox="1099 1245 1232 1330">Tower</td> <td data-bbox="1232 1245 1520 1330">38m</td> </tr> <tr> <td data-bbox="831 1330 1099 1415">275 kV</td> <td data-bbox="1099 1330 1232 1415">Tower</td> <td data-bbox="1232 1330 1520 1415">25m</td> </tr> <tr> <td data-bbox="831 1415 1099 1500">132 kV</td> <td data-bbox="1099 1415 1232 1500">Tower</td> <td data-bbox="1232 1415 1520 1500">30m</td> </tr> <tr> <td data-bbox="831 1500 1099 1585">132 kV</td> <td data-bbox="1099 1500 1232 1585">Pole</td> <td data-bbox="1232 1500 1520 1585">20m</td> </tr> <tr> <td data-bbox="831 1585 1099 1671">66 kV</td> <td data-bbox="1099 1585 1232 1671">Pole</td> <td data-bbox="1232 1585 1520 1671">20m</td> </tr> <tr> <td data-bbox="831 1671 1099 1756">Less than 66 kV</td> <td data-bbox="1099 1671 1232 1756">Pole</td> <td data-bbox="1232 1671 1520 1756">20m</td> </tr> </tbody> </table>	Voltage of transmission line	Tower or Pole	Minimum horizontal clearance distance between plantings and transmission lines	500 kV	Tower	38m	275 kV	Tower	25m	132 kV	Tower	30m	132 kV	Pole	20m	66 kV	Pole	20m	Less than 66 kV	Pole	20m
Voltage of transmission line	Tower or Pole	Minimum horizontal clearance distance between plantings and transmission lines																				
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132 kV	Pole	20m																				
66 kV	Pole	20m																				
Less than 66 kV	Pole	20m																				

Housing Renewal

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Residential development provides a range of housing choices.	DTS/DPF 1.1 Development comprises: <ul style="list-style-type: none"> (a) detached dwellings (b) semi-detached dwellings (c) row dwellings (d) group dwellings (e) residential flat buildings.
PO 1.2 Higher density housing options (such as medium rise residential flat buildings) are provided in close proximity to public transit, open space and/or activity centres.	DTS/DPF 1.2 None are applicable.
Building Height	
PO 2.1 Buildings generally do not exceed 3 building levels unless in locations close to public transport, centres and/or open space.	DTS/DPF 2.1 Building height (excluding garages, carports and outbuildings) does not exceed 3 building levels and 12m and wall height does not exceed 9m (not including a gable end).
PO 2.2 Medium-rise buildings are in locations close to public transport, centres and/or open space.	DTS/DPF 2.2 None are applicable.
PO 2.3 Medium-rise residential flat buildings located within or at the interface with zones which restrict heights to a maximum of 2 storeys, transition down in scale and height towards the the boundary of that zone, other than where it is a street boundary.	DTS/DPF 2.3 None are applicable.
Primary Street Setback	
PO 3.1 Buildings are set back from the primary street boundary to contribute to an attractive streetscape character.	DTS/DPF 3.1 Buildings are no closer to the primary street (excluding any balcony, verandah, porch, awning or similar structure) than 3m.
Secondary Street Setback	
PO 4.1 Buildings are set back from secondary street boundaries to maintain separation between building walls and public streets and contribute to a suburban streetscape character.	DTS/DPF 4.1 Buildings are set back at least 900mm from the boundary of the allotment with the secondary street frontage.
Boundary Walls	
PO 5.1	DTS/DPF 5.1

<p>PU 5.1</p> <p>Boundary walls are limited in height and length to manage visual impacts and access to natural light and ventilation.</p>	<p>DTS/DPT 5.1</p> <p>Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, dwellings with side boundary walls are sited on only one side boundary and:</p> <ul style="list-style-type: none">(a) adjoin or abut a boundary wall of a building on adjoining land for the same length and height or(b) do not exceed the following:<ul style="list-style-type: none">(i) 3m in height(ii) 11m in length(iii) when combined with other walls on the boundary of the subject development site, a maximum 45% of the length of the boundary(iv) at least 3 metres from any other existing or proposed boundary walls on the subject land.
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<p>PO 5.2</p> <p>Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.</p>	<p>DTS/DPF 5.2</p> <p>Dwellings in a semi-detached or row arrangement are set back .9m or more from side boundaries shared with allotments outside the development site, except for a carport or garage.</p>
<p>Side Boundary Setback</p>	
<p>PO 6.1</p> <p>Buildings are set back from side boundaries to provide:</p> <ul style="list-style-type: none"> (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours. 	<p>DTS/DPF 6.1</p> <p>Other than walls located on a side boundary, buildings are set back from side boundaries:</p> <ul style="list-style-type: none"> (a) .9m or more where the wall height is up to 3m (b) other than for a wall facing a southern side boundary, .9m or more plus 1/3 of the wall height above 3m (c) 1.9m or more plus 1/3 of the wall height above 3m for walls facing a southern side boundary.
<p>Rear Boundary Setback</p>	
<p>PO 7.1</p> <p>Buildings are set back from rear boundaries to provide:</p> <ul style="list-style-type: none"> (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation. 	<p>DTS/DPF 7.1</p> <p>Dwellings are set back from rear boundary:</p> <ul style="list-style-type: none"> (a) 3m or more for the first building level (b) 5m or more for any subsequent building level.
<p>Façade design</p>	
<p>PO 8.1</p> <p>Dwelling facades facing public streets and common driveways make a positive contribution to the streetscape.</p>	<p>DTS/DPF 8.1</p> <p>Each dwelling includes at least 2 of the following design features along each façade facing a public road or common driveway:</p> <ul style="list-style-type: none"> (a) a minimum of 25% of the façade is set back an additional 300mm (b) a porch or portico that projects at 1m or more from the building façade and is open on least 2 sides (c) a balcony that projects 1m or more from the building façade (d) a verandah that projects at least 1m from the building façade (e) eaves surrounding the dwelling of a minimum 400mm width (f) a minimum 50% of the upper level projects forward a minimum of 300mm from the lower level building line.
<p>PO 8.2</p> <p>Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p>	<p>DTS/DPF 8.2</p> <p>Each dwelling with a frontage to a public street:</p> <ul style="list-style-type: none"> (a) includes at least one window facing the primary street from a habitable room (b) has a minimum aggregate window area of at least 2m² facing the primary street

<p>PU 8.3</p> <p>The visual bulk of large buildings is reduced when viewed from adjoining allotments or public streets, such as through the incorporation of windows, articulation, building materials and textures.</p>	<p>DTS/DPT 8.3</p> <p>None are applicable.</p>
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<p>PO 8.4</p> <p>Built form considers local context and provides a quality design response through scale, massing, materials, colours and architectural expression.</p>	<p>DTS/DPF 8.4</p> <p>None are applicable.</p>																
<p>PO 8.5</p> <p>Entrances to apartment buildings are:</p> <ul style="list-style-type: none"> (a) oriented towards the street (b) visible and easily identifiable from the street (c) designed to include a common mail box structure. 	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>																
<p>Outlook and amenity</p>																	
<p>PO 9.1</p> <p>Primary living rooms have an external outlook to provide a high standard of internal amenity for occupants.</p>	<p>DTS/DPF 9.1</p> <p>Living rooms incorporate a window with an outlook towards the street frontage or private open space.</p>																
<p>PO 9.2</p> <p>Ground level bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.</p>	<p>DTS/DPF 9.2</p> <p>None are applicable.</p>																
<p>Private Open Space</p>																	
<p>PO 10.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 10.1</p> <p>Private open space is provided in accordance with the following table:</p> <table border="1" data-bbox="831 1285 1520 2123"> <thead> <tr> <th data-bbox="831 1285 1034 1431">Dwelling Type</th> <th data-bbox="1034 1285 1259 1431">Dwelling / Site Configuration</th> <th data-bbox="1259 1285 1520 1431">Minimum Rate</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 1431 1034 1675">Dwelling (other than apartment)</td> <td data-bbox="1034 1431 1259 1675"></td> <td data-bbox="1259 1431 1520 1675"> Total area: 24m² Minimum adjacent to a living room: 16m² / minimum dimension 3m </td> </tr> <tr> <td data-bbox="831 1675 1034 2123" rowspan="3">Apartments</td> <td data-bbox="1034 1675 1259 1787">Dwellings at ground level:</td> <td data-bbox="1259 1675 1520 1787"></td> </tr> <tr> <td data-bbox="1034 1787 1259 1899" style="text-align: center;">- All types</td> <td data-bbox="1259 1787 1520 1899">15m² / minimum dimension 3m</td> </tr> <tr> <td data-bbox="1034 1899 1259 2011">Dwellings located above ground level:</td> <td data-bbox="1259 1899 1520 2011"></td> </tr> <tr> <td data-bbox="1034 2011 1259 2123" style="text-align: center;">- Studio</td> <td data-bbox="1259 2011 1520 2123">4m² / minimum dimension 1.8m</td> <td data-bbox="1259 2011 1520 2123"></td> </tr> </tbody> </table>	Dwelling Type	Dwelling / Site Configuration	Minimum Rate	Dwelling (other than apartment)		Total area: 24m ² Minimum adjacent to a living room: 16m ² / minimum dimension 3m	Apartments	Dwellings at ground level:		- All types	15m ² / minimum dimension 3m	Dwellings located above ground level:		- Studio	4m ² / minimum dimension 1.8m	
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	- One bedroom dwelling	8m ² / minimum dimension 2.1m
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	- Three + bedroom dwelling	15 m ² / minimum dimension 2.6m

Visual privacy									
<p>PO 11.1</p> <p>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of other dwellings.</p>	<p>DTS/DPF 11.1</p> <p>Upper level windows facing side or rear boundaries shared with another residential allotment/site:</p> <ul style="list-style-type: none"> (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm or (b) have sill heights greater than or equal to 1.5m above finished floor level or (c) incorporate screening to a height of 1.5m above finished floor level. 								
<p>PO 11.2</p> <p>Development mitigates direct overlooking from balconies to habitable rooms and private open space of other dwellings.</p>	<p>DTS/DPF 11.2</p> <p>All sides of balconies or terraces on upper building levels are:</p> <ul style="list-style-type: none"> (a) permanently obscured / screened to a height of 1.7m above finished floor level or (b) the longest side of the balcony faces a road (including any road reserve) or reserve (including land held as open space) that is at least 15m wide in all places faced by the balcony. 								
Landscaping									
<p>PO 12.1</p> <p>Soft landscaping is incorporated into development to:</p> <ul style="list-style-type: none"> (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes. 	<p>DTS/DPF 12.1</p> <p>Residential development incorporates areas for soft landscaping with a minimum dimension of .5m provided in accordance with the following:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="background-color: #d9ead3;">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th style="background-color: #d9ead3;">Percentage of si</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;"><200</td> <td style="text-align: center;">15%</td> </tr> <tr> <td style="text-align: center;">201-450</td> <td style="text-align: center;">20%</td> </tr> <tr> <td style="text-align: center;">>450</td> <td style="text-align: center;">25%</td> </tr> </tbody> </table> <ul style="list-style-type: none"> (a) <li style="padding-left: 20px;">and (b) 25% of land between the road boundary and the primary building line is provided for soft landscaping with a minimum dimension of 1.5 metres. 	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Percentage of si	<200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Percentage of si								
<200	15%								
201-450	20%								
>450	25%								
Water Sensitive Design									
<p>PO 13.1</p>	<p>DTS/DPF 13.1</p>								

Residential development is designed to capture and reuse stormwater to maximise conservation of water resources; manage peak stormwater runoff flows and volume; and manage runoff quality to maintain, as close as practical, pre-development conditions.

None are applicable.

Parking	
<p>PO 14.1</p> <p>On-site car parking is provided to meet the anticipated demand of residents, with less on-site parking in areas in close proximity to public transport.</p>	<p>DTS/DPF 14.1</p> <p>On-site car parking is provided at the following rates per dwelling:</p> <ul style="list-style-type: none"> (a) 2 or fewer bedrooms - 1 car parking space (b) 3 or more bedrooms - 2 car parking spaces.
<p>PO 14.2</p> <p>Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 14.2</p> <p>Residential parking spaces are enclosed by fencing, walls or other obstructions with the following internal dimensions:</p> <ul style="list-style-type: none"> (a) single parking spaces: <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double parking spaces (side by side): <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 5.5m (iii) minimum garage door width of 2.4m per space.
<p>PO 14.3</p> <p>Uncovered car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 14.3</p> <p>Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.
<p>PO 14.4</p> <p>Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand.</p>	<p>DTS/DPF 14.4</p> <p>Visitor car parking for group and residential flat buildings incorporating 4 or more dwellings is provided on-site at a minimum ratio of 0.25 car parking spaces per dwelling.</p>
<p>PO 14.5</p> <p>Residential flat buildings provide dedicated areas for bicycle parking.</p>	<p>DTS/DPF 14.5</p> <p>Residential flat buildings provide one bicycle parking space per dwelling.</p>
Overshadowing	
<p>PO 15.1</p> <p>Development minimises overshadowing of the private open spaces of adjoining land by ensuring that ground level open space associated with residential buildings receive direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.</p>	<p>DTS/DPF 15.1</p> <p>None are applicable.</p>
Waste	
<p>PO 16.1</p> <p>Provision is made for the convenient storage of waste bins in a location screened from public view.</p>	<p>DTS/DPF 16.1</p> <p>A waste bin storage area is provided behind the primary building line that:</p>

- (a) is capable of accommodating the domestic waste bins associated with the waste and recycling collection service for the site
- (b) can be accessed from the street for the purpose of moving waste bins from the storage location to the street for collection.

<p>PO 16.2</p> <p>Residential apartment buildings provide a dedicated area for the on-site storage of waste which is:</p> <ul style="list-style-type: none"> (a) easily and safely accessible for residents and for collection vehicles (b) screened from adjoining land and public roads (c) of sufficient dimensions to be able to accommodate the waste storage needs of the development considering the intensity and nature of the development and the frequency of collection. 	<p>DTS/DPF 16.2</p> <p>None are applicable.</p>
<p>Vehicle Access</p>	
<p>PO 17.1</p> <p>Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages and on-street parking.</p>	<p>DTS/DPF 17.1</p> <p>None are applicable.</p>
<p>PO 17.2</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 17.2</p> <p>Vehicle access to designated car parking spaces:</p> <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: <ul style="list-style-type: none"> (i) 500mm or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from a street tree unless consent is provided from the tree owner (iii) 6m or more from the tangent point of an intersection of 2 or more roads or a pedestrian-actuated crossing.
<p>PO 17.3</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 17.3</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1:4 on average (b) they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the road boundary. (c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site.
<p>PO 17.4</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street parking.</p>	<p>DTS/DPF 17.4</p> <p>Where on-street parking is available directly adjacent the site, parking is retained in accordance with the following requirements:</p>

1. minimum 0.33 on-street spaces per proposed dwellings (rounded up to the nearest whole number)
2. minimum car park length of 5.5m.

<p>PO 17.5</p> <p>Residential driveways service more than one dwelling of a dimension to allow safe and convenient movement.</p>	<p>DTS/DPF 17.5</p> <p>Driveways that service more than one dwelling:</p> <ul style="list-style-type: none"> (a) have a minimum width of 3m (b) where the driveway length exceeds 30m: <ul style="list-style-type: none"> (i) incorporate at least one passing point with a minimum width of 5.5m and a minimum length of 6m (ii) locate the passing point in DTS/DPF 17.5 (b)(i) within 12m of the primary street boundary and incorporate an additional passing point at least every 30m thereafter.
<p>PO 17.6</p> <p>Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.</p>	<p>DTS/DPF 17.6</p> <p>Driveways providing access to more than one dwelling allow a B85 passenger vehicle to:</p> <ul style="list-style-type: none"> (a) enter and exit the site in a forward direction (b) undertake all manoeuvring through circulation around the site of no more than a 3 point turn.
<p>PO 17.7</p> <p>Dwellings are adequately separated from common driveways and manoeuvring areas.</p>	<p>DTS/DPF 17.7</p> <p>Vehicle movement paths required to achieve DTS/DPF 17.6 are at least 1.5m from habitable room windows of dwellings.</p>
<p>Storage</p>	
<p>PO 18.1</p> <p>Apartments are provided with sufficient space for storage to meet likely occupant needs.</p>	<p>DTS/DPF 18.1</p> <p>Apartments are provided with storage at the following rates and 50% or more of the storage volume is provided within the dwelling:</p> <ul style="list-style-type: none"> (a) studio: not less than 6m³ (b) 1 bedroom dwelling / apartment: not less than 8m³ (c) 2 bedroom dwelling / apartment: not less than 10m³ (d) 3+ bedroom dwelling / apartment: not less than 12m³.
<p>Earthworks</p>	
<p>PO 19.1</p> <p>Buildings are designed and sited to minimise the alteration of existing landform.</p>	<p>DTS/DPF 19.1</p> <p>The development does not involve:</p> <ul style="list-style-type: none"> (a) excavation exceeding a vertical height of 1m or (b) filling exceeding a vertical height of 1m or (c) a total combined excavation and filling vertical height exceeding 2m.
<p>Service connections and infrastructure</p>	
<p>PO 20.1</p> <p>Dwellings are provided with appropriate service connections and infrastructure.</p>	<p>DTS/DPF 20.1</p> <p>The site and building:</p> <ul style="list-style-type: none"> (a) have the ability to be connected to a permanent potable

	<p>water supply</p> <ul style="list-style-type: none"> (b) have the ability to be connected to a sewerage system, or a waste water control system approved under Public and Environmental Health Act 1987 (c) have the ability to be connected to electricity supply (d) have the ability to be connected to an adequate water supply (and pressure) for fire-fighting purposes where located in a Hazard (Bushfire Risk) Overlay (e) would not be contrary to the Regulations prescribed for the purposes of Section 86 of the Electricity Act 1996.
<p>Site contamination</p>	
<p>PO 21.1</p> <p>Ensure land is suitable for sensitive land use and provides a safe environment.</p>	<p>DTS/DPF 21.1</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 Environment Protection Act 1993 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 the vicinity of the land (other than if the previous use or activity was for residential purposes) or (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) <p>or</p> <ul style="list-style-type: none"> (c) the allotment was the subject of consent granted under the Development Act 1993 or the Planning Development and Infrastructure Act 2016 on or after 1 September 2009 in relation the division of the land.

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

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

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

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

<p>PO 4.1</p> <p>Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
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<p>PO 4.2</p> <p>Facilities for energy generating, power storage and transmission are 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>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>PO 4.3</p> <p>Bushfire hazard risk is minimised for renewable energy facilities by providing appropriate access tracks, safety equipment and water tanks and establishing cleared areas around substations, battery storage and operations compounds.</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>
<p>Electricity Infrastructure and Battery Storage Facilities</p>	
<p>PO 5.1</p> <p>Electricity infrastructure is located to minimise visual impacts through techniques including:</p> <ul style="list-style-type: none"> (a) siting utilities and services: <ul style="list-style-type: none"> (i) on areas already cleared of native vegetation (ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity (b) grouping utility buildings and structures with non-residential development, where practicable. 	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>
<p>PO 5.2</p> <p>Electricity supply (excluding transmission lines) serving new development in urban areas and townships installed underground, excluding lines having a capacity exceeding or equal to 33kV.</p>	<p>DTS/DPF 5.2</p> <p>None are applicable.</p>
<p>PO 5.3</p> <p>Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts.</p>	<p>DTS/DPF 5.3</p> <p>None are applicable.</p>
<p>Telecommunication Facilities</p>	
<p>PO 6.1</p> <p>The proliferation of telecommunications facilities in the form of towers/monopoles in any one locality is managed, where technically feasible, by co-locating a facility with other communications facilities to mitigate impacts from clutter on visual amenity.</p>	<p>DTS/DPF 6.1</p> <p>None are applicable.</p>
<p>PO 6.2</p> <p>Telecommunications antennae are located as close as practicable to support structures to manage overall bulk</p>	<p>DTS/DPF 6.2</p> <p>None are applicable.</p>

and mitigate impacts on visual amenity.

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

<p>PO 8.3</p> <p>Wind turbine generators and ancillary development minimise potential for bird and bat strike.</p>	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>																									
<p>PO 8.4</p> <p>Wind turbine generators incorporate recognition systems or physical markers to minimise the risk to aircraft operations.</p>	<p>DTS/DPF 8.4</p> <p>No Commonwealth air safety (CASA / ASA) or Defence requirement is applicable.</p>																									
<p>PO 8.5</p> <p>Meteorological masts and guidewires are identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes.</p>	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>																									
<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 requiring the clearance of areas of intact native vegetation or on land of high environmental, scenic or cultural value.</p>	<p>DTS/DPF 9.1</p> <p>None are applicable.</p>																									
<p>PO 9.2</p> <p>Solar power facilities allow for movement of wildlife by:</p> <p>(a) incorporating wildlife corridors and habitat refuges</p> <p>(b) avoiding the use of extensive security or perimeter fencing or incorporating fencing that enables the passage of small animals without unreasonably compromising the security of the facility.</p>	<p>DTS/DPF 9.2</p> <p>None are applicable.</p>																									
<p>PO 9.3</p> <p>Amenity impacts of solar power facilities are minimised through separation from sensitive receivers.</p>	<p>DTS/DPF 9.3</p> <p>Solar power facilities are set back from land boundaries, conservation areas and relevant zones in accordance with the following criteria:</p> <table border="1" data-bbox="759 1469 1522 2130"> <thead> <tr> <th>Generation Capacity</th> <th>Approximate size of array</th> <th>Setback from adjoining land boundary</th> <th>Setback from conservation areas</th> <th>Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones</th> </tr> </thead> <tbody> <tr> <td>50MW></td> <td>80ha+</td> <td>30m</td> <td>500m</td> <td>2km</td> </tr> <tr> <td>10MW<50MW</td> <td>16ha-<80ha</td> <td>25m</td> <td>500m</td> <td>1.5km</td> </tr> <tr> <td>5MW<10MW</td> <td>8ha to <16ha</td> <td>20m</td> <td>500m</td> <td>1km</td> </tr> <tr> <td>1MW<5MW</td> <td>1.6ha to <8ha</td> <td>15m</td> <td>500m</td> <td>500m</td> </tr> </tbody> </table>	Generation Capacity	Approximate size of array	Setback from adjoining land boundary	Setback from conservation areas	Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones	50MW>	80ha+	30m	500m	2km	10MW<50MW	16ha-<80ha	25m	500m	1.5km	5MW<10MW	8ha to <16ha	20m	500m	1km	1MW<5MW	1.6ha to <8ha	15m	500m	500m
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5MW<10MW	8ha to <16ha	20m	500m	1km																						
1MW<5MW	1.6ha to <8ha	15m	500m	500m																						

100kW<1MW	0.5ha<1.6ha	10m	500m	100m
<100kW	<0.5ha	5m	500m	25m

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

<p>(a) it is wholly located and contained within the allotment of the development it will service</p> <p>(b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources</p> <p>(c) septic tank effluent drainage fields and other waste water disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm.</p>	<p>(b) development it will service; and the system will comply with the requirements of the South Australian Public Health Act 2011.</p>
<p>PO 12.2</p> <p>Effluent drainage fields and other waste water disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.</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>
<p>Temporary Facilities</p>	
<p>PO 13.1</p> <p>In rural and remote locations, development that is likely to generate significant waste material during construction, including packaging waste, makes provision for a temporary on-site waste storage enclosure to minimise the incidence of wind-blown litter.</p>	<p>DTS/DPF 13.1</p> <p>A waste collection and disposal service is used to dispose of the volume of waste at the rate it is generated.</p>
<p>PO 13.2</p> <p>Temporary facilities to support the establishment of renewable energy facilities (including borrow pits, concrete batching plants, laydown, storage, access roads and worker amenity areas) are sited and operated to minimise environmental impact.</p>	<p>DTS/DPF 13.2</p> <p>None are applicable.</p>

Intensive Animal Husbandry and Dairies

Assessment Provisions (AP)

<h2 style="margin: 0;">Desired Outcome</h2>	
<p>DO 1</p>	<p>Development of intensive animal husbandry and dairies in locations that are protected from encroachment by sensitive receivers and in a manner that minimises their adverse effects on amenity and the environment.</p>

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to not unreasonably impact on the environment or amenity of the locality.	DTS/DPF 1.1 None are applicable.
PO 1.2 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to prevent the potential transmission of disease to other operations where animals are kept.	DTS/DPF 1.2 None are applicable.
PO 1.3 Intensive animal husbandry and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.	DTS/DPF 1.3 None are applicable.
PO 1.4 Dairies and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.	DTS/DPF 1.4 Dairies, associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities are located 500m or more from the nearest sensitive receiver in other ownership.
PO 1.5 Lagoons for the storage or treatment of milking shed effluent is adequately separated from roads to minimise impacts from odour on the general public.	DTS/DPF 1.5 Lagoons for the storage or treatment of milking shed effluent are set back 20m or more from public roads.
Waste	
PO 2.1 Storage of manure, used litter and other wastes (other than waste water lagoons) is sited, designed, constructed and managed to: <ul style="list-style-type: none"> (a) avoid attracting and harbouring vermin (b) avoid polluting water resources (c) be located outside 1% AEP flood event areas. 	DTS/DPF 2.1 None are applicable.
Soil and Water Protection	
PO 3.1 To avoid environmental harm and adverse effects on water resources, intensive animal husbandry operations are appropriately set back from: <ul style="list-style-type: none"> (a) public water supply reservoirs 	DTS/DPF 3.1 Intensive animal husbandry operations are set back: <ul style="list-style-type: none"> (a) 800m or more from a public water supply reservoir (b) 200m or more from a major watercourse (third order or higher stream)

<p>(b) major watercourses (third order or higher stream)</p> <p>(c) any other watercourse, bore or well used for domestic or stock water supplies.</p>	<p>(c) 100m or more from any other watercourse, bore or well used for domestic or stock water supplies.</p>
<p>PO 3.2</p> <p>Intensive animal husbandry operations and dairies incorporate appropriately designed effluent and run-off facilities that:</p> <p>(a) have sufficient capacity to hold effluent and runoff from the operations on site</p> <p>(b) ensure effluent does not infiltrate and pollute groundwater, soil or other water resources.</p>	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>

Interface between Land Uses

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature								
General Land Use Compatibility									
<p>PO 1.1</p> <p>Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses and land uses desired in the zone.</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>								
<p>PO 1.2</p> <p>Development adjacent to a site containing a sensitive receiver or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>								
Hours of Operation									
<p>PO 2.1</p> <p>Non-residential development does not unreasonably impact the amenity of sensitive receivers or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:</p> <ul style="list-style-type: none"> (a) the nature of the development (b) measures to mitigate off-site impacts (c) the extent to which the development is desired in the zone (d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land. 	<p>DTS/DPF 2.1</p> <p>Development operating within the following hours:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Class of Development</th> <th style="text-align: center;">Hours of operation</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Consulting room</td> <td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td> </tr> <tr> <td style="text-align: center;">Office</td> <td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td> </tr> <tr> <td style="text-align: center;">Shop (other than a restaurant)</td> <td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday</td> </tr> </tbody> </table>	Class of Development	Hours of operation	Consulting room	7am to 9pm, Monday to Friday 8am to 5pm, Saturday	Office	7am to 9pm, Monday to Friday 8am to 5pm, Saturday	Shop (other than a restaurant)	7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday
Class of Development	Hours of operation								
Consulting room	7am to 9pm, Monday to Friday 8am to 5pm, Saturday								
Office	7am to 9pm, Monday to Friday 8am to 5pm, Saturday								
Shop (other than a restaurant)	7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday								
Overshadowing									
<p>PO 3.1</p> <p>Overshadowing of habitable room windows of adjacent residential land uses is minimised to maintain 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 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 is minimised to maintain access to direct winter sunlight.</p>	<p>DTS/DPF 3.2</p> <p>Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm 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 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.

<p>PO 3.3</p> <p>Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account:</p> <ul style="list-style-type: none"> (a) the form of development contemplated in the zone (b) the orientation of the solar energy facilities (c) the extent to which the solar energy facilities are already overshadowed. 	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>
<p>PO 3.4</p> <p>Development that incorporates moving parts, including windmills and wind farms, are located and operated to not cause unreasonable nuisance to nearby dwellings and tourist accommodation caused by shadow flicker.</p>	<p>DTS/DPF 3.4</p> <p>None are applicable.</p>
<p>Activities Generating Noise or Vibration</p>	
<p>PO 4.1</p> <p>Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers.</p>	<p>DTS/DPF 4.1</p> <p>Noise that might affect sensitive receivers 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 receivers and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including:</p> <ul style="list-style-type: none"> (a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (c) housing plant and equipment within an enclosed structure or acoustic enclosure (d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone. 	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<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 are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.</p>	<p>DTS/DPF 4.3</p> <p>The pump and/or filtration system ancillary to a dwelling erected on the same site is:</p> <ul style="list-style-type: none"> (a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
<p>PO 4.4</p> <p>External noise into bedrooms is minimized by separating or</p>	<p>DTS/DPF 4.4</p> <p>Adjacent land is used for residential purposes</p>

External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.

Adjacent land is used for residential purposes.

<p>PO 4.5</p> <p>Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers.</p>	<p>DTS/DPF 4.5</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 receiver or zone primarily intended to accommodate sensitive receivers.</p>	<p>DTS/DPF 4.6</p> <p>Development incorporating music includes noise attenuation measures that will achieve the following noise levels:</p> <table border="1" data-bbox="831 474 1489 748"> <thead> <tr> <th data-bbox="831 474 1098 557">Assessment location</th> <th data-bbox="1098 474 1489 557">Music noise level</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 557 1098 748">Externally at the nearest existing noise sensitive location</td> <td data-bbox="1098 557 1489 748">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 ($LOCT_{10,15} < LOCT_{90,15} + 8dB$)				
<p>Air Quality</p>					
<p>PO 5.1</p> <p>Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers within the locality and zones primarily intended to accommodate sensitive receivers.</p>	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>				
<p>PO 5.2</p> <p>Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers by:</p> <ul style="list-style-type: none"> (a) incorporating appropriate treatment technology before exhaust emissions are released (b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers. 	<p>DTS/DPF 5.2</p> <p>None are applicable.</p>				
<p>Light Spill</p>					
<p>PO 6.1</p> <p>External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers.</p>	<p>DTS/DPF 6.1</p> <p>None are applicable.</p>				
<p>PO 6.2</p> <p>External lighting is not hazardous to motorists and cyclists.</p>	<p>DTS/DPF 6.2</p> <p>None are applicable.</p>				
<p>Solar Reflectivity / Glare</p>					
<p>PO 7.1</p> <p>Development is designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a</p>	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>				

result of reflective solar glare.

Electrical Interference	
<p>PO 8.1</p> <p>Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference.</p>	<p>DTS/DPF 8.1</p> <p>The building or structure:</p> <ul style="list-style-type: none"> (a) is no greater than 10m in height, measured from existing ground level or (b) is not within a line of sight between a fixed transmitter and fixed receiver (antenna) other than where an alternative service is available via a different fixed transmitter or cable.
Interface with Rural Activities	
<p>PO 9.1</p> <p>Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities, including spray drift and noise and do not prejudice the continued operation of these activities.</p>	<p>DTS/DPF 9.1</p> <p>None are applicable.</p>
<p>PO 9.2</p> <p>Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing intensive animal husbandry activities and do not prejudice the continued operation of these activities.</p>	<p>DTS/DPF 9.2</p> <p>None are applicable.</p>
<p>PO 9.3</p> <p>Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing land-based aquaculture activities and do not prejudice the continued operation of these activities.</p>	<p>DTS/DPF 9.3</p> <p>Sensitive receivers 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 receivers are located and designed to mitigate potential impacts from lawfully existing dairies including associated wastewater lagoons and liquid/solid waste storage and disposal facilities and do not prejudice the continued operation of these activities.</p>	<p>DTS/DPF 9.4</p> <p>Sensitive receivers are sited at least 500m from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities in other ownership.</p>
<p>PO 9.5</p> <p>Sensitive receivers are located and designed to mitigate the potential impacts from lawfully existing facilities used for the handling, transportation and storage of bulk commodities (recognising the potential for extended hours of operation) and do not prejudice the continued operation of these activities.</p>	<p>DTS/DPF 9.5</p> <p>Sensitive receivers are located away from the boundary of a site used for the handling, transportation and/or storage of bulk commodities in other ownership in accordance with the following:</p> <ul style="list-style-type: none"> (a) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility (b) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals) where the handling of these materials into or from vessels does not exceed 100 tonnes per day (c) 500m or more, where it involves the storage of bulk petroleum in individual containers with a capacity up to 200 litres and a total on-site storage capacity not

	<p>200 litres and a total on-site storage capacity not exceeding 1000 cubic metres</p> <p>(d) 500m or more, where it involves the handling of coal with a capacity up to 1 tonne per day or a storage capacity up to 50 tonnes</p> <p>(e) 1000m or more, where it involves the handling of coal with a capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes.</p>
<p>PO 9.6</p> <p>Setbacks and vegetation plantings along allotment boundaries should be incorporated to mitigate the potential impacts of spray drift and other impacts associated with agricultural and horticultural activities.</p>	<p>DTS/DPF 9.6</p> <p>None are applicable.</p>
<p>PO 9.7</p> <p>Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques.</p>	<p>DTS/DPF 9.7</p> <p>None are applicable.</p>
<p>Interface with Mines and Quarries (Rural and Remote Areas)</p>	
<p>PO 10.1</p> <p>Sensitive receivers are separated from existing mines to minimise the adverse impacts from noise, dust and vibration.</p>	<p>DTS/DPF 10.1</p> <p>Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the <i>Mining Act 1971</i>.</p>

Land Division

Assessment Provisions (AP)

<h2>Desired Outcome</h2>	
<p>DO 1</p>	<p>Land division:</p> <ul style="list-style-type: none"> (a) creates allotments with the appropriate dimensions and shape for their intended use (b) allows efficient provision of new infrastructure and the optimum use of underutilised infrastructure (c) integrates and allocates adequate and suitable land for the preservation of site features of value, including significant vegetation, watercourses, water bodies and other environmental features (d) facilitates solar access through allotment orientation (e) creates a compact urban form that supports active travel, walkability and the use of public transport (f) avoids areas of high natural hazard risk.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All land division	
Allotment configuration	
PO 1.1 Land division creates allotments suitable for their intended use.	DTS/DPF 1.1 Division of land reflects the site boundaries illustrated and approved in an operative or existing development authorisation under the <i>Development Act 1993</i> or the <i>Planning, Development and Infrastructure Act 2016</i> or proposed as part of a combined application for land division and deemed-to-satisfy dwellings that reflects the sites of those dwellings, where the allotments are used, or are proposed to be used, for residential purposes.
PO 1.2 Land division considers the physical characteristics of the land, preservation of environmental and cultural features of value and the prevailing context of the locality.	DTS/DPF 1.2 None are applicable.
Design and Layout	
PO 2.1 Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls.	DTS/DPF 2.1 None are applicable.
PO 2.2 Land division enables the appropriate treatment of the interface between potentially conflicting land uses and/or zones.	DTS/DPF 2.2 None are applicable.
PO 2.3 Land division maximises the number of allotments that face public open space and public streets.	DTS/DPF 2.3 None are applicable.
PO 2.4 Land division is integrated with site features, adjacent land uses, the existing transport network and available infrastructure.	DTS/DPF 2.4 None are applicable.
PO 2.5 Development and infrastructure is provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services.	DTS/DPF 2.5 None are applicable.
PO 2.6 Land division results in watercourses being retained within open space and development taking place on land not subject to flooding.	DTS/DPF 2.6 None are applicable.
PO 2.7	DTS/DPF 2.7

Land division results in legible street patterns connected to the surrounding street network.

None are applicable.

<p>PO 2.8</p> <p>Land division is designed to preserve existing vegetation of value including native vegetation and regulated and significant trees.</p>	<p>DTS/DPF 2.8</p> <p>None are applicable.</p>
<p>Roads and Access</p>	
<p>PO 3.1</p> <p>Land division provides allotments with access to an all-weather public road.</p>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>PO 3.2</p> <p>Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.</p>	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>
<p>PO 3.3</p> <p>Land division does not impede access to publicly owned open space and/or recreation facilities.</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>
<p>PO 3.4</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>DTS/DPF 3.4</p> <p>None are applicable.</p>
<p>PO 3.5</p> <p>Road reserves provide for pedestrian and cycling infrastructure and accommodate street tree planting, landscaping and street furniture.</p>	<p>DTS/DPF 3.5</p> <p>None are applicable.</p>
<p>PO 3.6</p> <p>Road reserves accommodate stormwater drainage and public utilities.</p>	<p>DTS/DPF 3.6</p> <p>None are applicable.</p>
<p>PO 3.7</p> <p>Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites.</p>	<p>DTS/DPF 3.7</p> <p>None are applicable.</p>
<p>PO 3.8</p> <p>Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.</p>	<p>DTS/DPF 3.8</p> <p>None are applicable.</p>
<p>PO 3.9</p> <p>Roads, open space and thoroughfares provide safe and convenient linkages to the surrounding open space and transport network.</p>	<p>DTS/DPF 3.9</p> <p>None are applicable.</p>
<p>PO 3.10</p> <p>Public streets include tree planting to provide shade and enhance</p>	<p>DTS/DPF 3.10</p> <p>None are applicable.</p>

the amenity of streetscapes.

PO 3.11 Local streets are designed to create low-speed environments that are safe for cyclists and pedestrians.	DTS/DPF 3.11 None are applicable.
Infrastructure	
PO 4.1 Land division incorporates public utility services within road reserves or dedicated easements.	DTS/DPF 4.1 None are applicable.
PO 4.2 Waste water, sewage and other effluent is capable of being disposed of from each allotment without risk to public health or the environment.	DTS/DPF 4.2 Each allotment can be connected to: (a) a waste water treatment plant that has the hydraulic volume and pollutant load treatment and disposal capacity for the maximum predicted wastewater volume generated by subsequent development of the proposed allotment or (b) a form of on-site waste water treatment and disposal that meets relevant public health and environmental standards.
PO 4.3 Septic tank effluent drainage fields and other waste water disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 4.3 Development is not built on, or encroaches within, an area that is or will be, required for a sewerage system or waste control system.
PO 4.4 Constructed wetland systems, including associated detention and retention basins, are sited and designed to ensure public health and safety is protected, including by minimising potential public health risks arising from the breeding of mosquitoes.	DTS/DPF 4.4 None are applicable.
PO 4.5 Constructed wetland systems, including associated detention and retention basins, are sited and designed to allow sediments to settle prior to discharge into watercourses or the marine environment.	DTS/DPF 4.5 None are applicable.
PO 4.6 Constructed wetland systems, including associated detention and retention basins, are sited and designed to function as a landscape feature.	DTS/DPF 4.6 None are applicable.
Minor Land Division (Under 20 Allotments)	
Open Space	
PO 5.1 Land division proposing an additional allotment under 1 hectare provides or supports the provision of open space.	DTS/DPF 5.1 None are applicable.

<p>PO 6.1</p> <p>Land division for residential purposes facilitates solar access through allotment orientation.</p>	<p>DTS/DPF 6.1</p> <p>None are applicable.</p>
<p>Water Sensitive Design</p>	
<p>PO 7.1</p> <p>Land division creating a new road or common driveway includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.</p>	<p>DTS/DPF 7.1</p> <p>Land division creating a new road or common driveway achieves the following stormwater runoff outcomes:</p> <ul style="list-style-type: none"> (a) 80 per cent reduction in average annual total suspended solids (b) 60 per cent reduction in average annual total phosphorus (c) 45 per cent reduction in average annual total nitrogen.
<p>PO 7.2</p> <p>Land division designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.</p>	<p>DTS/DPF 7.2</p> <p>Land division creating a new public road or common driveway:</p> <ul style="list-style-type: none"> (a) maintains a pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 18.1% AEP 30-minute storm and the stormwater runoff time to peak matches that of the pre-development or (b) captures and retains the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for an 18.1% AEP 30-minute storm and manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of buildings.
<p>Major Land Division (20+ Allotments)</p>	
<p>Open Space</p>	
<p>PO 8.1</p> <p>Land division allocates or retains evenly distributed, high quality areas of open space to improve residential amenity and provide urban heat amelioration.</p>	<p>DTS/DPF 8.1</p> <p>None are applicable.</p>
<p>PO 8.2</p> <p>Land allocated for open space is suitable for its intended active and passive recreational use considering gradient and potential for inundation.</p>	<p>DTS/DPF 8.2</p> <p>None are applicable.</p>
<p>PO 8.3</p> <p>Land allocated for active recreation has dimensions capable of accommodating a range of active recreational activities.</p>	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>
<p>Water Sensitive Design</p>	
<p>PO 9.1</p> <p>Land division creating 20 or more residential allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak</p>	<p>DTS/DPF 9.1</p> <p>Land division creating 20 or more residential allotments manages up to and including the 1% AEP flood event and:</p> <ul style="list-style-type: none"> (a) maintains pre-development peak 18.1% AEP flow rate

<p>the site to ensure that the development does not increase the peak flows in downstream systems.</p>	<p>(a) maintains pre-development peak 18.1% AEP flow rate from the site and maintains the time to peak to match that of the pre-development or (b) captures and retains the difference in pre-development volume vs post development volume from the site for an 18.1% AEP 30-minute storm or where there is no adequate local drainage scheme to connect to, captures and retains post development volume from the site for an 18.1% AEP 30-minute storm.</p>
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<p>PO 9.2</p> <p>Land division creating 20 or more non-residential allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.</p>	<p>DTS/DPF 9.2</p> <p>Land division creating 20 or more non-residential allotments manages up to and including the 1% AEP flood event to avoid flooding of buildings and:</p> <ul style="list-style-type: none"> (a) maintains pre-development peak 5% AEP flow rate from the site and, maintains the time to peak to match that of the pre-development or (b) captures and retains the difference in pre-development volume vs post development volume from the site for a 5% AEP 30-minute storm or where there is no adequate local drainage scheme to connect to, captures and retains post development volume from the site for a 5% AEP 30-minute storm.
<p>PO 9.3</p> <p>Land division creating 20 or more allotments includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.</p>	<p>DTS/DPF 9.3</p> <p>Land division creating 20 or more allotments achieves the following stormwater runoff outcomes:</p> <ul style="list-style-type: none"> (a) 80 per cent reduction in average annual total suspended solids (b) 60 per cent reduction in average annual total phosphorus (c) 45 per cent reduction in average annual total nitrogen
<p>Solar Orientation</p>	
<p>PO 10.1</p> <p>Land division creating 20 or more allotments for residential purposes facilitates solar access through allotment orientation and allotment dimensions.</p>	<p>DTS/DPF 10.1</p> <p>Land division for residential purposes results in:</p> <ul style="list-style-type: none"> (a) at least 80% of allotments oriented so that their long axis conforms with the following figure: <div data-bbox="925 1249 1177 1500" data-label="Diagram"> </div> <ul style="list-style-type: none"> (b) 80% of allotments with an east-west orientation having a minimum frontage of 15m (c) no more than 20% of allotments are located on the south side of east-west oriented streets (d) no more than 20% of allotments are located on the south side of east-west oriented streets.

Marinas and On-Water Structures

Assessment Provisions (AP)

Desired Outcome

DO 1	Marinas and on-water structures are located and designed to minimise the impairment of commercial, recreational and navigational activities and adverse impacts on the environment.
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Navigation and Safety	
PO 1.1 Safe public access is provided or maintained to the waterfront, public infrastructure and recreation areas.	DTS/DPF 1.1 None are applicable.
PO 1.2 The operation of wharves is not impaired by marinas and on-water structures.	DTS/DPF 1.2 None are applicable.
PO 1.3 Navigation and access channels are not impaired by marinas and on-water structures.	DTS/DPF 1.3 None are applicable.
PO 1.4 Commercial shipping lanes are not impaired by marinas and on-water structures.	DTS/DPF 1.4 Marinas and on-water structures are set back 250m or more from commercial shipping lanes.
PO 1.5 Marinas and on-water structures are located to avoid interfering with the operation or function of a water supply pumping station.	DTS/DPF 1.5 On-water structures are set back: <ul style="list-style-type: none"> (a) 3km or more from upstream water supply pumping station take-off points (b) 500m or more from downstream water supply pumping station take-off points.
PO 1.6 Maintenance of on-water infrastructure, including revetment walls, is not impaired by marinas and on-water structures.	DTS/DPF 1.6 None are applicable.
Environmental Protection	
PO 2.1 Development is sited and designed to facilitate water circulation and exchange.	DTS/DPF 2.1 None are applicable.

Open Space and Recreation

Assessment Provisions (AP)

Desired Outcome	
DO 1	Pleasant, functional and accessible open space and recreation facilities are provided for active and passive recreation.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Recreation facilities are compatible with surrounding land uses and activities.	DTS/DPF 1.1 None are applicable.
Design and Siting	
PO 2.1 Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility.	DTS/DPF 2.1 None are applicable.
PO 2.2 Open space and recreation facilities incorporate park furniture, shaded areas and resting places.	DTS/DPF 2.2 None are applicable.
PO 2.3 Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities.	DTS/DPF 2.3 None are applicable.
Pedestrians and Cyclists	
PO 3.1 Open space incorporates: <ul style="list-style-type: none"> (a) pedestrian and cycle linkages to other open spaces, centres, schools and public transport nodes; (b) safe crossing points where pedestrian routes intersect the road network; (c) easily identified access points. 	DTS/DPF 3.1 None are applicable.
Usability	
PO 4.1 Land allocated for open space is suitable for its intended active and passive recreational use taking into consideration its gradient and potential for inundation.	DTS/DPF 4.1 No more than 20% of the open space: <ul style="list-style-type: none"> (a) has a slope in excess of 1 in 4; (b) is comprised of watercourses, wetlands or detention basins.
Safety and Security	
PO 5.1 Open space is overlooked by housing, commercial or other development to provide casual surveillance where possible.	DTS/DPF 5.1 None are applicable.
PO 5.2 Play equipment is located where it can be casually observed by nearby residents and users.	DTS/DPF 5.2 None are applicable.

PO 5.3 Landscaping provided in open space and recreation facilities maximises opportunities for casual surveillance throughout the park.	DTS/DPF 5.3 None are applicable.
PO 5.4 Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment.	DTS/DPF 5.4 None are applicable.
PO 5.5 Adequate lighting is provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities.	DTS/DPF 5.5 None are applicable.
PO 5.6 Pedestrian and bicycle movement after dark is focused along clearly defined, adequately lit routes with observable entries and exits.	DTS/DPF 5.6 None are applicable.
Signage	
PO 6.1 Signage is provided at entrances to and within the open space and recreation facilities to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes, park activities and the like.	DTS/DPF 6.1 None are applicable.
Buildings and Structures	
PO 7.1 Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive.	DTS/DPF 7.1 None are applicable.
PO 7.2 Buildings and structures in open space areas are clustered where practical to ensure that the majority of the site remains open.	DTS/DPF 7.2 None are applicable.
PO 7.3 Development in open space is constructed to minimise the extent of hard paved areas.	DTS/DPF 7.3 None are applicable.
PO 7.4 Development that abuts or includes a coastal reserve or Crown land used for scenic, conservation or recreational purposes is located and designed to have regard to the purpose, management and amenity of the reserve.	DTS/DPF 7.4 None are applicable.
Landscaping	
PO 8.1	DTS/DPF 8.1

<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; (c) in car parking areas. 	<p>DTS/DPF 8.2</p> <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>DTS/DPF 8.3</p> <p>None are applicable.</p>

Resource Extraction

Assessment Provisions (AP)

<h2 style="text-align: center; margin: 0;">Desired Outcome</h2>	
<p>DO 1</p>	<p>Resource extraction activities are developed in a manner that minimises human and environmental impacts.</p>

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

Performance Outcome		Deemed-to-Satisfy Criteria / Designated Performance Feature	
Land Use and Intensity			
PO 1.1	Resource extraction activities minimise landscape damage outside of those areas unavoidably disturbed to access and exploit a resource and provide for the progressive reclamation and betterment of disturbed areas.	DTS/DPF 1.1	None are applicable.
PO 1.2	Resource extraction activities avoid damage to cultural sites or artefacts.	DTS/DPF 1.2	None are applicable.
Water Quality			
PO 2.1	Stormwater and/or wastewater from resource extraction activities is diverted into appropriately sized treatment and retention systems to enable reuse on site.	DTS/DPF 2.1	None are applicable.
Separation Treatments, Buffers and Landscaping			
PO 3.1	Resource extraction activities minimise adverse impacts upon sensitive receivers through incorporation of separation distances and/or mounding/vegetation.	DTS/DPF 3.1	None are applicable.
PO 3.2	Resource extraction activities are screened from view from adjacent land by perimeter landscaping and/or mounding.	DTS/DPF 3.2	None are applicable.

Site Contamination

Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<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 Environment Protection Act 1993 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 the vicinity of the land (other than if the previous use or activity was for residential purposes) or (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) <p>or</p> <ul style="list-style-type: none"> (c) the allotment was the subject of consent granted under the Development Act 1993 or the Planning Development and Infrastructure Act 2016 on or after 1 September 2009 in relation the division of the land.

Tourism Development

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Tourism development complements and contributes to local, natural, cultural or historical context where: <ul style="list-style-type: none"> (a) it supports immersive natural experiences (b) it showcases South Australia's landscapes and produce (c) its events and functions are connected to local food, wine and nature. 	DTS/DPF 1.1 None are applicable.
PO 1.2 Tourism development comprising multiple accommodation units (including any facilities and activities for use by guests and visitors) is clustered to minimise environmental and contextual impact.	DTS/DPF 1.2 None are applicable.
Caravan and Tourist Parks	
PO 2.1 Potential conflicts between long-term residents and short-term tourists are minimised through suitable siting and design measures.	DTS/DPF 2.1 None are applicable.
PO 2.2 Occupants are provided privacy and amenity through landscaping and fencing.	DTS/DPF 2.2 None are applicable.
PO 2.3 Communal open space and centrally located recreation facilities are provided for guests and visitors.	DTS/DPF 2.3 12.5% or more of a caravan park comprises clearly defined communal open space, landscaped areas and areas for recreation.
PO 2.4 Perimeter landscaping is used to enhance the amenity of the locality.	DTS/DPF 2.4 None are applicable.
PO 2.5 Amenity blocks (showers, toilets, laundry and kitchen facilities) are sufficient to serve the full occupancy of the development.	DTS/DPF 2.5 None are applicable.
PO 2.6 Long-term occupation does not displace tourist accommodation, particularly in important tourist destinations such as coastal and riverine locations.	DTS/DPF 2.6 None are applicable.
Tourist accommodation in areas constituted under the National Parks and Wildlife Act 1972	
PO 3.1	DTS/DPF 3.1

<p>Tourist accommodation avoids delicate or environmentally sensitive areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation (including regenerated areas of native vegetation lost through bushfire).</p>	<p>None are applicable.</p>
<p>PO 3.2 Tourist accommodation is sited and designed in a manner that is subservient to the natural environment and where adverse impacts on natural features, landscapes, habitats and cultural assets are avoided.</p>	<p>DTS/DPF 3.2 None are applicable.</p>
<p>PO 3.3 Tourist accommodation and recreational facilities, including associated access ways and ancillary structures, are located on cleared (other than where cleared as a result of bushfire) or degraded areas or where environmental improvements can be achieved.</p>	<p>DTS/DPF 3.3 None are applicable.</p>
<p>PO 3.4 Tourist accommodation is designed to prevent conversion to private dwellings through:</p> <ul style="list-style-type: none"> (a) comprising a minimum of 10 accommodation units (b) clustering separated individual accommodation units (c) being of a size unsuitable for a private dwelling (d) ensuring functional areas that are generally associated with a private dwelling such as kitchens and laundries are excluded from, or physically separated from individual accommodation units, or are of a size unsuitable for a private dwelling. 	<p>DTS/DPF 3.4 None are applicable.</p>

Transport, Access and Parking

Assessment Provisions (AP)

<h2 style="margin: 0;">Desired Outcome</h2>	
<p>DO 1</p>	<p>A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.</p>

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Movement Systems	
PO 1.1 Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Industrial, commercial and service vehicle movements, loading areas and designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimise potential conflict.	DTS/DPF 1.3 None are applicable.
PO 1.4 Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.	DTS/DPF 1.4 All vehicle manoeuvring occurs onsite.
Sightlines	
PO 2.1 Sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians.	DTS/DPF 2.1 None are applicable.
PO 2.2 Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians.	DTS/DPF 2.2 None are applicable.
Vehicle Access	
PO 3.1 Safe and convenient access minimises impact or interruption on the operation of public roads.	DTS/DPF 3.1 The access is: <ul style="list-style-type: none"> (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.

PO 3.2

Development incorporating vehicular access ramps ensures vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.

DTS/DPF 3.2

None are applicable.

<p>PO 3.3</p> <p>Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>
<p>PO 3.4</p> <p>Access points are sited and designed to minimise any adverse impacts on neighbouring properties.</p>	<p>DTS/DPF 3.4</p> <p>None are applicable.</p>
<p>PO 3.5</p> <p>Access points are located so as not to interfere with mature street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.</p>	<p>DTS/DPF 3.5</p> <p>Access points do not involve the removal or relocation of mature street trees, street furniture or utility infrastructure services.</p>
<p>PO 3.6</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 3.6</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 3.5m in width is provided (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 are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.</p>	<p>DTS/DPF 3.7</p> <p>None are applicable.</p>
<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>	<p>DTS/DPF 3.8</p> <p>None are applicable.</p>
<p>PO 3.9</p> <p>Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.</p>	<p>DTS/DPF 3.9</p> <p>None are applicable.</p>
<p>Access for People with Disabilities</p>	
<p>PO 4.1</p> <p>Development is sited and designed to provide safe, dignified and convenient access for people with a disability.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>

<p>PO 5.1</p> <p>Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:</p> <ul style="list-style-type: none"> (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site the provision of vehicle parking may be shared. 	<p>DTS/DPF 5.1</p> <p>Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas, whichever is relevant.</p>
<p>Vehicle Parking Areas</p>	
<p>PO 6.1</p> <p>Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.</p>	<p>DTS/DPF 6.1</p> <p>Movement between vehicle parking areas within the site can occur without the need to use a public road.</p>
<p>PO 6.2</p> <p>Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.</p>	<p>DTS/DPF 6.2</p> <p>None are applicable.</p>
<p>PO 6.3</p> <p>Vehicle parking areas are designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points.</p>	<p>DTS/DPF 6.3</p> <p>None are applicable.</p>
<p>PO 6.4</p> <p>Pedestrian linkages between parking areas and the development are provided and are safe and convenient.</p>	<p>DTS/DPF 6.4</p> <p>None are applicable.</p>
<p>PO 6.5</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>	<p>DTS/DPF 6.5</p> <p>None are applicable.</p>
<p>PO 6.6</p> <p>Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.</p>	<p>DTS/DPF 6.6</p> <p>Loading areas and designated parking spaces are wholly located within the site.</p>
<p>PO 6.7</p> <p>On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.</p>	<p>DTS/DPF 6.7</p> <p>None are applicable.</p>
<p>Undercroft and Below Ground Garaging and Parking of Vehicles</p>	

<p>PO 7.1</p> <p>Undercroft and below ground garaging of vehicles is designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles.</p>	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>
<p>Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks</p>	
<p>PO 8.1</p> <p>Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants.</p>	<p>DTS/DPF 8.1</p> <p>None are applicable.</p>
<p>PO 8.2</p> <p>Traffic circulation and movement within the park is pedestrian friendly and promotes low speed vehicle movement.</p>	<p>DTS/DPF 8.2</p> <p>None are applicable.</p>
<p>Bicycle Parking in Designated Areas</p>	
<p>PO 9.1</p> <p>The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode.</p>	<p>DTS/DPF 9.1</p> <p>Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements.</p>
<p>PO 9.2</p> <p>Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft.</p>	<p>DTS/DPF 9.2</p> <p>None are applicable.</p>
<p>PO 9.3</p> <p>Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport.</p>	<p>DTS/DPF 9.3</p> <p>None are applicable.</p>

Table 1 - General Off-Street Car Parking Requirements

Class of Development	Car Parking Rate (unless varied by Table 3 onwards) Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.
Residential Development	
Detached Dwelling	1 or 2 bedroom dwelling -1 space per dwelling. 3 or more bedroom dwelling - 2 spaces per dwelling.
Group Dwelling	1 or 2 bedroom dwelling - 1 space per dwelling. 3 or more bedroom dwelling - 2 spaces per dwelling. 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.
Residential Flat Building	1 or 2 bedroom dwelling - 1 space per dwelling. 3 or more bedroom dwelling - 2 spaces per dwelling. 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.
Row Dwelling	1 or 2 bedroom dwelling - 1 space per dwelling. 3 or more bedroom dwelling - 2 spaces per dwelling.
Semi-Detached Dwelling	1 or 2 bedroom dwelling - 1 space per dwelling. 3 or more bedroom dwelling - 2 spaces per dwelling.
Aged / Supported Accommodation	
Aged person's accommodation	0.3 spaces per bed.
Nursing home	0.3 spaces per bed.
Retirement village	1 or 2 bedroom dwelling - 1 space per dwelling. 3 or more bedroom dwelling - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
Supported accommodation	0.3 spaces per bed.
Residential Development (Other)	
Ancillary accommodation	No additional requirements beyond those associated with the main dwelling.
Residential park	1 or 2 bedroom dwelling - 1 space per dwelling. 3 or more bedroom dwelling - 2 spaces per dwelling.

0.2 spaces per dwelling for visitor parking.

Workers' accommodation	0.5 spaces per bed plus 0.25 spaces per bed for visitor parking.
Tourist	
Caravan park / tourist park	<p>Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation.</p> <p>Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation.</p> <p>A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.</p>
Tourist accommodation	1 car parking space per accommodation unit / guest room.
Commercial Uses	
Auction room/ depot	1 space per 100m ² of building floor area plus an additional 2 spaces.
Automotive collision repair	3 spaces per 100m ² of gross leasable floor area plus 1 space for each vehicle being serviced, repaired or fitted with accessories, including vehicles waiting to be repaired, fitted with accessories or collected by owners.
Bulky goods outlet	3 spaces per 100m ² of gross leasable floor area.
Call centre	8 spaces per 100m ² of gross leasable floor area.
Motor repair station	3 spaces per 100m ² of gross leasable floor area plus 1 space for each vehicle being serviced, repaired or fitted with accessories, including vehicles waiting to be repaired, fitted with accessories or collected by owners.
Office	4 spaces per 100m ² of gross leasable floor area.
Retail fuel outlet	6 spaces per service bay, plus 50% of the spaces calculated to be provided for ancillary uses
Service trade premises	<p>4 spaces per 100m² of gross leasable floor area</p> <p>1 space per 100m² of outdoor area used for display purposes.</p>
Shop other than a bulky goods outlet or restaurant	<p>7 spaces per 100m² of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.</p> <p>6 spaces per 100m² of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.</p>
Community and Civic Uses	
Childcare centre	0.25 spaces per child

Library	4 spaces per 100m ² of total floor area.
Community facility	10 spaces per 100m ² of total floor area.
Hall / meeting hall	0.2 spaces per seat.
Place of worship	1 space for every 3 visitor seats.
Pre-school	1 per employee plus 0.25 per child (drop off/pick up bays)
Educational establishment	<p>For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student.</p> <p>For a secondary school - 1.1 per full time equivalent employee plus 0.16 spaces per student</p> <p>For a tertiary institution - 0.8 per student based on the maximum number of students on the site at any time.</p>
Health Related Uses	
Hospital	5 spaces per bed.
Consulting room	4 spaces per 100m ² of gross leasable floor area.
Recreational and Entertainment Uses	
Amusement machine centre	1 space per 10m ² of total floor area.
Bowling club	10 spaces per bowling green.
Cinema complex	0.33 spaces per seat.
Concert hall / theatre	0.33 spaces per seat.
Hotel	1 space for every 2m ² of total floor area in a public bar plus 1 space for every 6m ² of total floor area available to the public in a lounge, beer garden or other licensed area.
Indoor recreation facility	<p>7 spaces per 100m² of total floor area</p> <p>For a squash court or tennis court - 4 spaces per court.</p>
Restaurant	<p>Premises with a dine-in service only - 0.4 spaces per seat.</p> <p>Premises with a dine-in and take-away services - 0.55 spaces per seat.</p> <p>[Note: requirements associated with a drive-through service are to be considered separately to the parking rates mentioned herein]</p>
Industry/Employment Uses	

Fuel depot	<p>If employee numbers are known - 1 space per employee with a minimum of 2 spaces per premises.</p> <p>If employee numbers are unknown - 1.85 spaces per 100m² of total floor area with a minimum of 2 spaces per premises.</p>
Industry	<p>If employee numbers are known - 1 space per employee with a minimum of 2 spaces per premises.</p> <p>If employee numbers are unknown - 1.85 spaces per 100m² of total floor area with a minimum of 2 spaces per premises.</p>
Store	<p>If employee numbers and known - 1 space per employee with a minimum of 2 spaces per premises.</p> <p>If employee numbers are unknown - 1.85 spaces per 100m² of total building floor area with a minimum of 2 spaces per premises.</p>
Timber yard	<p>If employee numbers are known - 1 space per employee with a minimum of 2 spaces per premises.</p> <p>If employee numbers are unknown - 1.85 spaces per 100m² of total floor area with a minimum of 2 spaces per premises.</p>
Warehouse	<p>If employee numbers are known - 1 space per employee with a minimum of 2 spaces per premises.</p> <p>If employee numbers are unknown - 1.85 spaces per 100m² of total floor area with a minimum of 2 spaces per premises.</p>
Other Uses	
Funeral Parlour	<p>1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour.</p>
Radio or Television Station	<p>5 spaces per 100m² of total building floor area.</p>

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

Class of Development	Car Parking Rate		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
Development generally			
All classes of development	No minimum.	No maximum.	Capital City Zone City Main Street Zone
Non-residential development			
Non-residential development excluding tourist accommodation	3 spaces per 100m ² of gross leasable floor area.	5 spaces per 100m ² of gross leasable floor area.	Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Non-residential development excluding tourist accommodation	3 spaces per 100m ² of gross leasable floor area.	6 spaces per 100m ² of gross leasable floor area.	Where located in accordance with the Table 2 - Criteria: Innovation Zone Suburban Activity Centre Zone Suburban Business and Innovation Zone Suburban Business Neighbourhood Zone Suburban Main Street Zone Urban Activity Centre Zone
Tourist accommodation	1 space for every 4 bedrooms up to 100 bedrooms plus 1 space for every 5 bedrooms over 100 bedrooms	1 space per 2 bedrooms up to 100 bedrooms and 1 space per 4 bedrooms over 100 bedrooms	Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Residential development			
Residential component of a multi-storey building	Dwelling with no separate bedroom -0.25 spaces per dwelling	None specified.	Urban Activity Centre Zone Urban Corridor (Boulevard) Zone

<p>dwelling</p>	<p>1 bedroom dwelling - 0.75 spaces per dwelling</p> <p>2 bedroom dwelling - 1 space per dwelling</p> <p>3 or more bedroom dwelling - 1.25 spaces per dwelling</p> <p>0.25 spaces per dwelling for visitor parking.</p>		<p>Urban Corridor (Business) Zone</p> <p>Urban Corridor (Living) Zone</p> <p>Urban Corridor (Main Street) Zone</p> <p>Urban Neighbourhood Zone</p>
<p>Residential flat building</p>	<p>Dwelling with no separate bedroom -0.25 spaces per dwelling</p> <p>1 bedroom dwelling - 0.75 spaces per dwelling</p> <p>2 bedroom dwelling - 1 space per dwelling</p> <p>3 or more bedroom dwelling - 1.25 spaces per dwelling</p> <p>0.25 spaces per dwelling for visitor parking.</p>	<p>None specified.</p>	<p>Urban Activity Centre Zone</p> <p>Urban Corridor (Boulevard) Zone</p> <p>Urban Corridor (Business) Zone</p> <p>Urban Corridor (Living) Zone</p> <p>Urban Corridor (Main Street) Zone</p> <p>Urban Neighbourhood Zone</p>

Table 2 - Criteria:

The designated area is wholly located within Metropolitan Adelaide and any part of the area satisfies one of the following:

- (a) is within 400 metres of a bus interchange⁽¹⁾
- (b) is within 400 metres of an O-Bahn interchange⁽¹⁾
- (c) is within 400 metres of a passenger rail station⁽¹⁾
- (d) is within 400 metres of a passenger tram station⁽¹⁾
- (e) is within 400 metres of the Adelaide Parklands.

[NOTE(S): (1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles.]

Table 3 - Off-Street Bicycle Parking Requirements

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

Class of Development	Bicycle Parking Rate
	Where a development comprises more than one development type, then the overall bicycle parking rate will be taken to be the sum of the bicycle parking rates for each development type.
Consulting Room	1 space per 20 employees plus 1 space per 20 consulting rooms for customers.
Educational establishment	For a secondary school - 1 space per 20 full-time time employees plus 10 percent of the total number of employee spaces for visitors. For tertiary education - 1 space per 20 employees plus 1 space per 10 full time students.
Hospital	1 space per 15 beds plus 1 space per 30 beds for visitors.
Indoor recreation facility	1 space per 4 employees plus 1 space per 200m ² of gross leasable floor area for visitors.
Office	1 space for every 200m ² of gross leasable floor area plus 2 spaces plus 1 space per 1000m ² of gross leasable floor area for visitors.
Residential flat building	1 space for every 4 dwellings for residents plus 1 for every 10 dwellings for visitors.
Residential component of a multi-storey building	1 space for every 4 dwellings for residents plus 1 space for every 10 dwellings for visitors.
Shop	1 space for every 300m ² of gross leasable floor area plus 1 space for every 600m ² of gross leasable floor area for customers.
Tourist accommodation	1 space for every 20 employees plus 2 for the first 40 rooms and 1 for every additional 40 rooms for visitors.
Schedule to Table 3	
Designated Area	Relevant part of the State
	The bicycle parking rate applies to a designated area located in a relevant part of the State described below.
All zones	City of Adelaide
Business Neighbourhood Zone Education and Innovation Zone Suburban Activity Centre Zone Suburban Business and Innovation Zone Suburban Main Street Zone Urban Activity Centre Zone	Metropolitan Adelaide

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

Waste Treatment and Management Facilities

Assessment Provisions (AP)

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

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

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

PO 3.3 Litter control measures minimise the incidence of windblown litter.	DTS/DPF 3.3 None are applicable.
PO 3.4 Waste treatment and management facilities are designed to minimise adverse impacts on both the site and surrounding areas from weed and vermin infestation.	DTS/DPF 3.4 None are applicable.
Access	
PO 4.1 Traffic circulation movements within any waste treatment or management site are designed to enable vehicles to enter and exit the site in a forward direction.	DTS/DPF 4.1 None are applicable.
PO 4.2 Suitable access for emergency vehicles is provided to and within waste treatment or management sites.	DTS/DPF 4.2 None are applicable.
Fencing and Security	
PO 5.1 Security fencing provided around waste treatment and management facilities prevents unauthorised access to operations and potential hazard to the public.	DTS/DPF 5.1 Chain wire mesh or pre-coated painted metal fencing 2m or more in height is erected along the perimeter of the waste treatment or waste management facility site.
Landfill	
PO 6.1 Landfill gas emissions are managed in an environmentally acceptable manner.	DTS/DPF 6.1 None are applicable.
PO 6.2 Landfill facilities are separated from areas of environmental significance and land used for public recreation and enjoyment.	DTS/DPF 6.2 Landfill facilities are set back 250m or more from a public open space reserve, forest reserve, national park or Conservation Zone.
PO 6.3 Landfill facilities are located on land that is not subject to land slip.	DTS/DPF 6.3 None are applicable.
PO 6.4 Landfill facilities are separated from areas subject to flooding.	DTS/DPF 6.4 Landfill facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Organic Waste Processing Facilities	
PO 7.1 Organic waste processing facilities are separated from the coast to avoid potential environment harm.	DTS/DPF 7.1 Organic waste processing facilities are set back 500m or more from the coastal high water mark.

<p>PO 7.2</p> <p>Organic waste processing facilities are not located on land where the interface of the engineered liner and natural soils would be within any of the following:</p> <ul style="list-style-type: none"> (a) 15m of unconfined aquifers bearing groundwater with less than 3000mg per litre total dissolved salts; (b) 5m of groundwater with a water quality of 3000mg to 12,000mg per litre total dissolved salts; (c) 2m of groundwater with a water quality exceeding 12,000mg per litre total dissolved salts. 	<p>DTS/DPF 7.2</p> <p>None are applicable.</p>
<p>PO 7.3</p> <p>Organic waste processing facilities are sited away from areas of environmental significance and land used for public recreation and enjoyment.</p>	<p>DTS/DPF 7.3</p> <p>Organic waste processing facilities are set back 250m or more from a public open space reserve, forest reserve, national park or a Conservation Zone.</p>
<p>PO 7.4</p> <p>Organic waste processing facilities are located on land that is not subject to land slip.</p>	<p>DTS/DPF 7.4</p> <p>None are applicable.</p>
<p>PO 7.5</p> <p>Organic waste processing facilities separated from areas subject to flooding.</p>	<p>DTS/DPF 7.5</p> <p>Organic waste processing facilities are set back 500m or more from land inundated in a 1% AEP flood event.</p>
Major Wastewater Treatment Facilities	
<p>PO 8.1</p> <p>Major wastewater treatment and disposal systems, including lagoons, are designed to minimise potential adverse odour impacts on sensitive receivers.</p>	<p>DTS/DPF 8.1</p> <p>None are applicable.</p>
<p>PO 8.2</p> <p>Artificial wetland systems for the storage of treated wastewater are designed and sited to minimise potential public health risks arising from the breeding of mosquitoes.</p>	<p>DTS/DPF 8.2</p> <p>None are applicable.</p>

Workers' accommodation and Settlements

Assessment Provisions (AP)

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

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

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

LOT 102 RIGHT WHALE RD SLEAFORD SA 5607

Address:

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

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



Property Zoning Details

Overlay

- Coastal Areas
- Historic Shipwrecks (*Federal*)
- Hazards (Bushfire - High Risk) (*High*)
- Marine Parks (Managed Use)
- Native Vegetation
- Prescribed Wells Area
- State Significant Native Vegetation
- Water Resources

Subzone

- Visitor Experience

Zone

- Conservation

Development Pathways

■ Conservation

1. Accepted Development

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

- Air handling unit, air conditioning system or exhaust fan
- Internal building work
- Partial demolition of a building or structure
- Protective tree netting structure
- Solar photovoltaic panels (roof mounted)
- Water tank (above ground)

2. Code Assessed - Deemed to Satisfy

Means that the development type requires consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.

- Advertisement
- Replacement building

- Temporary accommodation in an area affected by bushfire

3. Code Assessed - Performance Assessed

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

- Advertisement
- Agricultural building
- Carport
- Demolition
- Dwelling
- Dwelling addition
- Farming
- Land division
- Outbuilding (in the form of a garage)
- Retaining wall
- Tourist accommodation
- Tree-damaging activity

4. Impact Assessed - Restricted

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

Property Policy Information for above selection

Part 2 - Zones and Sub Zones

Conservation Zone

Assessment Provisions (AP)

Desired Outcome	
DO 1	The conservation and enhancement of the natural environment and natural ecological processes for their historic, scientific, landscape, faunal habitat, biodiversity, carbon storage and cultural values and provision of opportunities for the public to experience these through low-impact recreational and tourism development.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use	
<p>PO 1.1</p> <p>Small-scale, low-impact land uses that provide for the conservation and protection of the area, while allowing the public to experience these important environmental assets.</p>	<p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following land uses:</p> <ul style="list-style-type: none"> (a) Advertisement (b) Camp ground (c) Farming (d) Public amenity
<p>PO 1.2</p> <p>Development is 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 purposes (b) scientific monitoring structures or facilities (c) a 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 purposes. 	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>Farming activities occur on already cleared land and outside of areas containing native vegetation (including revegetated areas lost through bushfire), coastal dunes and wetlands of national importance.</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
Land Division	
<p>PO 2.1</p> <p>Land division supports the management or improvement of the natural environment and does not result in any additional allotments or allotments with frontage or access to the coast.</p>	<p>DTS/DPF 2.1</p> <p>Land division does not create any additional allotments and satisfies all of the following:</p> <ul style="list-style-type: none"> (a) is for the creation of a public road or a public reserve (b) minor adjustment of allotment boundaries to remove an anomaly in existing boundaries with respect to the location of existing buildings or structures (c) resultant allotments are not less than: <p>In instances where:</p> <ul style="list-style-type: none"> (d) more than one value is returned, refer to the <i>Minimum Site Area Technical and Numeric Variation</i> layer in the SA planning database to determine the applicable value relevant to the site of the proposed development (e) no value is returned (ie there is a blank field), then for the purpose of DTS/DPF 2.1(c), it is taken that the development satisfy DTS/DPF 2.1.
Environmental Protection	
<p>PO 3.1</p>	<p>DTS/DPF 3.1</p>

Development avoids important habitat, nesting or breeding areas or areas that are important for the movement/migration patterns of fauna.	None are applicable.
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Built Form and Character	
<p>PO 4.1</p> <p>Development is sited and designed unobtrusively to minimise the visual impact on the natural environment by:</p> <ul style="list-style-type: none"> (a) using low-reflective materials and finishes that blend with, and colours that complement, the surrounding landscape (b) being located below hilltops and ridgelines (c) being screened by existing vegetation. 	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>Development is sited and designed to minimise impacts on the natural environment by:</p> <ul style="list-style-type: none"> (a) containing construction and built form within a tightly defined site boundary (b) minimising the extent of earthworks. 	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>PO 4.3</p> <p>Recreation or visitor facilities are located in publicly accessible areas in proximity to recreation trails to minimise impact on the natural environment.</p>	<p>DTS/DPF 4.3</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>DTS/DPF 4.4</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>
<p>PO 5.2</p> <p>Roads and vehicle access ways are located to minimise vegetation clearance and are constructed of permeable materials.</p>	<p>DTS/DPF 5.2</p> <p>None are applicable.</p>
<p>PO 5.3</p> <p>Roads are of a width and route to encourage low speeds and minimise impact on the natural environment.</p>	<p>DTS/DPF 5.3</p> <p>None are applicable.</p>
<p>PO 5.4</p> <p>Recreational trails and access ways are located to direct the public away from sensitive areas to minimise impact on the natural environment.</p>	<p>DTS/DPF 5.4</p> <p>None are applicable.</p>
<p>PO 5.5</p> <p>Recreational trails are raised or surfaced with permeable materials</p>	<p>DTS/DPF 5.5</p> <p>Pedestrian access ways/recreational trails are raised or</p>

recreational trails are raised or surfaced with permeable materials to minimise impact on the natural environment.	recreational access ways/recreational trails are raised or constructed of permeable materials.
PO 5.6 Car parking areas are designed to minimise impact on the natural environment.	DTS/DPF 5.6 Car parking areas are: (a) constructed of permeable material (b) located on already legally cleared land (c) consolidated in one location.
Advertisement	
PO 6.1 Advertisements are limited to those needed for direction, identification and/or interpretation of environmental or cultural values and recreational and tourism facilities.	DTS/DPF 6.1 Advertisements are for one or more of the following: (a) direction (b) identification and interpretation of environmental values (c) identification of recreational and tourism facilities.
PO 6.2 Advertisements are limited in number and size to minimise impact on the visual and natural environment.	DTS/DPF 6.2 The total combined area of advertisement(s) is not greater than 2m ² on any one site and no part is greater than 3m in height from natural ground level.
Landscaping	
PO 7.1 Screening and planting are provided to buildings and structures and comprise locally indigenous species to enhance the natural environment.	DTS/DPF 7.1 None are applicable.
Hazard Risk Minimisation	
PO 8.1 Habitable buildings are designed and sited to manage the risks of natural hazards on personal and public safety and property.	DTS/DPF 8.1 None are applicable.
Concept Plans	
PO 9.1 Development is compatible with the outcomes sought by any relevant Concept Plan contained within the <i>Concept Plans Technical and Numeric Variation Overlay</i> . The following Concept Plans are relevant: Note: if no Concept Plan is returned then none apply to the site.	DTS/DPF 9.1 The site of the development is wholly located outside the Concept Plan boundary.

Table 1 - Accepted Development Classification

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

Class of Development	Accepted Development Classification Criteria
<p>Air handling unit, air conditioning system or exhaust fan including any components or alterations incidental to its installation</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> ● Local Heritage Place Overlay ● Shack Relocation Subzone ● State Heritage Area Overlay ● State Heritage Place Overlay 	<ol style="list-style-type: none"> 1. The item will be installed on or within an existing building 2. The item being installed does not encroach on a public street or affect the ability of the building to resist the spread of fire 3. If the associated building is in a Historic Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street
<p>Building work on railway land</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> ● Coastal Areas Overlay ● Hazards (Acid Sulfate Soils) Overlay ● Local Heritage Place Overlay ● Mount Lofty Ranges Catchment (Area 1) Overlay ● Mount Lofty Ranges Catchment (Area 2) Overlay ● River Murray Flood Plain Protection Area Overlay ● Shack Relocation Subzone ● Significant Landscape Protection Overlay ● State Heritage Area Overlay ● State Heritage Place Overlay 	<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 (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017) 3. It is required for the conduct or maintenance of railway activities 4. It does not involve the clearance of native vegetation
<p>Internal building work</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> ● Local Heritage Place Overlay ● Shack Relocation Subzone ● 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>Partial demolition of a building or structure</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> ● Historic Area Overlay ● Local Heritage Place Overlay ● Shack Relocation Subzone ● State Heritage Place Overlay ● State Heritage Area Overlay 	<p>None</p>
<p>Development of a building or structure</p>	<ol style="list-style-type: none"> 1. The development will not be contrary to the regulations prescribed for the purposes

Private bushfire shelter

Except where any of the following apply:

- Coastal Areas Overlay
- Future Road Widening Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Hazards (Flooding) Overlay
- Local Heritage Place Overlay
- River Murray Flood Plain Protection Area Overlay
- Shack Relocation Subzone
- Significant Landscape Protection Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- State Significant Native Vegetation Overlay

of section 86 of the Electricity Act 1996

2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
3. 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
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>Protective tree netting structure</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> ● Local Heritage Place Overlay ● Hazards (Flooding) Overlay ● Historic Area Overlay ● Mount Lofty Ranges Catchment (Area 1) Overlay ● Mount Lofty Ranges Catchment (Area 2) Overlay ● Ramsar Wetlands Overlay ● Shack Relocation Subzone ● Significant Landscape Protection Overlay ● State Heritage Area Overlay ● State Heritage Place Overlay 	<ol style="list-style-type: none"> 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996 2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 3. 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 - Outback) Overlay, Hazards (Bushfire - Regional) Overlay, Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire Medium - Risk) Overlay or Hazards (Bushfire - High Risk) Overlay, the protective tree netting structure provides for access to the site in accordance with the following: <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>Landscape South Australia Act 2019</i>) 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: <ol 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 9. No part of the protective tree netting structure will be in the '1956 River Murray Flood Plain'.
<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> ● Coastal Areas Overlay ● Future Road Widening Overlay ● Hazards (Acid Sulfate Soils) Overlay ● Historic Area Overlay ● Local Heritage Place Overlay ● River Murray Flood Plain Protection Area Overlay ● Ramsar Wetlands Overlay ● Shack Relocation Subzone ● Significant Landscape Protection Overlay ● State Heritage Area Overlay ● State Heritage Place Overlay 	<ol style="list-style-type: none"> 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996 2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 3. Shade sail consists of permeable material 4. The total area of the sail - does not exceed 40m² 5. No part of the shade sail will be: <ol style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 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 11m 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. 9. Does not involve the clearance of native vegetation.

<p>Solar photovoltaic panels (roof mounted)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> ● Local Heritage Place Overlay ● Shack Relocation Subzone ● State Heritage Area Overlay ● State Heritage Place Overlay 	<ol style="list-style-type: none"> 1. The development will 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. 5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street.
<p>Water tank (above ground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> ● Historic Area Overlay ● Local Heritage Place Overlay ● Ramsar Wetlands Overlay ● Shack Relocation Subzone ● Significant Landscape Protection Overlay ● State Heritage Area Overlay ● State Heritage Place Overlay 	<ol style="list-style-type: none"> 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996 2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 3. 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. 9. Does not involve the clearance of native vegetation.
<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 ● Ramsar Wetlands Overlay ● Shack Relocation Subzone 	<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 (including any associated pump) is located wholly below the level of the ground. 3. Does not involve the clearance of native vegetation.

Table 2 - Deemed-to-Satisfy Development Classification

The following table identifies Classes of Development that are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'. Provisions referred to in the table 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.

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>Advertisement Except where any of the following apply:</p> <ul style="list-style-type: none"> Advertising Near Signalised Intersections Overlay Character Preservation District Overlay Heritage Adjacency Overlay Historic Area Overlay Local Heritage Place Overlay Non-stop Corridor Overlay Shack Relocation Subzone Significant Landscape Protection Overlay State Heritage Area Overlay State Heritage Place Overlay 	<p>Land Use DTS/DPF 1.1</p> <p>Advertisement DTS/DPF 6.1, DTS/DPF 6.2</p>	<p>Advertisements [Advertising Content] DTS/DPF 3.1</p> <p>Advertisements [Safety] DTS/DPF 5.1, DTS/DPF 5.2, DTS/DPF 5.3, DTS/DPF 5.4, DTS/DPF 5.5</p> <p>Clearance from Overhead Powerlines DTS/DPF 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] DTS/DPF 12.2</p>	None	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] DTS/DPF 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] DTS/DPF 1.1, DTS/DPF 1.2</p> <p>Defence Aviation Area Overlay [Built Form] DTS/DPF 1.1, DTS/DPF 1.3</p> <p>Gateway Overlay [Advertisements] DTS/DPF 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] DTS/DPF 1.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] DTS/DPF 1.1</p>
<p>Replacement building Except where any of the following apply:</p> <ul style="list-style-type: none"> Historic Area Overlay Local Heritage Place Overlay River Murray Flood Plain Protection Area Overlay Shack Relocation Subzone State Heritage Area Overlay State Heritage Place Overlay 	None	None	None	None
<p>Temporary accommodation in an area affected by bushfire Except where any of the following apply:</p> <ul style="list-style-type: none"> Shack Relocation Subzone 	None	None	None	None

Table 3 - Applicable Policies for Performance Assessed Development

The following table identifies the policies that 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.

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 Except where any of the following apply: <ul style="list-style-type: none"> Shack Relocation Subzone 	Land Use PO 1.1, PO 1.2 Environmental Protection PO 3.1 Advertisement PO 6.1, PO 6.2	Advertisements [Appearance] PO 1.2, PO 1.4, PO 1.5 Advertisements [Proliferation of Advertisements] PO 2.1, PO 2.2 Advertisements [Advertising Content] PO 3.1 Advertisements [Amenity Impacts] PO 4.1 Advertisements [Safety] PO 5.1, PO 5.2, PO 5.3, PO 5.4, PO 5.5 Clearance from Overhead Powerlines PO 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.2	None	Advertising Near Signalised Intersections Overlay [Advertisements Near Signalised Intersections] PO 1.1 Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1 Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1, PO 1.2 Character Area Overlay [All Development] PO 1.1 Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.5 Character Area Overlay [Ancillary Development] PO 4.3 Character Area Overlay [Context and Streetscape Amenity] PO 6.2 Defence Aviation Area Overlay [Built Form] PO 1.1, PO 1.3 Gateway Overlay [Advertisements] PO 4.1 Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3 Hazards (Flooding) Overlay [Environmental Protection] PO 4.2 Heritage Adjacency Overlay [Built Form] PO 1.1

				<p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.5</p> <p>Historic Area Overlay [Ancillary development] PO 4.3</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>Local Heritage Place Overlay [Ancillary Development] PO 3.3</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p>
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				<p>State Heritage Area Overlay [Ancillary Development] PO 3.3</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6</p> <p>State Heritage Place Overlay [Ancillary Development] PO 3.3</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p>
<p>Agricultural building Except where any of the following apply:</p> <ul style="list-style-type: none"> Shack Relocation Subzone 	<p>Land Use PO 1.1, PO 1.3</p> <p>Environmental Protection PO 3.1</p> <p>Built Form and Character PO 4.1, PO 4.2, PO 4.4</p> <p>Access and Car Parking PO 5.1, PO 5.2, PO 5.6</p> <p>Landscaping PO 7.1</p> <p>Concept Plans PO 9.1</p>	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 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, PO 4.2</p> <p>Transport, Access and Parking [Movement Systems] PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1</p>	<p>None</p>	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1, PO 1.2</p> <p>Building Near Airfields Overlay PO 1.1, PO 1.2</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Ancillary Development] PO 4.1, PO 4.2</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3,</p>

				<p>PO 2.4</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2</p> <p>Gateway Overlay [Landscape Amenity] PO 2.1</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access -Roads and Driveways] PO 5.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle</p>
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				<p>Access -Roads and Driveways] PO 6.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads and Driveways] PO 5.2</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access -Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay</p>
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				<p>[Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Alterations and additions] PO 3.1, PO 3.2</p> <p>Historic Area Overlay [Ancillary development] PO 4.1, PO 4.2</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>Local Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 3.1</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 4.1, PO 4.3</p>
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				<p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 5.1, PO 5.2, PO 5.3, PO 5.4, PO 5.5</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 6.1, PO 6.2, PO 6.3</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Alterations and Additions] PO 2.1</p> <p>State Heritage Area Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Alterations and Additions] PO 2.1</p>
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				<p>State Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>
<p>Carport Except where any of the following apply:</p> <ul style="list-style-type: none"> Shack Relocation Subzone 	<p>Environmental Protection PO 3.1</p> <p>Built Form and Character PO 4.1, PO 4.2, PO 4.4</p> <p>Access and Car Parking PO 5.1, PO 5.2, PO 5.4</p> <p>Landscaping PO 7.1</p>	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design [All development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4</p> <p>Design [Residential development [Car parking, access and manoeuvrability]] PO 17.4, PO 17.5</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.2</p>	<p>Dwelling Subzone [Land use] PO 1.1</p> <p>Dwelling Subzone [Ancillary Structures] PO 4.1, PO 4.2</p> <p>Small Scale Settlement Subzone [Land use] PO 1.1</p> <p>Small Scale Settlement Subzone [Ancillary Structures] PO 4.1, PO 4.2</p>	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1, PO 1.2</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Ancillary Development] PO 4.1, PO 4.2</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection]</p>

				<p>PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1, PO 1.3</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2</p> <p>Gateway Overlay [Landscape Amenity] PO 2.1</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access -Roads and Driveways] PO 5.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access -Roads and Driveways] PO 6.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p>
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				<p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads and Driveways] PO 5.2</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access -Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Ancillary development] PO 4.1, PO 4.2</p> <p>Historic Area Overlay</p>
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				<p>[Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p>
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				<p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 3.1</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 4.1, PO 4.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 5.1, PO 5.2, PO 5.3, PO 5.4</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 6.1, PO 6.2, PO 6.3</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Ancillary Development] PO 3.1, PO 3.2</p>
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				<p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access -</p>
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				<p>Stormwater] PO 6.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 7.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 9.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>
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<p>Demolition</p>	<p>None</p>	<p>None</p>	<p>None</p>	<p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Demolition] PO 7.1, PO 7.2, PO 7.3</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Demolition] PO 6.1, PO 6.2</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Demolition] PO 6.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Demolition] PO 6.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p>
<p>Dwelling Except where any of the following apply:</p> <ul style="list-style-type: none"> Shack Relocation Subzone 	<p>Land Use PO 1.1, PO 1.2</p> <p>Environmental Protection PO 3.1</p> <p>Built Form and Character PO 4.1, PO 4.2, PO 4.4</p> <p>Access and Car Parking PO 5.1, PO 5.2, PO 5.3, PO 5.6</p>	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design [All development [On-site Waste Treatment Systems]] PO 6.1</p> <p>Design [All development [Earthworks and sloping land]]</p>	<p>Dwelling Subzone [Land use] PO 1.1</p> <p>Dwelling Subzone [Dwellings] PO 2.1, PO 2.2</p> <p>Dwelling Subzone [Environment Protection and Hazard Risk Minimisation]</p>	<p>Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3</p> <p>Affordable Housing Overlay [Built Form and Character] PO 2.1</p> <p>Affordable Housing Overlay [Affordable Housing Incentives]</p>

<p>Landscaping PO 7.1</p> <p>Hazard Risk Minimisation PO 8.1</p> <p>Concept Plans PO 9.1</p>	<p>PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5</p> <p>Design [Residential development [Design of Transportable Dwellings]] PO 19.1</p> <p>Design [All non-residential development [Flooding]] PO 31.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [Interface with Rural Activities] PO 9.1, PO 9.2, PO 9.3, PO 9.4, PO 9.5, PO 9.6, PO 9.7</p> <p>Interface between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)] PO 10.1</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.5</p>	<p>PO 3.1</p> <p>Dwelling Subzone [Ancillary Structures] PO 4.1, PO 4.2</p> <p>Small Scale Settlement Subzone [Land use] PO 1.1</p> <p>Small Scale Settlement Subzone [Dwellings] PO 2.1, PO 2.2</p> <p>Small Scale Settlement Subzone [Ancillary Structures] PO 4.1, PO 4.2</p>	<p>PO 3.1, PO 3.2</p> <p>Affordable Housing Overlay [Movement and Car Parking] PO 4.1</p> <p>Aircraft Noise Exposure Overlay PO 1.1</p> <p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1, PO 1.2</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1, PO 1.3</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p>
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				<p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access -Roads and Driveways] PO 6.1, PO 6.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads and Driveways]</p>
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				<p>PO 5.1, PO 5.2</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access -Roads and Driveways] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Alterations and additions] PO 3.1, PO 3.2</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p>
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				<p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape]</p>
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				<p>Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 3.1</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 4.1, PO 4.2</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 5.1, PO 5.2, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 6.1, PO 6.2, PO 6.3</p> <p>Significant Industry Interface Overlay [General] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form]</p>
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				<p>PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Alterations and Additions] PO 2.1</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Alterations and Additions] PO 2.1</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing)] PO 4.1</p>
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				<p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 6.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 7.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 9.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>
<p>Dwelling addition Except where any of the following apply:</p> <ul style="list-style-type: none"> Shack Relocation Subzone 	<p>Land Use PO 1.1, PO 1.2</p> <p>Environmental Protection PO 3.1</p> <p>Built Form and Character PO 4.1, PO 4.2, PO 4.4</p> <p>Landscaping PO 7.1</p> <p>Hazard Risk Minimisation PO 8.1</p>	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design [All development [On-site Waste Treatment Systems]] PO 6.1</p> <p>Design [Residential development [Design of Transportable Dwellings]] PO 19.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.2</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.5</p>	<p>Dwelling Subzone [Land use] PO 1.1</p> <p>Dwelling Subzone [Dwellings] PO 2.1</p> <p>Dwelling Subzone [Environment Protection and Hazard Risk Minimisation] PO 3.1</p> <p>Dwelling Subzone [Ancillary Structures] PO 4.1, PO 4.2</p> <p>Small Scale Settlement Subzone [Land use] PO 1.1</p> <p>Small Scale Settlement Subzone [Dwellings] PO 2.1, PO 2.3</p> <p>Small Scale Settlement Subzone [Ancillary Structures] PO 4.1, PO 4.2</p>	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1, PO 1.2</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Alterations and Additions] PO 3.1, PO 3.2</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay</p>

				<p>[Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1, PO 1.3</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access -Roads and Driveways] PO 5.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access -Roads and</p>
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				<p>Driveways] PO 6.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads and Driveways] PO 5.2</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access -Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p>
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				<p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Alterations and additions] PO 3.1, PO 3.2</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural</p>
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				<p>Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 3.1</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 4.1, PO 4.2</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 5.1, PO 5.2, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 6.1, PO 6.2, PO 6.3</p> <p>Significant Industry Interface Overlay [General] PO 1.1</p>
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				<p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Alterations and Additions] PO 2.1</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Alterations and Additions] PO 2.1</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p>
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				<p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 6.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 7.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 9.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>
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<p>Farming Except where any of the following apply:</p> <ul style="list-style-type: none"> Shack Relocation Subzone 	<p>Land Use PO 1.1, PO 1.3 Environmental Protection PO 3.1</p>	<p>Interface between Land Uses [General Land Use Compatibility] PO 1.2 Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.1, PO 4.2 Interface between Land Uses [Air Quality] PO 5.1 Interface between Land Uses [Interface with Rural Activities] PO 9.1, PO 9.6</p>	<p>None</p>	<p>Building Near Airfields Overlay PO 1.2 Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.7 Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1 Marine Parks (Managed Use) Overlay [Land Use] PO 1.1 Marine Parks (Restricted Use) Overlay [Land Use] PO 1.1 Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.3, PO 1.4 River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 5.1, PO 5.2, PO 5.3 Significant Landscape Protection Overlay [Earthworks] PO 4.1 State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1 Water Protection Area Overlay [Groundwater] PO 2.1, PO 2.2 Water Protection Area Overlay [Farming and Horticulture] PO 3.1 Water Protection Area Overlay [Irrigation] PO 4.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7, PO 1.8, PO 1.9</p>
<p>Land division Except where any of the following apply:</p>	<p>Land Use PO 1.1</p>	<p>Land Division DO 1</p>	<p>Small Scale Settlement Subzone [Land use] PO 1.1</p>	<p>Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3</p>

<ul style="list-style-type: none"> Shack Relocation Subzone 	<p>Land Division PO 2.1</p> <p>Environmental Protection PO 3.1</p> <p>Access and Car Parking PO 5.1, PO 5.2, PO 5.3</p> <p>Concept Plans PO 9.1</p>	<p>Land Division [All land division [Allotment configuration]] PO 1.2</p> <p>Land Division [All land division [Design and Layout]] PO 2.2, PO 2.4, PO 2.5, PO 2.8</p> <p>Land Division [All land division [Roads and Access]] PO 3.1, PO 3.3, PO 3.6, PO 3.7, PO 3.8, PO 3.9</p> <p>Land Division [All land division [Infrastructure]] PO 4.2, PO 4.3</p>	<p>Small Scale Settlement Subzone [Land division] PO 3.1, PO 3.2</p> <p>Visitor Experience Subzone [Land Use] PO 1.1</p> <p>Visitor Experience Subzone [Tourist Accommodation] PO 2.1, PO 2.2, PO 2.3</p> <p>Visitor Experience Subzone [Land Division] PO 3.1</p>	<p>Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Land Division] PO 5.1</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Coastal Areas Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.3</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.2, PO 4.3, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.3, PO 5.4</p> <p>Dwelling Excision Overlay [Land Division] PO 1.1, PO 1.2</p> <p>Hazards (Bushfire - General Risk) Overlay [Land Division] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1, PO 1.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Division] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle</p>
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				<p>Access -Roads and Driveways] PO 6.1, PO 6.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Land Division] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads and Driveways] PO 5.1, PO 5.2</p> <p>Hazards (Bushfire - Regional) Overlay [Land Division] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2</p> <p>Hazards (Bushfire - Urban Interface) Overlay [Land Division] PO 1.1</p> <p>Hazards (Flooding) Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Heritage Adjacency Overlay [Land Division] PO 2.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Land Division] PO 5.1</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing]</p>
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				<p>PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Land Division Overlay [General] PO 1.1, PO 1.2</p> <p>Local Heritage Place Overlay [Land Division] PO 4.1</p> <p>Marine Parks (Managed Use) Overlay [Land Use] PO 1.1</p> <p>Marine Parks (Restricted Use) Overlay [Land Use] PO 1.1</p> <p>Native Vegetation Overlay [Land division] PO 2.1</p> <p>Ramsar Wetlands Overlay [Land Division] PO 2.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain</p>
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				<p>Protection Area Overlay [Land Division] PO 2.1, PO 2.2</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Tributaries Protection Area Overlay [Land Division] PO 2.1, PO 2.2</p> <p>Significant Industry Interface Overlay [General] PO 1.1</p> <p>State Heritage Area Overlay [Land Division] PO 4.1</p> <p>State Heritage Place Overlay [Land Division] PO 4.1</p> <p>State Significant Native Vegetation Areas Overlay [Land division] PO 2.1</p> <p>Strategic Infrastructure Gas Pipelines Overlay [Land Division] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 6.1</p>
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				<p>Urban Transport Routes Overlay [Building on Road Reserve] PO 7.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 9.1</p>
<p>Outbuilding (in the form of a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> Shack Relocation Subzone 	<p>Environmental Protection PO 3.1</p> <p>Built Form and Character PO 4.1, PO 4.2, PO 4.4</p> <p>Access and Car Parking PO 5.1, PO 5.2</p> <p>Landscaping PO 7.1</p>	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design [All development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4</p> <p>Design [Residential development [Car parking, access and manoeuvrability]] PO 17.4, PO 17.5</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.2</p>	<p>Dwelling Subzone [Land use] PO 1.1</p> <p>Dwelling Subzone [Ancillary Structures] PO 4.1, PO 4.2</p> <p>Small Scale Settlement Subzone [Land use] PO 1.1</p> <p>Small Scale Settlement Subzone [Ancillary Structures] PO 4.1, PO 4.2</p>	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1, PO 1.2</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Ancillary Development] PO 4.1, PO 4.2</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1, PO 1.3</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2</p>

				<p>Gateway Overlay [Landscape Amenity] PO 2.1</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access -Roads and Driveways] PO 5.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access -Roads and Driveways] PO 6.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads and Driveways] PO 5.2</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access -Roads and Driveways]</p>
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				<p>PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Ancillary development] PO 4.1, PO 4.2</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit</p>
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				<p>(Traffic Flow) PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Native Vegetation Overlay [Environmental Protection]</p>
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				<p>PO 1.1, PO 1.2, PO 1.4</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 3.1</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 4.1, PO 4.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 5.1, PO 5.2, PO 5.3, PO 5.4</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 6.1, PO 6.2, PO 6.3</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form]</p>
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				<p>PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 6.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 7.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Urban Transport Routes</p>
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				<p>Overlay [Corner Cut-Offs] PO 9.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>
<p>Retaining wall Except where any of the following apply:</p> <ul style="list-style-type: none"> Shack Relocation Subzone 	<p>Environmental Protection PO 3.1</p> <p>Built Form and Character PO 4.2, PO 4.3</p> <p>Landscaping PO 7.1</p>	<p>Design [All development [Fences and Walls]] PO 9.1, PO 9.2</p>	<p>None</p>	<p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.5</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.3, PO 2.4</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2, PO 3.3</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.2, PO 4.3, PO 4.7</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.5</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.5</p> <p>Marine Parks (Managed Use) Overlay [Land Use] PO 1.1</p> <p>Marine Parks (Restricted Use) Overlay [Land Use] PO 1.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Ramsar Wetlands Overlay [General] PO 1.1, PO 1.2, PO 1.3</p> <p>River Murray Flood Plain Protection Area Overlay</p>

				<p>[Built Form and Character] PO 3.2</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.5</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.5</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 9.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.5, PO 1.7, PO 1.8</p>
<p>Tourist accommodation Except where any of the following apply:</p> <ul style="list-style-type: none"> Shack Relocation Subzone 	<p>Land Use PO 1.1, PO 1.2</p> <p>Environmental Protection PO 3.1</p> <p>Built Form and Character PO 4.1, PO 4.2, PO 4.3, PO 4.4</p> <p>Access and Car Parking PO 5.1, PO 5.2, PO 5.3, PO 5.4, PO 5.5, PO 5.6</p> <p>Landscaping PO 7.1</p>	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design [All development [External Appearance]] PO 1.4</p> <p>Design [All development [On-site Waste Treatment Systems]] PO 6.1</p> <p>Design [All development [Carparking Appearance]] PO 7.4, PO 7.5</p> <p>Design [All development [Earthworks and sloping land]] PO 8.1</p> <p>Design [All non-residential development [Flooding]] PO 31.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p>	<p>Visitor Experience Subzone [Land Use] PO 1.1</p> <p>Visitor Experience Subzone [Tourist Accommodation] PO 2.1, PO 2.2, PO 2.3, PO 2.4</p> <p>Visitor Experience Subzone [Car parking] PO 4.1</p>	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1, PO 1.2</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3,</p>

		<p>Interface between Land Uses [Interface with Rural Activities] PO 9.3, PO 9.4, PO 9.5</p> <p>Interface between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)] PO 10.1</p> <p>Site Contamination PO 1.1</p> <p>Tourism Development [General] PO 1.1, PO 1.2</p> <p>Tourism Development [Caravan and Tourist Parks] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5, PO 2.6</p> <p>Tourism Development [Tourist accommodation in areas constituted under the National Parks and Wildlife Act 1972] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Transport, Access and Parking [Movement Systems] PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.5</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, PO 6.2, PO 6.6</p>		<p>PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Land Division] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1, PO 1.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p>
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				<p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access -Roads and Driveways] PO 6.1, PO 6.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads and Driveways] PO 5.1, PO 5.2</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access -Roads and Driveways] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p>
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				<p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Alterations and additions] PO 3.1, PO 3.2</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris]</p>
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				<p>PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>Local Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 3.1</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 4.1, PO 4.3</p> <p>River Murray Flood Plain Protection Area Overlay</p>
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				<p>[Environmental Protection] PO 5.1, PO 5.2, PO 5.3, PO 5.4, PO 5.5</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 6.1, PO 6.2, PO 6.3</p> <p>Significant Industry Interface Overlay [General] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Alterations and Additions] PO 2.1</p> <p>State Heritage Area Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place</p>
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				<p>Overlay [Alterations and Additions] PO 2.1</p> <p>State Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 6.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 7.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Urban Transport Routes</p>
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				Overlay [Corner Cut-Offs] PO 9.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7, PO 1.8
All other Code Assessed Development	All	All	All	Any relevant Overlay: All

Table 4 -Restricted Development Classification

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

Class of Development	Exclusions
Dwelling	Any of the following: <ul style="list-style-type: none"> (a) detached dwelling in the Dwelling Subzone and will not result in more than one dwelling per allotment (b) detached dwelling that will replace an existing lawfully erected dwelling (c) detached dwelling in the Small Scale Settlement Subzone and will not result in more than one dwelling on an allotment.
Land division	Any of the following: <ul style="list-style-type: none"> (a) land division that meets Conservation Zone DTS / DPF 2.1 (b) land division in the Visitor Experience Subzone to create an allotment with an area of 5ha or more for existing tourist accommodation (c) land division in the Small Scale Settlement Subzone.
Tourist accommodation	Any of the following: <ul style="list-style-type: none"> (a) tourist accommodation in the Visitor Experience Subzone (b) tourist accommodation in a reserve constituted under the <i>National Parks and Wildlife Act 1972</i> and the relevant reserve plan of management prepared in accordance with that Act identifies tourist accommodation as an envisaged land use.
Renewable energy facility	None specified
All forms of development in the Shack Relocation Subzone	Demolition

Table 5 - Procedural Matters (PM) - Notification

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

Class of Development	Exceptions
<p>1. A kind of development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.</p>	<p>None</p>
<p>2. Subject to (1) any of the following:</p> <ul style="list-style-type: none"> (a) classes of development listed in Conservation Zone Table 1 - Accepted Development Classification where the proposed development is unable to satisfy the relevant criteria set out in that table (b) classes of development listed in Conservation Zone Table 2 - Deemed-to-Satisfy Development Classification where the proposed development is unable to satisfy the relevant criteria set out in that table (c) advertisement (d) agricultural building (e) camp ground (f) demolition (g) dwelling alterations or additions (h) farming (i) fence (j) navigation structures, boat berth, pier, pontoon or similar structure (or any combination thereof) (k) public amenities (l) retaining wall (m) tree damaging activity. 	<p>Except the demolition of a State or Local Heritage Place</p>

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Visitor Experience Subzone

Assessment Provisions (AP)

Desired Outcome	
DO 1	Tourist accommodation within a conservation area complements visitor experiences, and is located, sited and designed to minimise detrimental impacts on the natural environment and natural ecological processes including their historic, scientific, landscape, faunal habitat, biodiversity and cultural values.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use	
<p>PO 1.1</p> <p>A range of tourism, conservation and recreational land uses that provide an experience to visitors and tourists, while minimising environmental impacts.</p>	<p>DTS/DPF 1.1</p> <p>Development comprises one or more of the land uses listed in DTS 1.1 of the Zone, or one or more of the following:</p> <ul style="list-style-type: none"> (a) Tourist Accommodation (b) Tourist Facility (c) Café (d) Shop (e) Restaurant
<p>PO 1.2</p> <p>Small scale shops and cafés that cater for the needs of users and visitors of conservation areas.</p>	<p>DTS/DPF 1.2</p> <p>Shop, café or restaurant less than 150m².</p>
Tourist Accommodation	
<p>PO 2.1</p> <p>Tourist accommodation avoids delicate or environmentally sensitive areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation (<i>including regeneration areas of native vegetation lost through bush fire</i>)</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p> <p>Tourist accommodation is sited and designed in a manner that is subservient to the natural environment and where adverse impacts on natural features, landscapes, habitats and cultural assets are avoided.</p>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
<p>PO 2.3</p> <p>Tourist accommodation and recreational facilities, including associated access ways and ancillary structures are located on cleared or degraded areas or where environmental improvements can be achieved.</p>	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>
<p>PO 2.4</p> <p>Tourist accommodation designed to prevent conversion to dwellings through:</p> <ul style="list-style-type: none"> (a) comprising a minimum of 10 accommodation units (b) clustering of separated individual accommodation units (c) accommodation units being of a size unsuitable for a dwelling (d) functional areas that are generally associated with a dwelling such as kitchens and laundries are excluded from, or physically separated from individual accommodation units, or are of a size unsuitable for a dwelling. 	<p>DTS/DPF 2.4</p> <p>None are applicable.</p>

Land Division	
<p>PO 3.1</p> <p>Land division for existing tourist accommodation purposes creates allotments of a number and size that will not detrimentally affect the natural environment.</p>	<p>DTS/DPF 3.1</p> <p>Land division resulting in all allotments being greater than 5ha in area to accommodate an existing tourist accommodation development.</p>
Car parking	
<p>PO 4.1</p> <p>Parking for tourist accommodation should:</p> <ul style="list-style-type: none"> (a) comprise a maximum of one space per tourist accommodation unit, plus parking for employees (b) be grouped in one location, unless it can be demonstrated that an alternative arrangement will reduce the impact on the natural environment (c) be located in an area where minimal vegetation clearance is required. 	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>

Part 3 - Overlays

Coastal Areas Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	The natural coastal environment (including environmentally important features such as mangroves, wetlands, saltmarsh, sand dunes, cliff tops, native vegetation, wildlife habitat, shore and estuarine areas) is conserved and enhanced; provision is made for natural coastal processes; and recognition is given to current and future coastal hazards including sea level rise, flooding erosion and dune drift to avoid the need, now and in the future, for public expenditure on protection of the environment and development.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Division	
<p>PO 1.1</p> <p>Land is divided only if it or the subsequent development and use of the land will not adversely affect the environmental values or ability of the land or adjoining land to adapt to changing coastal processes.</p>	<p>DTS/DPF 1.1</p> <p>Land division for minor adjustment of allotment boundaries removes an anomaly in the current boundaries with respect to the location of buildings or structures.</p>
<p>PO 1.2</p> <p>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 has, or can be provided with, appropriate and acceptable coastal protection measures.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>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.</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
Hazard Risk Minimisation	
<p>PO 2.1</p> <p>Buildings sited over tidal water or that are not capable of being raised or protected by flood protection measures in the future are protected against the standard sea flood risk level and 1m of sea level rise.</p>	<p>DTS/DPF 2.1</p> <p>Building floor levels are at least 1.25m above the standard sea flood risk level.</p>
<p>PO 2.2</p> <p>Development, including associated roads and parking areas, but not minor structures unlikely to be adversely affected by flooding, is protected from the standard sea flood risk level and 1m of sea level rise.</p>	<p>DTS/DPF 2.2</p> <p>Development incorporates finished ground and floor levels not less than:</p> <p>In instances where no value is specified (i.e. there is a blank field):</p> <ul style="list-style-type: none"> (a) finished ground levels allow for sea level rise by being raised 0.3m or more above the standard sea flood risk level (b) finished floor levels are 0.55m or more above the standard sea flood risk level (c) practical measures can be implemented to provide future protection against an additional sea level rise of 0.7m plus an allowance to accommodate 100 years of land subsidence.
<p>PO 2.3</p> <p>Development will not create or aggravate coastal erosion or require coast protection works that cause or aggravate coastal erosion.</p>	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>
<p>PO 2.4</p>	<p>DTS/DPF 2.4</p>

Development is 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:

- (a) the development incorporates appropriate private coastal protection measures to protect it from anticipated erosion
or
- (b) there are formal commitments to protect the existing or proposed public reserve and development from anticipated coastal erosion.

None are applicable.

<p>PO 2.5</p> <p>Additions or alterations to, or replacement of, a dwelling do not increase the risk of effects from natural coastal processes such as flooding, sea-level rise, sand drift and erosion.</p>	<p>DTS/DPF 2.5</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>DTS/DPF 3.1</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 or levee bank.</p>	<p>DTS/DPF 3.2</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> <ul style="list-style-type: none"> (a) have an adverse effect on coastal ecology, processes, conservation, public access and amenity (b) require commitment of public resources including land (c) present an unacceptable risk of failure relative to potential hazard resulting from failure. 	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>
<p>Environment Protection</p>	
<p>PO 4.1</p> <p>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; or the introduction of and spread of marine pests or any other means.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>Development avoids delicate or environmentally sensitive coastal areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation.</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>PO 4.3</p> <p>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.</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>
<p>PO 4.4</p> <p>Development avoids, or in built up areas minimises, impacts on</p>	<p>DTS/DPF 4.4</p> <p>None are applicable.</p>

important habitat areas that support the nesting, breeding and movement/migration patterns of fauna, including threatened shorebirds.	
PO 4.5 Development is designed so that solid and fluid wastes are disposed of in a manner that avoids pollution or other detrimental impacts on the marine and on-shore environment of coastal areas.	DTS/DPF 4.5 On-site wastewater systems are set back a minimum of 100m from the Mean High Water Mark at spring tide.
PO 4.6 Development is designed so that stormwater runoff is disposed of in a manner that avoids pollution or other detrimental impacts on the marine and on-shore environment of coastal areas.	DTS/DPF 4.6 None are applicable.
PO 4.7 Development involving the removal of shell grit, cobbles or sand, other than for coastal protection works purposes, is not undertaken.	DTS/DPF 4.7 Development does not involve the removal of shell grit or sand.
Access	
PO 5.1 Development maintains or enhances appropriate public access to and along the foreshore.	DTS/DPF 5.1 None are applicable.
PO 5.2 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.	DTS/DPF 5.2 None are applicable.
PO 5.3 Access roads to the coast, lookouts and places of interest: (a) do not detract from the amenity or the environment (b) are designed for slow-moving traffic (c) are minimised in number.	DTS/DPF 5.3 None are applicable.
PO 5.4 Development on land adjoining a coastal reserve is sited and designed to be compatible with the purpose, management and amenity of the reserve and to prevent inappropriate access to or use of the reserve.	DTS/DPF 5.4 None are applicable.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>Except where the development is, in the opinion of the relevant authority, minor in nature and would not warrant a referral when considering the purpose of the referral, the following:</p> <ul style="list-style-type: none"> (a) excavation and/or filling where the total volume of material excavated and/or filled exceeds 9m³ (b) dwellings and habitable buildings that: <ul style="list-style-type: none"> (i) do not meet DTS/DPF 2.2 or (ii) are within 100m of the mean high water mark (c) other than within a Rural Settlement Zone: <ul style="list-style-type: none"> (i) buildings with a floor area greater than 60m² or (ii) tourist accommodation, including a caravan park or (iii) division of land that would create 1 or more additional allotments (d) off-shore structures (e) coast protection works (f) infrastructure within 100m landward of the mean high water mark. 	<p>Coast Protection Board.</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). 	<p>Development of a class to which Schedule 9 clause 3 item 3 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>

Hazards (Bushfire - High Risk) Overlay

Assessment Provisions (AP)

Desired Outcome

DO 1	<p>Development, including land division is sited and designed to minimise the threat and impact of bushfires on life and property with regard to the following risks:</p> <ul style="list-style-type: none"> (a) potential for uncontrolled bushfire events taking into account the increased frequency and intensity of bushfires as a result of climate change (b) high levels and exposure to ember attack (c) impact from burning debris (d) radiant heat (e) likelihood and direct exposure to flames from a fire front.
DO 2	<p>Activities that increase the number of people living and working in the area or where evacuation would be difficult is sited away from areas of unacceptable bushfire risk.</p>
DO 3	<p>To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.</p>

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use	
PO 1.1 Development that significantly increases the potential for fire outbreak as a result of the spontaneous combustion of materials, spark generation or through the magnification and reflection of light is not located in areas of unacceptable bushfire risk.	DTS/DPF 1.1 None are applicable.
PO 1.2 Pre-schools, educational establishments, hospitals, retirement and supported accommodation are sited away from: <ul style="list-style-type: none"> (a) areas of unacceptable bushfire risk (b) locations where staff, children, students, residents and the public cannot be safely evacuated in the event of a bushfire. 	DTS/DPF 1.2 None are applicable.
Siting	
PO 2.1 Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of: <ul style="list-style-type: none"> (a) vegetation cover comprising trees and/or shrubs and/or unmanaged grasslands (b) poor access (c) rugged terrain (d) isolated location (more than 600m from a public road) (e) inability to provide an adequate asset protection zone (f) inability to provide a suitable site for an adequate supply of water for firefighting purpose 	DTS/DPF 2.1 None are applicable.
Built Form	
PO 3.1 Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts.	DTS/DPF 3.1 None are applicable.
PO 3.2 Extensions to buildings, outbuildings and other ancillary structures are sited and constructed using materials to minimise the threat of fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and Workers' accommodation) in the event of bushfire.	DTS/DPF 3.2 None are applicable.
Habitable Buildings	
PO 4.1	DTS/DPF 4.1

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

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

None are applicable.

<p>PO 4.2</p> <p>Residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation):</p> <ul style="list-style-type: none"> (a) is sited away from vegetated areas that pose an unacceptable bushfire risk (b) minimises the need to clear native vegetation. 	<p>DTS/DPF 4.2</p> <p>Development meets the following requirements:</p> <ul style="list-style-type: none"> (a) an asset protection zone with a minimum width of 100m already exists and can be maintained around the accommodation (b) the asset protection zone is contained wholly within the allotment of the development.
<p>PO 4.3</p> <p>Residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) has a dedicated area available that:</p> <ul style="list-style-type: none"> (a) is capable of accommodating a bushfire protection system comprising firefighting equipment and water supply in accordance with <i>Ministerial Building Standard MBS 008 – Designated bushfire prone areas – additional requirements</i> (b) includes the provision of an all-weather hardstand area in a location that: <ul style="list-style-type: none"> (i) allows fire-fighting vehicles to safely access the dedicated water supply and exit the site in a forward direction (ii) is no further than 6 metres from the dedicated water supply outlet(s). 	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>
<p>Land Division</p>	
<p>PO 5.1</p> <p>Land division for residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation):</p> <ul style="list-style-type: none"> (a) is limited to those areas specifically set aside for these uses (b) ensures provision of a bushfire buffer zone that isolates residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road and use of other means such as open parks and sporting areas that achieve adequate separation (Figure 1). 	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>
<p>PO 5.2</p> <p>Land division is designed to:</p> <ul style="list-style-type: none"> (a) minimise fire risk danger to residents, other occupants of buildings and firefighting personnel (b) minimise the potential risk of damage to buildings and other property during a bushfire (c) ensure each allotment contains a suitable building envelope that is located away from any vegetation that would pose an unacceptable risk in the event of bushfire. 	<p>DTS/DPF 5.2</p> <p>None are applicable.</p>
<p>PO 5.3</p> <p>Land division is designed in accordance with Figure 1 to:</p>	<p>DTS/DPF 5.3</p> <p>None are applicable</p>

<p>Land division is designed in accordance with figure 1 to:</p> <ul style="list-style-type: none">(a) facilitate the movement of emergency vehicles through, within and out of bushfire risk areas(b) provide a mainly continuous street pattern serving new allotments that eliminates the use of cul-de-sacs or dead end roads. Where cul-de-sacs/dead end roads are proposed an alternative emergency evacuation route is provided(c) facilitate the safe and efficient evacuation of residents, visitors and other personnel during a bushfire event and not rely on fire tracks as a means of evacuation(d) include at least two separate entry/exit points where 10 or more allotments are proposed.	<p>None are applicable.</p>
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Vehicle Access -Roads and Driveways

<p>PO 6.1</p> <p>Roads are designed and constructed to:</p> <ul style="list-style-type: none"> (a) facilitate the safe and effective: <ul style="list-style-type: none"> (i) use, operation and evacuation of fire-fighting and emergency personnel (ii) evacuation of residents (b) avoid the unnecessary clearance of native vegetation. 	<p>DTS/DPF 6.1</p> <p>Roads:</p> <ul style="list-style-type: none"> (a) do not require the clearance of native vegetation (b) are constructed with a formed, all-weather surface (c) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road (d) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road (e) have a minimum formed road width of 6m (f) provide overhead clearance of not less than 4.0m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 2) (g) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 3) (h) incorporating cul-de-sac endings or dead end roads do not exceed 200m in length and the end of the road has either: <ul style="list-style-type: none"> (i) a turning area with a minimum formed surface radius of 12.5m (Figure 4) or (ii) a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 5) (i) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.
<p>PO 6.2</p> <p>Where the furthest point of the building from the nearest public road is greater than 30m, driveways are designed and constructed to:</p> <ul style="list-style-type: none"> (a) facilitate the safe and effective: <ul style="list-style-type: none"> (i) use, operation and evacuation of fire-fighting and emergency personnel (ii) evacuation of residents (b) avoid the unnecessary clearance of native vegetation. 	<p>DTS/DPF 6.2</p> <p>Driveways:</p> <ul style="list-style-type: none"> (a) do not require the clearance of native vegetation (b) do not exceed 600m in length (c) are constructed with a formed, all-weather surface (d) are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8) (e) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway (f) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the driveway (g) have a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12 degrees (1-in-4.5) plus 0.5 metres clearance either side of the driveway from overhanging branches or other obstructions, including buildings and/or structures (Figure 2) (h) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 6) (i) provide overhead clearance of not less than 4m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (Figure 2) (j) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around driveway curves by constructing the curves with a minimum external radius of 12.5m (Figure 3)

	<ul style="list-style-type: none"> (k) allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by incorporating at the end of the driveway either: <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 (Figure 4) or (iii) a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 5) (l) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.
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Procedural Matters (PM) - Referrals


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

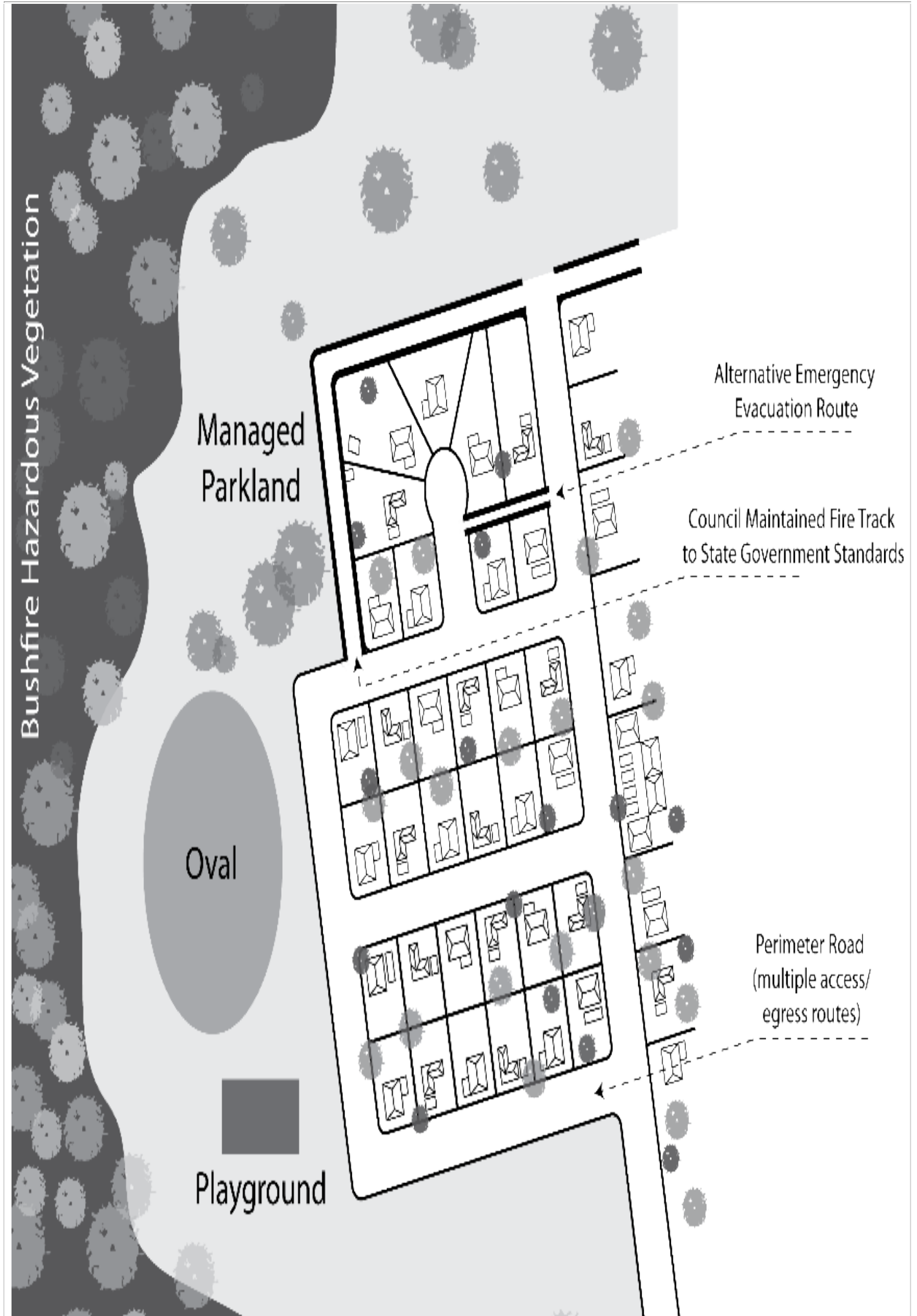
Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>Except if a relevant certificate accompanies the application for planning consent in respect of the development, any of the following classes of development (including alterations and additions which increase the floor area of such buildings by 10% or more):</p> <ul style="list-style-type: none"> (a) land division creating one or more additional allotments (b) dwelling (c) ancillary accommodation (d) residential flat building (e) tourist accommodation (f) boarding home (g) dormitory style accommodation (h) workers' accommodation (i) student accommodation (j) pre-school (k) educational establishment (l) retirement village (m) supported accommodation (n) residential park (o) hospital. 	South Australian Country Fire Service.	To provide expert assessment and direction to the relevant authority on the potential impacts of bushfire on the development.	Development of a class to which Schedule 9 clause 3 item 2 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

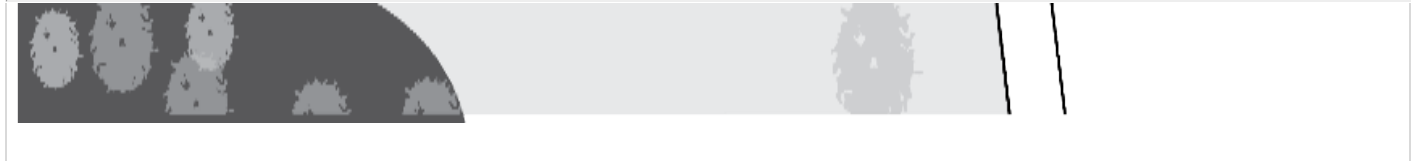
Figures and Diagrams

Land Division

Figure 1 - Land Division Layout







Fire Appliance Clearances

Figure 2 - Overhead and Side Clearances



A MINIMUM 0.5 METRES CLEARANCE IS TO BE PROVIDED ON EACH SIDE OF CARRIAGEWAY / DRIVEWAY

(3m Minimum for Driveways)
(6m Minimum for Roads)

Roads and Driveway Design

Figure 3 - Road and Driveway Curves

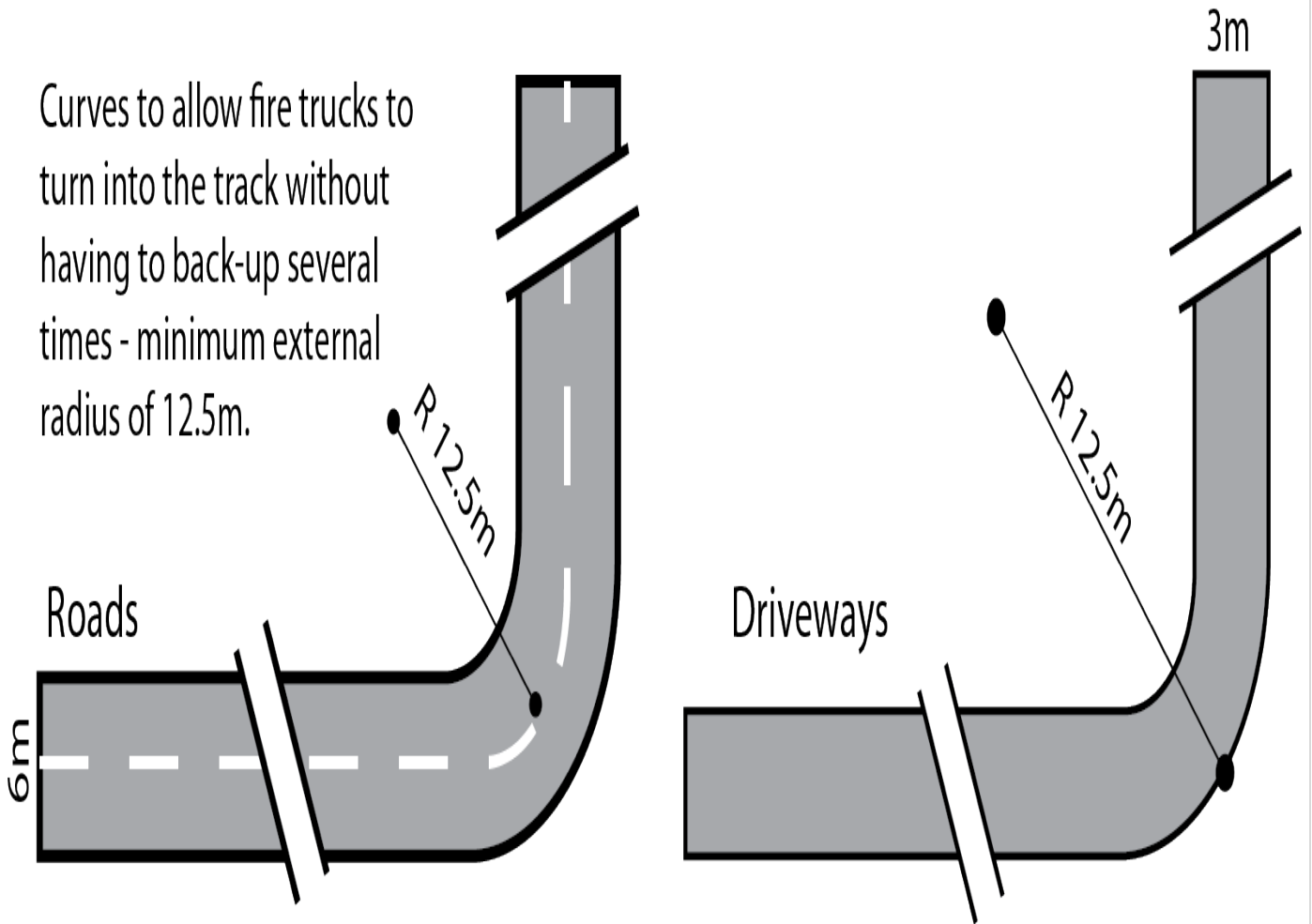
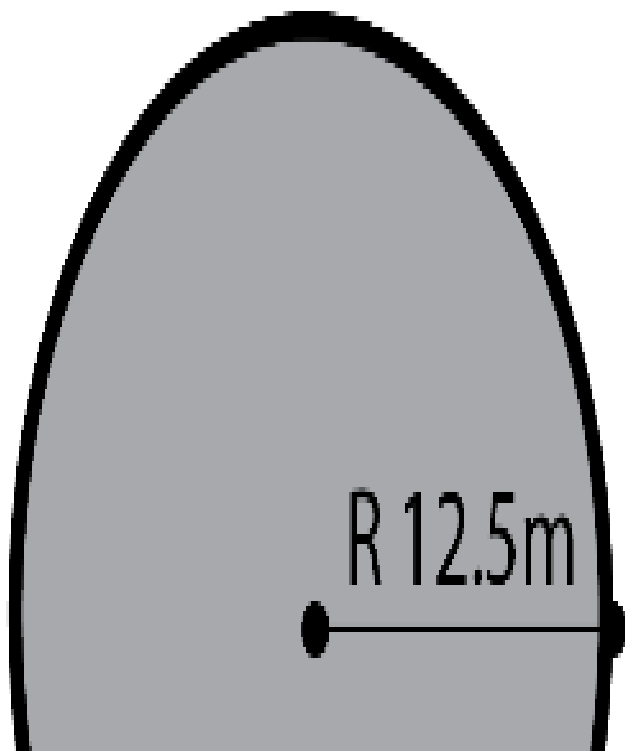


Figure 4 - Full Circle Turning Area



Fire truck turning area - minimum radius 12.5m

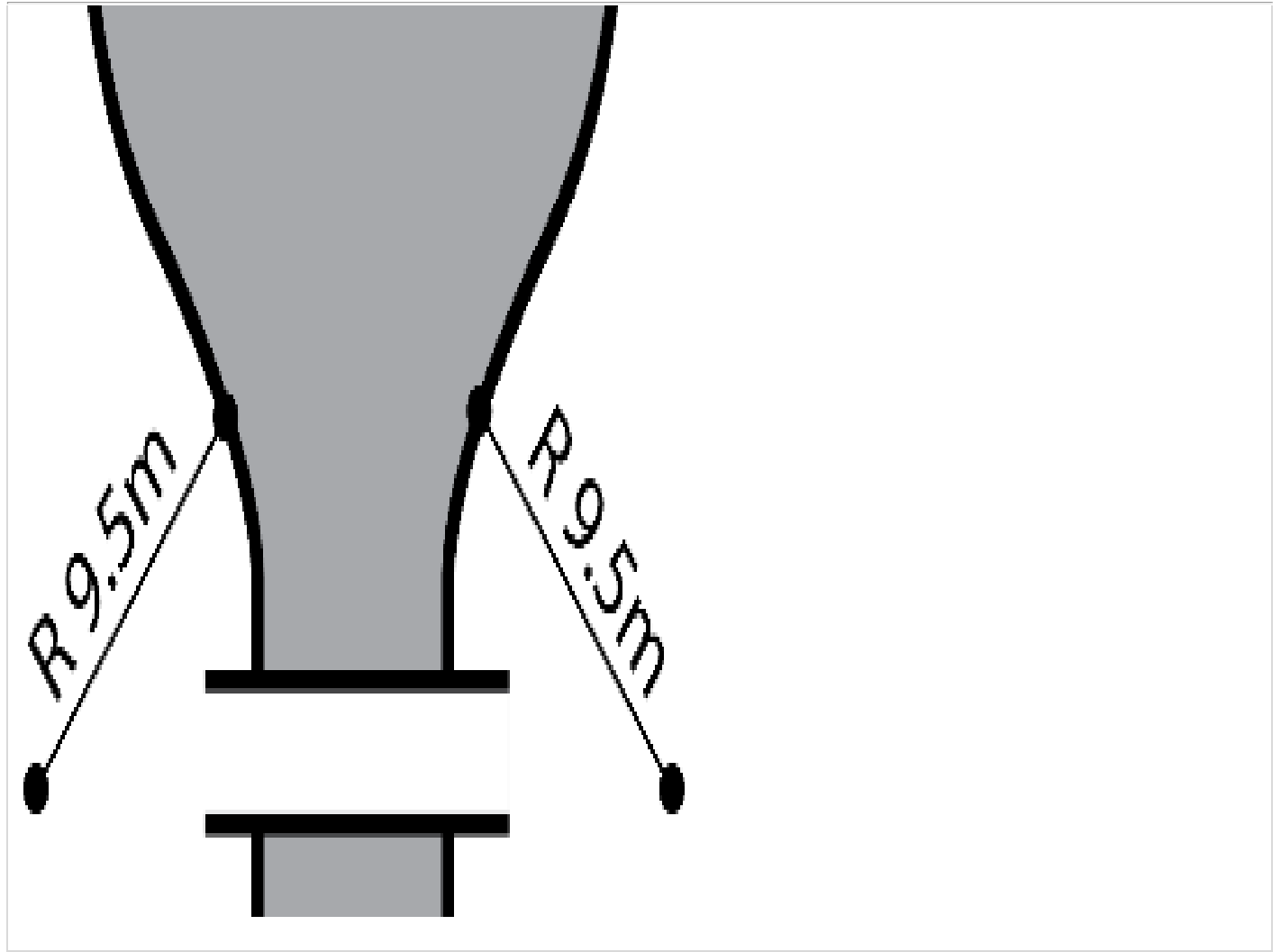
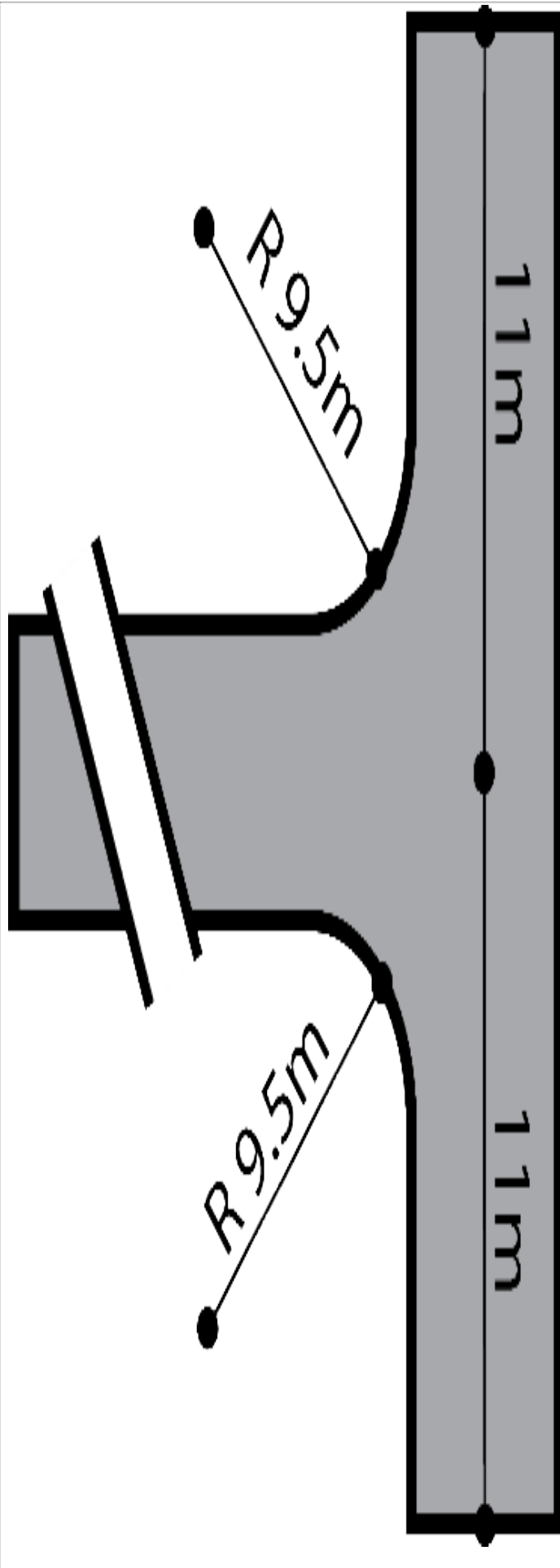
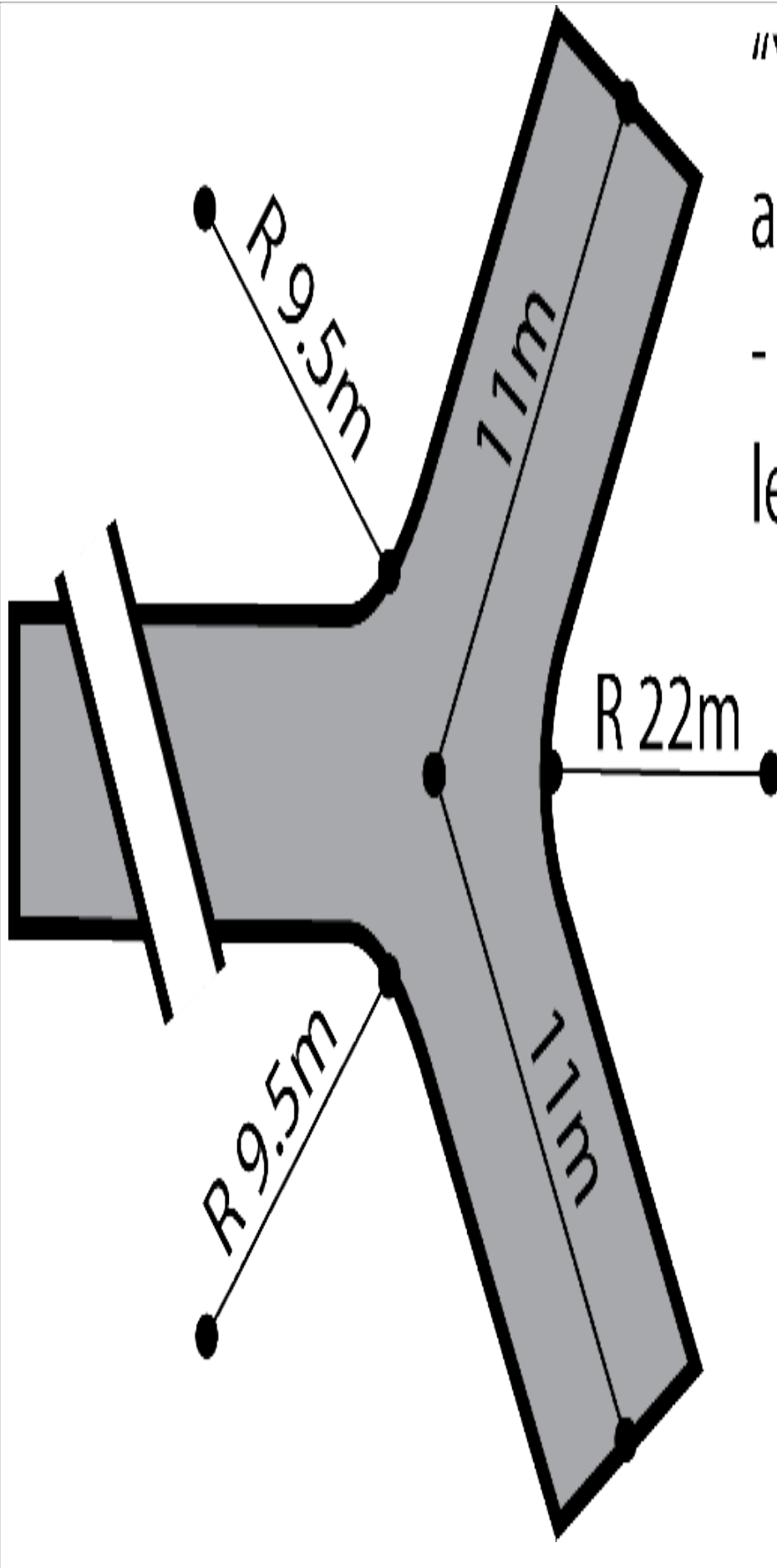


Figure 5 - 'T' or 'Y' Shaped Turning Head



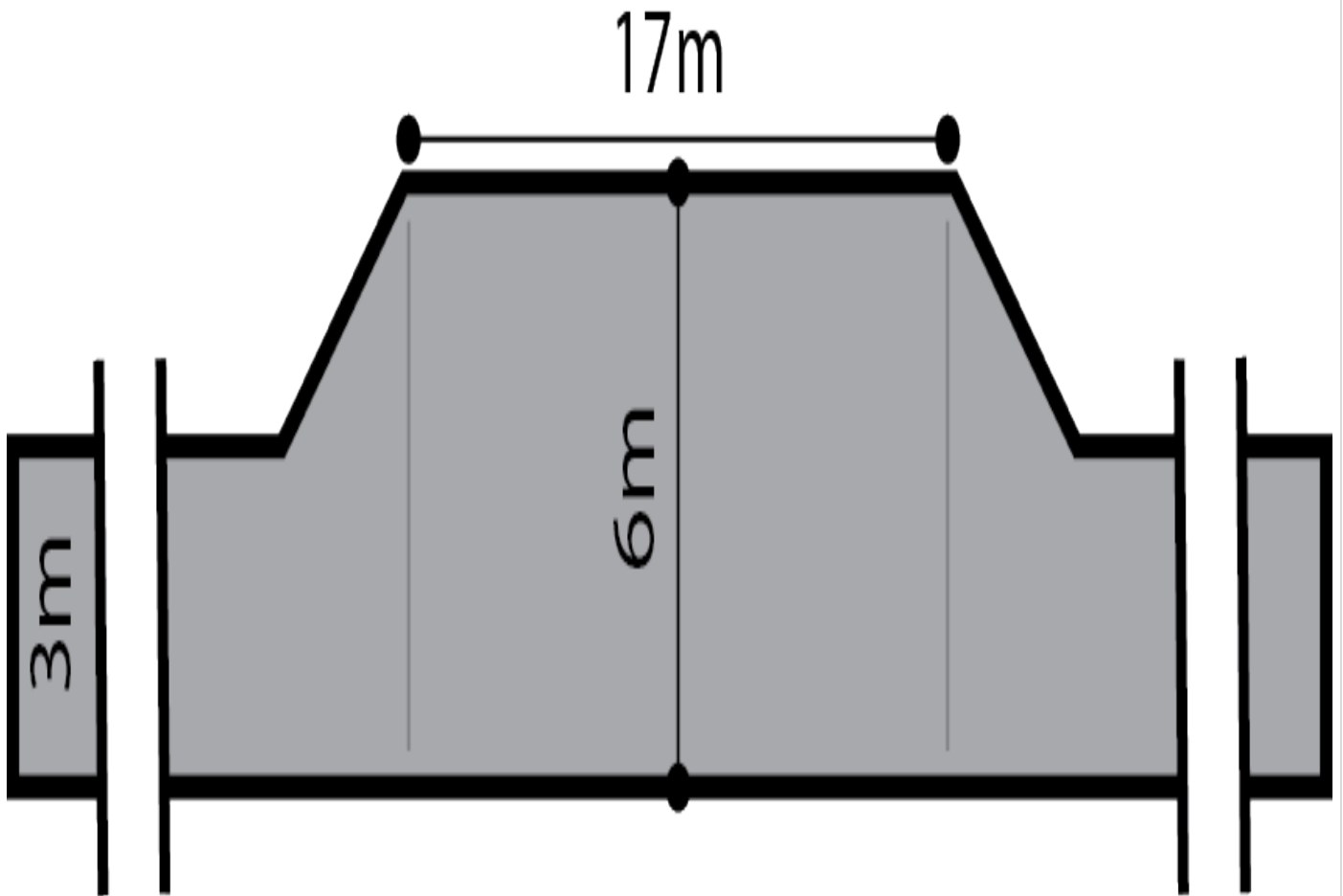
"T" shaped turning area
for fire trucks to reverse
into so they can turn
around
- minimum length 11m.



"Y" shaped turn
around area
- minimum
length 11 metres.

Figure 6 - Driveway Passing Bays

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



Historic Shipwrecks Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Historic shipwrecks and historic relics are protected from encroaching development.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Development is located and designed to avoid potential impacts on historic shipwrecks and historic relics.	DTS/DPF 1.1 Development involving impact to the surface or subsoil of land or sea/river floor is not located: <ul style="list-style-type: none"> (a) seaward of the mean high water mark or (b) within 15m landward of the banks of the River Murray.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Development that may involve impact to the surface or subsoil of land or the floor of a sea, lake or river.	Minister responsible for the administration of the <i>Historic Shipwrecks Act 1981</i> .	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 of a class to which Schedule 9 clause 3 item 5 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.
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 or historic relic within the meaning of the <i>Underwater Cultural Heritage Act 2018</i> (Commonwealth) as shown on the Historic Shipwrecks Overlay.	Commonwealth Minister responsible for the administration of the <i>Underwater Cultural Heritage Act 2018 of the Commonwealth</i> .	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 of a class to which Schedule 9 clause 3 item 6 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Marine Parks (Managed Use) Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Marine habitats and biodiversity are protected through limiting development to coastal infrastructure (jetties, marinas, pontoons), aquaculture, tourism, recreation and renewable energy facilities.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use	
PO 1.1 Development avoids or minimises harm to marine habitats, biodiversity or the functioning of ecosystems.	DTS/DPF 1.1 None are applicable.

Procedural Matters (PM) - Referrals

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

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

Native Vegetation Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Areas of native vegetation are protected, retained and restored.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
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Environmental Protection	
<p>PO 1.1</p> <p>Development avoids, or where it cannot be practically avoided, minimises the clearance of native vegetation taking into account the siting of buildings, access points, bushfire protection measures and building maintenance.</p>	<p>DTS/DPF 1.1</p> <p>An application is accompanied by:</p> <ul style="list-style-type: none"> (a) a declaration stating that the proposal will not, or would not, involve clearance of native vegetation under the Native Vegetation Act 1991, including any clearance that may occur: <ul style="list-style-type: none"> (i) in connection with a relevant access point and / or driveway (ii) within 10m of a building (other than a residential building or tourist accommodation) (iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control (iv) within 50m of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area or (b) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the clearance is categorised as 'Level 1 clearance'.
<p>PO 1.2</p> <p>Native vegetation clearance in association with development avoids the following:</p> <ul style="list-style-type: none"> (a) significant wildlife habitat and movement corridors (b) rare, vulnerable or endangered plants species (c) native vegetation that is significant because it is located in an area which has been extensively cleared (d) native vegetation that is growing in, or in association with, a wetland environment. 	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>Intensive animal husbandry and agricultural activities are sited, set back and designed to minimise impacts on native vegetation, including impacts on native vegetation in an adjacent State Significant Native Vegetation Area, from:</p> <ul style="list-style-type: none"> (a) the spread of pest plants and phytophthora (b) the spread of non-indigenous plants species (c) excessive nutrient loading of the soil or loading arising from surface water runoff (d) soil compaction (e) chemical spray drift. 	<p>DTS/DPF 1.3</p> <p>Development within 500 metres of a boundary of a State Significant Native Vegetation Area does not involve any of the following:</p> <ul style="list-style-type: none"> (a) horticulture (b) intensive animal husbandry (c) dairy (d) commercial forestry (e) aquaculture.
<p>PO 1.4</p> <p>Development enhances biodiversity and habitat values through revegetation.</p>	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>
Land division	
<p>PO 2.1</p>	<p>DTS/DPF 2.1</p>

<p>Land division does not result in the fragmentation of land containing native vegetation, or necessitate the clearance of native vegetation, unless such clearance is considered minor, taking into account the location of allotment boundaries, access ways, fire breaks, boundary fencing and potential building siting or the like.</p>	<p>Land division where:</p> <ul style="list-style-type: none"> (a) an application is accompanied by one of the following: <ul style="list-style-type: none"> (i) a declaration stating that none of the allotments in the proposed plan of division contain native vegetation under the <i>Native Vegetation Act 1991</i> (ii) a declaration stating that no native vegetation clearance under the <i>Native Vegetation Act 1991</i> will be required as a result of the division of land (iii) a report prepared in accordance with Regulation 18(2)(a) of the <i>Native Vegetation Regulations 2017</i> that establishes that the vegetation to be cleared is categorised as 'Level 1 clearance' or (b) an application for land division which is being considered concurrently with a proposal to develop each allotment which will satisfy, or would satisfy, the requirements of DTS/DPF 1.1, including any clearance that may occur or (c) the division is to support a Heritage Agreement under the <i>Native Vegetation Act 1991</i> or the <i>Heritage Places Act 1993</i>.
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Procedural Matters (PM) - Referrals

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

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

Prescribed Wells Area Overlay

Assessment Provisions (AP)

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

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

Procedural Matters (PM) - Referrals

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

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

State Significant Native Vegetation Areas Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Protect, retain and restore significant areas of native vegetation.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Environmental Protection	
<p>PO 1.1</p> <p>Development enhances biodiversity and habitat values through revegetation and avoiding native vegetation clearance except to promote an appreciation and awareness of wildlife areas, including visitor parking and amenities, or for the administration and management of a reserve or park established for the protection and conservation of wildlife.</p>	<p>DTS/DPF 1.1</p> <p>An application is accompanied by:</p> <ul style="list-style-type: none"> (a) a declaration stating that the proposal will not , or would not, involve clearance of native vegetation under the <i>Native Vegetation Act 1991</i>, including any clearance that may occur: <ul style="list-style-type: none"> (i) in connection with a relevant access point and / or driveway (ii) within 10m of a building (other than a residential building or tourist accommodation) (iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control (iv) within 50m of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area or (b) a report prepared in accordance with Regulation 18(2)(a) of the <i>Native Vegetation Regulations 2017</i> that confirms that the clearance is categorised as 'Level 1 clearance'.
Land division	
<p>PO 2.1</p> <p>Land division that contributes to the conservation, protection and enhancement of native vegetation.</p>	<p>DTS/DPF 2.1</p> <p>Land division to:</p> <ul style="list-style-type: none"> (a) create a public road or a public reserve where the application is accompanied by a report prepared in accordance with Regulation 18(2)(a) of the <i>Native Vegetation Regulations 2017</i> in which the extent of native vegetation clearance proposed to be undertaken in connection with the division is categorised as 'Level 1 clearance' or (b) realign allotment boundaries to incorporate land into a park or reserve established under the <i>National Parks and Wildlife Act 1972</i>.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>The following classes of development:</p> <ul style="list-style-type: none"> (a) land division where a report prepared in accordance with Regulation 18(2)(a) of the <i>Native Vegetation Regulations 2017</i> in connection with a development application categorises the clearance, or potential clearance, as 'Level 2 clearance', 'Level 3 clearance' or 'Level 4 clearance' (b) all other classes of development other than where DTS/DPF 1.1(a) is achieved. 	<p>Native Vegetation Council</p>	<p>To provide expert assessment and direction to the relevant authority on the potential impacts of development on native vegetation.</p>	<p>Development of a class to which Schedule 9 clause 3 item 11 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>

Water Resources Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Protection of the quality of surface waters taking into account the projected reductions in rainfall and warmer air temperatures as a result of climate change.
DO 2	Maintain the conveyance function and natural flow paths of watercourses to assist in the management of flood waters and stormwater runoff.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Catchment	
PO 1.1 Watercourses and their beds, banks, wetlands and floodplains (1:100 AEP flood extent) are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development avoids interfering with the hydrology or water regime of swamps and wetlands.	DTS/DPF 1.2 None are applicable.
PO 1.3 Wetlands and low-lying areas providing habitat for native flora and fauna are not drained, except temporarily for essential management purposes to enhance environmental values.	DTS/DPF 1.3 None are applicable.
PO 1.4 Watercourses, areas of remnant native vegetation, or areas prone to erosion that are capable of natural regeneration are fenced off to limit stock access.	DTS/DPF 1.4 None are applicable.
PO 1.5 Development that increases surface water run-off includes a suitably sized strip of vegetated land on each side of a watercourse to filter runoff to: <ul style="list-style-type: none"> (a) reduce the impacts on native aquatic ecosystems (b) minimise soil loss eroding into the watercourse. 	DTS/DPF 1.5 A strip of land 20m or more wide measured from the top of existing banks on each side of the watercourse is free from development, livestock use and revegetated with locally indigenous vegetation.
PO 1.6 Development resulting in the depositing or placing of an object or solid material in a watercourse or lake occurs only where it involves any of the following: <ul style="list-style-type: none"> (a) the construction of an erosion control structure (b) devices or structures used to extract or regulate water flowing in a watercourse (c) devices used for scientific purposes (d) the rehabilitation of watercourses. 	DTS/DPF 1.6 None are applicable.
PO 1.7 Watercourses, floodplains (1:100 AEP flood extent) and wetlands protected and enhanced by retaining and protecting existing native vegetation.	DTS/DPF 1.7 None are applicable.
PO 1.8	DTS/DPF 1.8

Watercourses, floodplains (1:100 AEP flood extent) and wetlands are protected and enhanced by stabilising watercourse banks and reducing sediments and nutrients entering the watercourse.	None are applicable.
PO 1.9 Dams, water tanks and diversion drains are located and constructed to maintain the quality and quantity of flows required to meet environmental and downstream needs.	DTS/DPF 1.9 None are applicable.

Procedural Matters (PM) - Referrals

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

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

Part 4 - General Development Policies

Advertisements

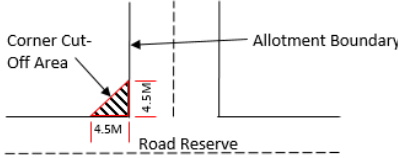
Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Appearance	
<p>PO 1.1</p> <p>Advertisements are compatible and integrated with the design of the building and/or land they are located on.</p>	<p>DTS/DPF 1.1</p> <p>Advertisements attached to a building:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (i) are flush with a wall (ii) do not have any part rising above parapet height (iii) are not attached to the roof of the building. (d) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (e) if attached to a two-storey building, have no part located above the finished floor level of the second storey of the building (f) where they are flush with a wall, do not, in combination with any other existing sign, cover more than 15% of the building facade to which they are attached.
<p>PO 1.2</p> <p>Advertisements conceal their supporting structure.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>Advertising does not encroach on public land or the land of an adjacent allotment.</p>	<p>DTS/DPF 1.3</p> <p>Advertisements and/or advertising hoardings are contained within the boundaries of the site.</p>
<p>PO 1.4</p> <p>Where possible, advertisements on public land are integrated with existing structures and infrastructure.</p>	<p>DTS/DPF 1.4</p> <p>Advertisements on public land:</p> <ul style="list-style-type: none"> (a) achieves Advertisements DTS/DPF 1.1 or (b) are integrated with a bus shelter.
<p>PO 1.5</p> <p>Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality.</p>	<p>DTS/DPF 1.5</p> <p>None are applicable.</p>
Proliferation of Advertisements	
<p>PO 2.1</p> <p>Proliferation of advertisements is minimised to avoid visual clutter and untidiness.</p>	<p>DTS/DPF 2.1</p> <p>No more than one freestanding advertisement is displayed per occupancy.</p>
<p>PO 2.2</p> <p>Multiple business or activity advertisements are co-located and coordinated to avoid visual clutter and untidiness.</p>	<p>DTS/DPF 2.2</p> <p>Advertising of a multiple business or activity complex is located on a single advertisement fixture or structure.</p>

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Advertising Content	
<p>PO 3.1</p> <p>Advertisements are primarily limited to information relating to the lawful use of land they are located on to assist is the ready identification of the activity or activities on the land and have limited unrelated content that contributes to visual clutter and untidiness.</p>	<p>DTS/DPF 3.1</p> <p>Advertisements contain information limited to a lawful existing or proposed activity or activities on the same site as the advertisement.</p>
Amenity Impacts	
<p>PO 4.1</p> <p>Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers.</p>	<p>DTS/DPF 4.1</p> <p>Advertisements do not incorporate any illumination.</p>
Safety	
<p>PO 5.1</p> <p>Advertisements and/or advertising hoardings erected on a verandah or projecting from a building wall are designed and located to allow for safe and convenient pedestrian access.</p>	<p>DTS/DPF 5.1</p> <p>Advertisements have a minimum clearance of 2.5m between the top of the footpath and base of the underside of the sign.</p>
<p>PO 5.2</p> <p>Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.</p>	<p>DTS/DPF 5.2</p> <p>No advertisement illumination is proposed.</p>
<p>PO 5.3</p> <p>Advertisements and/or advertising hoardings do not create a hazard to drivers by:</p> <ul style="list-style-type: none"> (a) being liable to interpretation by drivers as an official traffic sign or signal (b) obscuring or impairing drivers' view of official traffic signs or signals (c) obscuring or impairing drivers' view of features of a road that are potentially hazardous (such as junctions, bends, changes in width and traffic control devices) or other road or rail vehicles at/or approaching level crossings. 	<p>DTS/DPF 5.3</p> <p>Advertisements are:</p> <ul style="list-style-type: none"> (a) not located in a public road or rail reserve (b) located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram  <p>The diagram illustrates a corner cut-off area at a road junction. A red hatched triangular area is shown at the corner, with a 4.5M dimension along the road edge and another 4.5M dimension along the property boundary. A dashed line indicates the 'Allotment Boundary' and another dashed line indicates the 'Road Reserve'.</p>
<p>PO 5.4</p> <p>Advertisements and/or advertising hoardings do not create a hazard by distracting drivers from the primary driving task at a location where the demands on driver concentration are high.</p>	<p>DTS/DPF 5.4</p> <p>Advertisements and/or advertising hoardings are not located along or adjacent to a road having a speed limit of 80km/h or more.</p>
<p>PO 5.5</p> <p>Advertisements and/or advertising hoardings provide sufficient clearance from the road carriageway to allow for safe and convenient movement by all road users.</p>	<p>DTS/DPF 5.5</p> <p>Where the advertisement or advertising hoarding is:</p> <ul style="list-style-type: none"> (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

	<p>least 5.5m from the edge of the seal</p> <p>(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:</p> <ul style="list-style-type: none"> (a) 10 km/h road - 14m (b) 100 km/h road - 13m (c) 90 km/h road - 10m (d) 70 or 80 km/h road - 8.5m.
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Animal Keeping and Horse Keeping

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Animal keeping, horse keeping and associated activities do not create adverse impacts on the environment or the amenity of the locality.	DTS/DPF 1.1 None are applicable.
PO 1.2 Animal keeping and horse keeping is located and managed to minimise the potential transmission of disease to other operations where animals are kept.	DTS/DPF 1.2 None are applicable.
Horse Keeping	
PO 2.1 Water from stable wash-down areas is directed to appropriate absorption areas and/or drainage pits to minimise pollution of land and water.	DTS/DPF 2.1 None are applicable.
PO 2.2 Stables, horse shelters or associated yards are sited appropriate distances away from sensitive receivers and/or allotments in other ownership to avoid adverse impacts from dust, erosion and odour.	DTS/DPF 2.2 Stables, horse shelters and associated yards are sited in accordance with the following: <ul style="list-style-type: none"> (a) 30m or more from any sensitive receivers (existing or approved) on land in other ownership (b) where an adjacent allotment is vacant and in other ownership, 30m or more from the boundary of that allotment.
PO 2.3 All areas accessible to horses are separated from septic tank effluent disposal areas to protect the integrity of that system. Stable flooring is constructed with an impervious material to facilitate regular cleaning.	DTS/DPF 2.3 Septic tank effluent disposal areas are enclosed with a horse-proof barrier such as a fence to exclude horses from this area.
PO 2.4 To minimise environmental harm and adverse impacts on water resources, stables, horse shelters and associated yards are appropriately set back from a watercourse.	DTS/DPF 2.4 Stables, horse shelters and associated yards are set back 50m or more from a watercourse.
PO 2.5 Stables, horse shelters and associated yards are located on slopes that are stable to minimise the risk of soil erosion and water runoff.	DTS/DPF 2.5 Stables, horse shelters and associated yards are not located on land with a slope greater than 10% (1-in-10).
Kennels	
PO 3.1 Kennel flooring is constructed with an impervious material to	DTS/DPF 3.1 The floors of kennels are:

facilitate regular cleaning.	<ul style="list-style-type: none"> (a) constructed of impervious concrete (b) designed to be self-draining when washed down.
<p>PO 3.2</p> <p>Kennels and exercise yards are 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 (b) orientating openings away from sensitive receivers. 	<p>DTS/DPF 3.2</p> <p>Kennels are sited 500m or more from the nearest sensitive receiver 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 receivers from animal behaviour.</p>	<p>DTS/DPF 3.3</p> <p>Kennels are sited in association with a permanent dwelling on the land.</p>
Wastes	
<p>PO 4.1</p> <p>Storage of manure, used litter and other wastes (other than wastewater 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 (c) be located outside 1% AEP flood event areas. 	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>

Aquaculture

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land-based Aquaculture	
<p>PO 1.1</p> <p>Land-based aquaculture and associated components are sited and designed to mitigate adverse impacts on nearby sensitive receivers.</p>	<p>DTS/DPF 1.1</p> <p>Land-based aquaculture and associated components are located:</p> <ul style="list-style-type: none"> (a) 200m or more from a sensitive receiver in other ownership (b) 500m or more from the boundary of a zone primarily intended to accommodate sensitive receivers.
<p>PO 1.2</p> <p>Land-based aquaculture and associated components are sited and designed to prevent surface flows from entering ponds in a 1% AEP sea flood level event.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>Land-based aquaculture and associated components are sited and designed to prevent pond leakage that would pollute groundwater.</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
<p>PO 1.4</p> <p>Land-based aquaculture and associated components are sited and designed to prevent farmed species escaping and entering into any waters.</p>	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>
<p>PO 1.5</p> <p>Land-based aquaculture and associated components, including intake and discharge pipes, are designed to minimise the need to traverse sensitive areas to minimise impact on the natural environment.</p>	<p>DTS/DPF 1.5</p> <p>None are applicable.</p>
<p>PO 1.6</p> <p>Pipe inlets and outlets associated with land-based aquaculture are sited and designed to minimise the risk of disease transmission.</p>	<p>DTS/DPF 1.6</p> <p>None are applicable.</p>
<p>PO 1.7</p> <p>Storage areas associated with aquaculture activity are integrated with the use of the land and sited and designed to minimise their visual impact on the surrounding environment.</p>	<p>DTS/DPF 1.7</p> <p>None are applicable.</p>
Marine Based Aquaculture	
<p>PO 2.1</p> <p>Marine aquaculture is sited and designed to minimise its 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 	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>

<p>(a) marine habitats and ecosystems.</p>	
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<p>PO 2.2</p> <p>Marine aquaculture is sited in areas with adequate water current to disperse sediments and dissolve particulate wastes to prevent the build-up of waste that may cause environmental harm.</p>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
<p>PO 2.3</p> <p>Marine aquaculture is designed to not involve discharge of human waste on the site, on any adjacent land or into nearby waters.</p>	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>
<p>PO 2.4</p> <p>Marine aquaculture (other than inter-tidal aquaculture) is located an appropriate distance seaward of the high water mark.</p>	<p>DTS/DPF 2.4</p> <p>Marine aquaculture development is located 100m or more seaward of the high water mark.</p>
<p>PO 2.5</p> <p>Marine aquaculture is sited and designed to not 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 (d) areas of high tourism value (e) areas of important regional or state economic activity, including commercial ports, wharfs and jetties (f) the operation of infrastructure facilities including inlet and outlet pipes associated with the desalination of sea water. 	<p>DTS/DPF 2.5</p> <p>None are applicable.</p>
<p>PO 2.6</p> <p>Marine aquaculture is sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment.</p>	<p>DTS/DPF 2.6</p> <p>None are applicable.</p>
<p>PO 2.7</p> <p>Marine aquaculture is designed to be as unobtrusive as practicable by incorporating measures such as:</p> <ul style="list-style-type: none"> (a) using feed hoppers that are painted in subdued colours and suspended as close as possible to the water surface (b) positioning structures to protrude the minimum distance practicable above the water surface (c) avoiding the use of shelters and structures above cages and platforms unless necessary to exclude predators and protected species from interacting with the farming structures and/or stock inside the cages, or for safety reasons (d) positioning racks, floats and other farm structures in unobtrusive locations from the shoreline. 	<p>DTS/DPF 2.7</p> <p>None are applicable.</p>
<p>PO 2.8</p> <p>Access, launching and maintenance facilities utilise existing established roads, tracks, ramps and paths to or from the sea</p>	<p>DTS/DPF 2.8</p> <p>None are applicable.</p>

where possible.

<p>PO 2.9</p> <p>Access, launching and maintenance facilities are developed as common user facilities and are co-located where practicable to mitigate adverse impacts on coastal areas.</p>	<p>DTS/DPF 2.9</p> <p>None are applicable.</p>
<p>PO 2.10</p> <p>Marine aquaculture is sited to minimise potential impacts on, and to protect the integrity of, reserves under the <i>National Parks and Wildlife Act 1972</i>.</p>	<p>DTS/DPF 2.10</p> <p>Marine aquaculture is located 1000m or more seaward of the boundary of any reserve under the <i>National Parks and Wildlife Act 1972</i>.</p>
<p>PO 2.11</p> <p>Onshore storage, cooling and processing facilities do not impair the coastline and its visual amenity and are:</p> <ul style="list-style-type: none"> (a) sited, designed, landscaped and developed at a scale that minimise any adverse visual impact on the coastal landscape (b) sited and designed with appropriate vehicular access arrangements (c) incorporate appropriate waste treatment and disposal. 	<p>DTS/DPF 2.11</p> <p>None are applicable.</p>
Navigation and Safety	
<p>PO 3.1</p> <p>Marine aquaculture sites are suitably marked to maintain navigational safety.</p>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>PO 3.2</p> <p>Marine aquaculture is sited to provide adequate separation between farms for safe navigation.</p>	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>
Environmental Management	
<p>PO 4.1</p> <p>Marine aquaculture is maintained to prevent hazards to people and wildlife, including breeding grounds and habitats of native marine mammals and terrestrial fauna, especially migratory species.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>Marine aquaculture is designed to facilitate the relocation or removal of structures in the case of emergency such as oil spills, algal blooms and altered water flows.</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>PO 4.3</p> <p>Marine aquaculture provides for progressive or future reclamation of disturbed areas ahead of, or upon, decommissioning.</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>
<p>PO 4.4</p> <p>Aquaculture operations incorporate measures to ensure satisfactory removal and disposal of litter, disused material, shells,</p>	<p>DTS/DPF 4.4</p> <p>None are applicable.</p>

debris, detritus, dead animals and animal waste to prevent pollution of waters, wetlands, or the nearby coastline.	
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Beverage Production in Rural Areas

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Odour and Noise	
PO 1.1 Beverage production activities are designed and sited to minimise odour impacts on rural amenity.	DTS/DPF 1.1 None are applicable.
PO 1.2 Beverage production activities are designed and sited to minimise noise impacts on sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Fermentation, distillation, manufacturing, storage, packaging and bottling activities occur within enclosed buildings.	DTS/DPF 1.3 None are applicable.
PO 1.4 Breweries are designed to minimise odours emitted during boiling and fermentation stages of production.	DTS/DPF 1.4 Brew kettles are fitted with a vapour condenser.
PO 1.5 Beverage production solid wastes are stored in a manner that minimises odour impacts on sensitive receivers in other ownership.	DTS/DPF 1.5 Solid waste from beverage production is collected and stored in sealed containers and removed from the site within 48 hours.
Water Quality	
PO 2.1 Beverage production wastewater management systems (including wastewater irrigation) are set back from watercourses to minimise adverse impacts on water resources.	DTS/DPF 2.1 Wastewater management systems are set back 50m or more from the banks of watercourses and bores.
PO 2.2 Water resources are protected from pollution by ensuring development does not involve the storage or disposal of chemicals or hazardous substances in a manner that would pose a water pollution risk.	DTS/DPF 2.2 None are applicable.
PO 2.3 Stormwater runoff from areas subject to contamination by beverage production activities (including vehicle movements and machinery operations) is drained to an onsite stormwater treatment system.	DTS/DPF 2.3 None are applicable.
PO 2.4 Stormwater runoff from areas not likely to be subject to contamination by beverage production and associated activities (such as roof catchments and clean hard-paved surfaces) is diverted away from beverage production areas and wastewater	DTS/DPF 2.4 None are applicable.

management systems.	
Wastewater Irrigation	
<p>PO 3.1</p> <p>Beverage production wastewater irrigation systems are designed and located to not contaminate soil and surface and ground water resources or damage crops.</p>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>PO 3.2</p> <p>Beverage production wastewater irrigation systems are designed and located to minimise impact on amenity and avoid spray drift onto adjoining land.</p>	<p>DTS/DPF 3.2</p> <p>Beverage production wastewater is not irrigated within 50m of any dwelling in other ownership.</p>
<p>PO 3.3</p> <p>Beverage production wastewater is not irrigated onto:</p> <ul style="list-style-type: none"> (a) waterlogged areas (b) land within 50m of a creek, swamp or domestic or stock water bore (c) land subject to flooding (d) steeply sloping land (e) rocky or highly permeable soil overlaying an unconfined aquifer. 	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>

Bulk Handling and Storage Facilities

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
<p>PO 1.1</p> <p>Bulk handling and storage facilities are sited and designed to minimise risks of adverse air quality and noise impacts on sensitive receivers.</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 from sensitive receivers:</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 (including sea-port grain terminals), where the handling of these materials into or from vessels does not exceed 100 tonnes per day: 300m or more from residential premises not associated with the facility (b) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility: 300m or more from residential premises not associated with the facility (c) bulk petroleum storage involving individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1,000 cubic metres: 500m or more (d) coal handling with: <ul style="list-style-type: none"> a. capacity up to 1 tonne per day or a storage capacity up to 50 tonnes: 500m or more b. capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes: 1000m or more.
Buffers and Landscaping	
<p>PO 2.1</p> <p>Bulk handling and storage facilities incorporate a buffer area for the establishment of dense landscaping adjacent road frontages.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p> <p>Bulk handling and storage facilities incorporate landscaping to assist with screening and dust filtration.</p>	<p>DTS/DPF 2.2</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 are designed and surfaced to control dust emissions and prevent drag out of material from the site.</p>	<p>DTS/DPF 3.1</p> <p>Roadways and vehicle parking areas are sealed with an all-weather surface.</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) incorporate catchment devices to avoid the release of materials into adjacent waters.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>

Clearance from Overhead Powerlines

Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.	DTS/DPF 1.1 One of the following is satisfied: <ul style="list-style-type: none"> (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 aboveground powerlines adjoining the site that are the subject of the proposed development.

Design

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development is: <ul style="list-style-type: none"> (a) contextual - responds to its natural surroundings and positively contributes to the character of the immediate area (b) durable - is fit for purpose, adaptable and long lasting (c) inclusive - integrates landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and also promotes the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors (d) sustainable - integrates sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All development	
External Appearance	
PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	DTS/DPF 1.1 None are applicable.
PO 1.2 Where zero or minor setbacks are desirable, development provides shelter over footpaths to positively contribute to the walkability and comfort of the public realm.	DTS/DPF 1.2 None are applicable.
PO 1.3 Buildings (other than ancillary buildings, group dwellings or buildings on a battle-axe allotment) are designed so that the main façade faces the primary street frontage.	DTS/DPF 1.3 None are applicable.
PO 1.4 Plant, exhaust and intake vents and other technical equipment is integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: <ul style="list-style-type: none"> (a) positioning plant and equipment in unobtrusive locations viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses. 	DTS/DPF 1.4 Development does not incorporate any structures that protrude beyond the roofline.
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.
Safety	
PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is designed to differentiate public, communal and private areas.	DTS/DPF 2.2 None are applicable.

<p>PO 2.3</p> <p>Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.</p>	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>
<p>PO 2.4</p> <p>Development at street level is designed to maximise opportunities for passive surveillance of adjacent public realm.</p>	<p>DTS/DPF 2.4</p> <p>None are applicable.</p>
<p>PO 2.5</p> <p>Common areas and entry points of buildings (such as the foyer areas of residential buildings), and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.</p>	<p>DTS/DPF 2.5</p> <p>None are applicable.</p>
<p>Landscaping</p>	
<p>PO 3.1</p> <p>Soft landscaping and tree planting is incorporated to:</p> <ul style="list-style-type: none"> (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes. 	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>Environmental Performance</p>	
<p>PO 4.1</p> <p>Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>PO 4.3</p> <p>Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>
<p>Water Sensitive Design</p>	
<p>PO 5.1</p> <p>Development is sited and designed to maintain natural hydrological systems without negatively impacting:</p> <ul style="list-style-type: none"> (a) the quantity and quality of surface and groundwater (b) the depth and directional flow of surface and groundwater (c) the quality and function of natural springs. 	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>

On-site Waste Treatment Systems	
<p>PO 6.1</p> <p>Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.</p>	<p>DTS/DPF 6.1</p> <p>Effluent disposal drainage areas do not:</p> <ul style="list-style-type: none"> (a) encroach within an area used as private open space or result in less private open space than that specified in Design [Residential Development - Private Open Space] DTS/DPF 15.1 (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking [Vehicle Parking Rates] DTS/DPF 5.1.
Carparking Appearance	
<p>PO 7.1</p> <p>Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the street scape.</p>	<p>DTS/DPF 7.1</p> <p>The protrusion of undercroft car parks does not exceed 1.2m above finished ground level and is screened through appropriate plantings, except in a location or zone where a continuous ground floor façade aligned with the front property boundary is desired.</p>
<p>PO 7.2</p> <p>Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, and screen fenced.</p>	<p>DTS/DPF 7.2</p> <p>None are applicable.</p>
<p>PO 7.3</p> <p>Pedestrian connections are safe, legible, direct and accessible and are provided between parking areas and the development.</p>	<p>DTS/DPF 7.3</p> <p>None are applicable.</p>
<p>PO 7.4</p> <p>Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.</p>	<p>DTS/DPF 7.4</p> <p>None are applicable.</p>
<p>PO 7.5</p> <p>Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.</p>	<p>DTS/DPF 7.5</p> <p>None are applicable.</p>
<p>PO 7.6</p> <p>Vehicle parking areas and associated driveways are landscaped to shade and positively contribute to amenity.</p>	<p>DTS/DPF 7.6</p> <p>None are applicable.</p>
<p>PO 7.7</p> <p>Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.</p>	<p>DTS/DPF 7.7</p> <p>None are applicable.</p>

Earthworks and sloping land	
<p>PO 8.1</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 8.1</p> <p>Development does not involve:</p> <ul style="list-style-type: none"> (a) excavation exceeding a vertical height of 1m or (b) filling exceeding a vertical height of 1m or (c) a total combined excavation and filling vertical height of 2m or more.
<p>PO 8.2</p> <p>Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8).</p>	<p>DTS/DPF 8.2</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):</p> <ul style="list-style-type: none"> (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
<p>PO 8.3</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):</p> <ul style="list-style-type: none"> (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land. 	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>
<p>PO 8.4</p> <p>Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on-site drainage systems to minimise erosion.</p>	<p>DTS/DPF 8.4</p> <p>None are applicable.</p>
<p>PO 8.5</p> <p>Development does not occur on land at risk of landslip or increases the potential for landslip or land surface instability.</p>	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>
Fences and Walls	
<p>PO 9.1</p> <p>Fences, walls and retaining walls are of sufficient height to maintain privacy and security without unreasonably impacting the visual amenity and adjoining land's access to sunlight or the amenity of public places.</p>	<p>DTS/DPF 9.1</p> <p>None are applicable.</p>
<p>PO 9.2</p> <p>Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual impacts.</p>	<p>DTS/DPF 9.2</p> <p>A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.</p>

Residential development	
Fenestration and passive surveillance	
PO 10.1 Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 10.1 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room (b) has an aggregate window area of at least 2m ² facing the primary street.
Outlook and amenity	
PO 11.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 11.1 The primary living room of a dwelling incorporates a window with an outlook towards the street frontage or private open space.
PO 11.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	DTS/DPF 11.2 None are applicable.
Ancillary Development	
PO 12.1 Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.	DTS/DPF 12.1 None are applicable.
PO 12.2 Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision or car parking requirements and do not result in over-development of the site.	DTS/DPF 12.2 None are applicable.
PO 12.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa is positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.	DTS/DPF 12.3 The pump and/or filtration system is ancillary to a dwelling erected on the same site and is: (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
Garage appearance	
PO 13.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling.	DTS/DPF 13.1 Garages and carports facing a street: (a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street

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| | <ul style="list-style-type: none">(c) have a garage door / opening not exceeding 7m in width(d) have a garage door /opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street. |
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Massing	
<p>PO 13.2</p> <p>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p>	<p>DTS/DPF 13.2</p> <p>None are applicable</p>
Dwelling additions	
<p>PO 13.3</p> <p>Dwelling additions are sited and designed to not detract from the streetscape or amenity of adjoining properties and do not impede on-site functional requirements.</p>	<p>DTS / DPF 13.3</p> <p>Dwelling additions:</p> <ul style="list-style-type: none"> (a) are not constructed, added to or altered so that any part is situated closer to a public street (b) do not result in: <ul style="list-style-type: none"> (i) excavation exceeding a vertical height of 1m (ii) filling exceeding a vertical height of 1m (iii) a total combined excavation and filling vertical height of 2m or more (iv) less Private Open Space than specified in Design [Residential Development - Private Open Space] DTS / DPF 15.1 (v) less on-site parking than specified in Transport Access and Parking [Vehicle Parking Rates] DTS / DPF 5.1 (vi) upper level windows facing side or rear boundaries unless: <ul style="list-style-type: none"> A. they are permanently obscured to a height of 1.5m above finished floor level that is fixed or not capable of being opened more than 200mm or B. have sill heights greater than or equal to 1.5m above finished floor level or C. incorporate screening to a height of 1.5m above finished floor level (vii) balconies or terraces on upper building levels (unless permanently obscured to a height of 1.7m above finished floor level) other than where the longest side of the balcony will face a road (including any road reserve) or reserve (including land held as open space) that is at least 15m wide in all places faced by the balcony.
Overlooking / Visual Privacy	
<p>PO 14.1</p> <p>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of other dwellings.</p>	<p>DTS/DPF 14.1</p> <p>Upper level windows facing side or rear boundaries shared with another residential allotment/site:</p> <ul style="list-style-type: none"> (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm or (b) have sill heights greater than or equal to 1.5m above finished floor level or (c) incorporate screening to a height of 1.5m above finished floor level.

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<p>PO 14.2</p> <p>Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of other dwellings.</p>	<p>DTS/DPF 14.2</p> <p>All sides of balconies or terraces on upper building levels are permanently obscured to a height of 1.7m above finished floor level, other than where the longest side of the balcony will face a road (including any road reserve) or reserve (including land held as open space) that is at least 15m wide in all places faced by the balcony.</p>
<p>Private Open Space</p>	
<p>PO 15.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 15.1</p> <p>Private open space is provided in accordance with Design Table 1 - Private Open Space.</p>
<p>Water Sensitive Design</p>	
<p>PO 16.1</p> <p>Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.</p>	<p>DTS/DPF 16.1</p> <p>Residential development creating a common driveway / access achieves the following stormwater runoff outcomes:</p> <ul style="list-style-type: none"> (a) 80 per cent reduction in average annual total suspended solids (b) 60 per cent reduction in average annual total phosphorus (c) 45 per cent reduction in average annual total nitrogen.
<p>PO 16.2</p> <p>Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.</p>	<p>DTS/DPF 16.2</p> <p>Development creating a common driveway / access:</p> <ul style="list-style-type: none"> (a) maintains the pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 18.1% AEP 30-minute storm and the stormwater runoff time to peak is not increased or captures and retains the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for an 18.1% AEP 30-minute storm; and (b) manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of buildings.
<p>Car parking, access and manoeuvrability</p>	
<p>PO 17.1</p> <p>Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 17.1</p> <p>Covered parking spaces are enclosed by fencing, walls or other obstructions with the following internal dimensions:</p> <ul style="list-style-type: none"> (a) single parking spaces: <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width parking spaces: <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 5.5m (iii) minimum garage door width of 2.4m per space.

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<p>PO 17.2</p> <p>Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 17.2</p> <p>Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m
<p>PO 17.3</p> <p>Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages, domestic waste collection and on-street parking.</p>	<p>DTS/DPF 17.3</p> <p>Driveways and access points on sites with a frontage to a public road of 12m or less have a single access point with a maximum width of 3.2m measured at the property boundary.</p>
<p>PO 17.4</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 17.4</p> <p>Vehicle access to designated car parking spaces:</p> <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) where newly proposed: <ul style="list-style-type: none"> (i) is set back 6m or more from the tangent point of an intersection of 2 or more roads or a pedestrian-actuated crossing (ii) does not involve the removal or relocation of mature street trees, street furniture or utility infrastructure services.
<p>PO 17.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 17.5</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1:4 on average (b) they are aligned relative to the street boundary so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the street boundary (c) if located to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site
<p>PO 17.6</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 17.6</p> <p>Where on-street parking is available directly adjacent the site, parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> (a) minimum 0.33 on-street spaces per proposed dwellings (rounded up to the nearest whole number) (b) minimum car park length of 5.5m.

<p>PO 18.1</p> <p>Provision is made for the convenient storage of waste bins in a location screened from public view.</p>	<p>DTS/DPF 18.1</p> <p>None are applicable.</p>										
<p>Design of Transportable Dwellings</p>											
<p>PO 19.1</p> <p>The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.</p>	<p>DTS/DPF 19.1</p> <p>Buildings:</p> <ul style="list-style-type: none"> (a) are not transportable or (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building façade. 										
<p>Group dwelling, residential flat buildings and battle-axe development</p>											
<p>Amenity</p>											
<p>PO 20.1</p> <p>Dwellings are of a suitable size to accommodate a layout that is well organised and provides a high standard of amenity for occupants.</p>	<p>DTS/DPF 20.1</p> <p>Dwellings have a minimum internal floor area in accordance with the following table:</p> <table border="1" data-bbox="831 922 1520 1469"> <thead> <tr> <th data-bbox="831 922 1177 1010">Number of bedrooms</th> <th data-bbox="1177 922 1520 1010">Minimum internal floor area</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 1010 1177 1097">Studio</td> <td data-bbox="1177 1010 1520 1097">35m²</td> </tr> <tr> <td data-bbox="831 1097 1177 1184">1 bedroom</td> <td data-bbox="1177 1097 1520 1184">50m²</td> </tr> <tr> <td data-bbox="831 1184 1177 1272">2 bedroom</td> <td data-bbox="1177 1184 1520 1272">65m²</td> </tr> <tr> <td data-bbox="831 1272 1177 1469">3+ bedrooms</td> <td data-bbox="1177 1272 1520 1469">80m² and any dwelling over 3 bedrooms provides and additional 15m² for every additional bedroom</td> </tr> </tbody> </table>	Number of bedrooms	Minimum internal floor area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	65m ²	3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides and additional 15m ² for every additional bedroom
Number of bedrooms	Minimum internal floor area										
Studio	35m ²										
1 bedroom	50m ²										
2 bedroom	65m ²										
3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides and additional 15m ² for every additional bedroom										
<p>PO 20.2</p> <p>The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.</p>	<p>DTS/DPF 20.2</p> <p>None are applicable.</p>										
<p>PO 20.3</p> <p>Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented to towards adjoining properties.</p>	<p>DTS/DPF 20.3</p> <p>None are applicable.</p>										
<p>Communal Open Space</p>											
<p>PO 21.1</p> <p>Communal open space is 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</p>	<p>DTS/DPF 21.1</p> <p>None are applicable.</p>										

not ordinarily provided.

Carparking, access and manoeuvrability	
<p>PO 22.1</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 22.1</p> <p>Where on-street parking is available directly adjacent the site, parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> (a) minimum 0.33 on-street car parks per proposed dwellings (rounded up to the nearest whole number) (b) minimum car park length of 6m.
<p>PO 22.2</p> <p>The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.</p>	<p>DTS/DPF 22.2</p> <p>Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.</p>
<p>PO 22.3</p> <p>Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.</p>	<p>DTS/DPF 22.3</p> <p>Driveways that service more than one dwelling:</p> <ul style="list-style-type: none"> (a) have a minimum width of 3m (b) where the driveway length exceeds 30m: <ul style="list-style-type: none"> (i) incorporate at least one passing point with a minimum width of 5.5m and a minimum length of 6m (ii) locate the passing point in DTS/DPF 24.3(b)(i) within 12m of the primary street boundary and incorporate an additional passing point at least every 30m thereafter.
<p>PO 22.4</p> <p>Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement.</p>	<p>DTS/DPF 22.4</p> <p>Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m.</p>
<p>PO 22.5</p> <p>Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.</p>	<p>DTS/DPF 22.5</p> <p>Driveways providing access to more than one dwelling allow a B85 passenger vehicle to:</p> <ul style="list-style-type: none"> (a) enter and exit the site in a forward direction (b) undertake all manoeuvring through circulation around the site of no more than a 3 point turn.
<p>PO 22.6</p> <p>Dwellings are adequately separated from common driveways and manoeuvring areas.</p>	<p>DTS/DPF 22.6</p> <p>Vehicle movement paths required to achieve DTS 22.5 are at least 1.5m from habitable room windows of dwellings.</p>
Soft Landscaping	
<p>PO 23.1</p> <p>Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.</p>	<p>DTS/DPF 23.1</p> <p>Other than where located directly in front of a garage or a building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.</p>

PO 23.2

Soft landscaping is provided that improves the appearance of common driveways.

DTS/DPF 23.2

Where a common driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point required in DTS 22.3).

Site Facilities / Waste Storage	
PO 24.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 24.1 None are applicable.
PO 24.2 Provision is made for suitable external clothes drying facilities.	DTS/DPF 24.2 None are applicable.
PO 24.3 Provision is made for suitable household waste and recyclable material storage facilities conveniently located from public view.	DTS/DPF 24.3 None are applicable.
PO 24.4 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 24.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 24.5 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	DTS/DPF 24.5 None are applicable.
PO 24.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 24.6 None are applicable.
Supported accommodation and retirement facilities	
Siting and Configuration	
PO 25.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	DTS/DPF 25.1 None are applicable.
Movement and Access	
PO 26.1 Development is designed to support safe and convenient access and movement for residents by providing: (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40 and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points.	DTS/DPF 26.1 None are applicable.
Communal Open Space	
PO 27.1	DTS/DPF 27.1

Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.

None are applicable.

<p>PO 27.2</p> <p>Communal open space is 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.</p>	<p>DTS/DPF 27.2</p> <p>None are applicable.</p>
<p>Site Facilities / Waste Storage</p>	
<p>PO 28.1</p> <p>Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles.</p>	<p>DTS/DPF 28.1</p> <p>None are applicable.</p>
<p>PO 28.2</p> <p>Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.</p>	<p>DTS/DPF 28.2</p> <p>None are applicable.</p>
<p>PO 28.3</p> <p>Provision is made for suitable external clothes drying facilities.</p>	<p>DTS/DPF 28.3</p> <p>None are applicable.</p>
<p>PO 28.4</p> <p>Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view.</p>	<p>DTS/DPF 28.4</p> <p>None are applicable.</p>
<p>PO 28.5</p> <p>Waste and recyclable material storage areas are located away from dwellings.</p>	<p>DTS/DPF 28.5</p> <p>Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.</p>
<p>PO 28.6</p> <p>Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.</p>	<p>DTS/DPF 28.6</p> <p>None are applicable.</p>
<p>PO 28.7</p> <p>Services including gas and water meters are conveniently located and screened from public view.</p>	<p>DTS/DPF 28.7</p> <p>None are applicable.</p>
<p>All non-residential development</p>	
<p>Water Sensitive Design</p>	
<p>PO 29.1</p> <p>Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to minimise pollutants entering stormwater.</p>	<p>DTS/DPF 29.1</p> <p>Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to achieve the following gross pollutant outcomes:</p> <p>(a) 90 per cent reduction of litter/gross pollutants compared to untreated stormwater runoff</p>

	(b) no visible oils/grease for flows up to the 4 EY (exceedances per year).
<p>PO 29.2</p> <p>Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.</p>	<p>DTS/DPF 29.2</p> <p>None are applicable.</p>
Wash-down and Waste Loading and Unloading	
<p>PO 30.1</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, vessels, plant or equipment 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 (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 (ii) a holding tank and its subsequent removal off-site on a regular basis. 	<p>DTS/DPF 30.1</p> <p>None are applicable.</p>
Flooding	
<p>PO 31.1</p> <p>Development is sited, designed and constructed to prevent the entry of floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.</p>	<p>DTS/DPF 31.1</p> <p>Development incorporates finished ground and floor levels not less than:</p> <p>In instances where no finished floor level value is specified, development incorporates a finished floor level at least 300mm above:</p> <ul style="list-style-type: none"> (a) the top of the kerb level of the primary street or (b) natural ground level where there is no kerb or (c) the height of a 1% AEP flood event <p>whichever is the greater.</p>

Table 1 - Private Open Space

Dwelling Type	Minimum Rate
Dwelling (at ground level)	Total area: 24m ² Minimum directly accessible from a living room : 16m ² with a minimum dimension 3m
Dwelling (above ground level)	Studio: 4m ² / minimum dimension 1.8m One bedroom: 8m ² / minimum dimension 2.1m Two bedroom dwelling: 11m ² / minimum dimension 2.4m Three + bedroom dwelling: 15m ² / minimum dimension 2.6m
Cabin or caravan (permanently fixed to the ground) in a residential park or a caravan and tourist park	Total area: 16m ² , which may be used as second car parking space, provided on each site intended for residential occupation.

Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development is: <ul style="list-style-type: none"> (a) contextual - by considering, recognising and carefully responding to its natural surroundings and positively contributing to the character of the immediate area (b) durable - fit for purpose, adaptable and long lasting (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
External Appearance	
PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	DTS/DPF 1.1 None are applicable.
PO 1.2 Where zero or minor setbacks are desirable, development provides shelter over footpaths to positively contribute to the walkability and comfort of the public realm.	DTS/DPF 1.2 None are applicable.
PO 1.3 Buildings (other than ancillary buildings, group dwellings or buildings on a battle-axe allotment) are designed so that the main façade faces the primary street frontage.	DTS/DPF 1.3 None are applicable.
PO 1.4 Plant, exhaust and intake vents and other technical equipment are integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: <ul style="list-style-type: none"> (a) positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses. 	DTS/DPF 1.4 Development does not incorporate any structures that protrude beyond the roofline.
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form), taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.
Safety	
PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is designed to differentiate public, communal and private areas.	DTS/DPF 2.2 None are applicable.

<p>PO 2.3</p> <p>Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.</p>	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>
<p>PO 2.4</p> <p>Development at street level is designed to maximise opportunities for passive surveillance of adjacent public realm.</p>	<p>DTS/DPF 2.4</p> <p>None are applicable.</p>
<p>PO 2.5</p> <p>Common areas and entry points of buildings (such as the foyer areas of residential buildings) and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.</p>	<p>DTS/DPF 2.5</p> <p>None are applicable.</p>
Landscaping	
<p>PO 3.1</p> <p>Soft landscaping and tree planting are incorporated to:</p> <ul style="list-style-type: none"> (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes. 	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
Environmental Performance	
<p>PO 4.1</p> <p>Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>PO 4.3</p> <p>Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>
Water Sensitive Design	
<p>PO 5.1</p> <p>Development is sited and designed to maintain natural hydrological systems without negatively impacting:</p> <ul style="list-style-type: none"> (a) the quantity and quality of surface and groundwater (b) the depth and directional flow of surface and groundwater (c) the quality and function of natural springs. 	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>

Car parking appearance	
<p>PO 6.1</p> <p>Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes.</p>	<p>DTS/DPF 6.1</p> <p>The protrusion of semi-basement and undercroft car parking structures does not exceed 1.2m above finished ground level and is screened through appropriate plantings, except in a location or zone where a continuous ground floor façade aligned with the front property boundary is desired.</p>
<p>PO 6.2</p> <p>Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.</p>	<p>DTS/DPF 6.2</p> <p>None are applicable.</p>
<p>PO 6.3</p> <p>Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.</p>	<p>DTS/DPF 6.3</p> <p>None are applicable.</p>
<p>PO 6.4</p> <p>Street-level vehicle parking areas incorporate tree planting to provide shade, reduce solar heat absorption and reflection.</p>	<p>DTS/DPF 6.4</p> <p>Vehicle parking areas that are open to the sky and comprise 10 or more car parking spaces include a shade tree with a mature canopy of 4m diameter spaced for each 10 car parking spaces provided and a landscaped strip on any road frontage of a minimum dimension of 1m.</p>
<p>PO 6.5</p> <p>Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.</p>	<p>DTS/DPF 6.5</p> <p>Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping with a minimum dimension of:</p> <ul style="list-style-type: none"> (a) 1m along all public road frontages and allotment boundaries (b) 1m between double rows of car parking spaces.
<p>PO 6.6</p> <p>Vehicle parking areas and associated driveways are landscaped to shade and positively contribute to amenity.</p>	<p>DTS/DPF 6.6</p> <p>None are applicable.</p>
<p>PO 6.7</p> <p>Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.</p>	<p>DTS/DPF 6.7</p> <p>None are applicable.</p>
Earthworks and sloping land	
<p>PO 7.1</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 7.1</p> <p>Development does not involve:</p> <ul style="list-style-type: none"> (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m

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

<p>PO 7.2</p> <p>Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land (with a gradient greater than 1 in 8).</p>	<p>DTS/DPF 7.2</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):</p> <ul style="list-style-type: none"> (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
<p>PO 7.3</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):</p> <ul style="list-style-type: none"> (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land. 	<p>DTS/DPF 7.3</p> <p>None are applicable.</p>
<p>PO 7.4</p> <p>Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.</p>	<p>DTS/DPF 7.4</p> <p>None are applicable.</p>
<p>PO 7.5</p> <p>Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.</p>	<p>DTS/DPF 7.5</p> <p>None are applicable.</p>
<p>Fences and walls</p>	
<p>PO 8.1</p> <p>Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight.</p>	<p>DTS/DPF 8.1</p> <p>None are applicable.</p>
<p>PO 8.2</p> <p>Landscaping is incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts.</p>	<p>DTS/DPF 8.2</p> <p>A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.</p>
<p>All Development - 4 or more Building Levels</p>	
<p>External Appearance</p>	
<p>PO 9.1</p> <p>Buildings positively contribute to the character of the local area by responding to local context.</p>	<p>DTS/DPF 9.1</p> <p>None are applicable.</p>
<p>PO 9.2</p> <p>Fine-grain detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale.</p>	<p>DTS/DPF 9.2</p> <p>None are applicable.</p>

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<p>PO 9.3</p> <p>Buildings are designed to reduce visual mass by breaking up building façades into distinct elements.</p>	<p>DTS/DPF 9.3</p> <p>None are applicable.</p>
<p>PO 9.4</p> <p>Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.</p>	<p>DTS/DPF 9.4</p> <p>None are applicable.</p>
<p>PO 9.5</p> <p>External materials and finishes are durable and age well to minimise ongoing maintenance requirements.</p>	<p>DTS/DPF 9.5</p> <p>Buildings utilise a combination of the following external materials and finishes:</p> <ul style="list-style-type: none"> (a) masonry (b) natural stone (c) pre-finished materials that minimise staining, discolouring or deterioration.
<p>PO 9.6</p> <p>Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages.</p>	<p>DTS/DPF 9.6</p> <p>Building street frontages incorporate:</p> <ul style="list-style-type: none"> (a) active uses such as shops or offices (b) prominent entry areas for multi-storey buildings (where it is a common entry) (c) habitable rooms of dwellings (d) areas of communal public realm with public art or the like, where consistent with the zone and/or subzone provisions.
<p>PO 9.7</p> <p>Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.</p>	<p>DTS/DPF 9.7</p> <p>Entrances to multi-storey buildings are:</p> <ul style="list-style-type: none"> (a) oriented towards the street (b) clearly visible and easily identifiable from the street and vehicle parking areas (c) designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses (d) provide shelter, a sense of personal address and transitional space around the entry (e) located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors (f) avoid the creation of potential areas of entrapment.
<p>PO 9.8</p> <p>Building services, plant and mechanical equipment are screened from the public realm.</p>	<p>DTS/DPF 9.8</p> <p>None are applicable.</p>
<p>Landscaping</p>	
<p>PO 10.1</p> <p>Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.</p>	<p>DTS/DPF 10.1</p> <p>Buildings provide a 4m by 4m deep soil space in front of the building to accommodate a medium to large tree, except where no building setback from front property boundaries is desired.</p>

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<p>PO 10.2</p> <p>Deep soil zones are provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the appearance of multi-storey buildings.</p>	<p>DTS/DPF 10.2</p> <p>Multi-storey development provides deep soil zones and incorporate trees at not less than the following rates, except in a location or zone where full site coverage is desired.</p> <table border="1" data-bbox="831 293 1520 909"> <thead> <tr> <th>Site area</th> <th>Minimum deep soil area</th> <th>Minimum dimension</th> <th>Tree / deep soil zones</th> </tr> </thead> <tbody> <tr> <td><300 m²</td> <td>10 m²</td> <td>1.5m</td> <td>1 small tree / 10 m² deep soil</td> </tr> <tr> <td>300-1500 m²</td> <td>7% site area</td> <td>3m</td> <td>1 medium tree / 30 m² deep soil</td> </tr> <tr> <td>>1500 m²</td> <td>7% site area</td> <td>6m</td> <td>1 large or medium tree / 60 m² deep soil</td> </tr> </tbody> </table> <p>Tree size and site area definitions</p> <table border="1" data-bbox="831 965 1520 1339"> <tbody> <tr> <td>Small tree</td> <td>4-6m mature height and <4m canopy spread</td> </tr> <tr> <td>Medium tree</td> <td>6-12m mature height and 4-8m canopy spread</td> </tr> <tr> <td>Large tree</td> <td>12m mature height and >8m canopy spread</td> </tr> <tr> <td>Site area</td> <td>The total area for development site, not average area per dwelling</td> </tr> </tbody> </table>	Site area	Minimum deep soil area	Minimum dimension	Tree / deep soil zones	<300 m ²	10 m ²	1.5m	1 small tree / 10 m ² deep soil	300-1500 m ²	7% site area	3m	1 medium tree / 30 m ² deep soil	>1500 m ²	7% site area	6m	1 large or medium tree / 60 m ² deep soil	Small tree	4-6m mature height and <4m canopy spread	Medium tree	6-12m mature height and 4-8m canopy spread	Large tree	12m mature height and >8m canopy spread	Site area	The total area for development site, not average area per dwelling
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<p>PO 10.3</p> <p>Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.</p>	<p>DTS/DPF 10.3</p> <p>None are applicable.</p>																								
<p>PO 10.4</p> <p>Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more storeys in height.</p>	<p>DTS/DPF 10.4</p> <p>Building elements of 3 or more storeys in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated.</p>																								
<p>Environmental</p>																									
<p>PO 11.1</p> <p>Development minimises detrimental micro-climatic impacts on adjacent land and buildings.</p>	<p>DTS/DPF 11.1</p> <p>None are applicable.</p>																								

<p>PO 11.2</p> <p>Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.</p>	<p>DTS/DPF 11.2</p> <p>None are applicable.</p>
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<p>PO 11.3</p> <p>Development of 5 or more storeys, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as:</p> <ul style="list-style-type: none"> (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street (b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas (c) the placement of buildings and use of setbacks to deflect the wind at ground level (d) avoiding tall shear facades that create windy conditions at street level. 	<p>DTS/DPF 11.3</p> <p>None are applicable.</p>
<p>Site Facilities / Waste Storage</p>	
<p>PO 12.1</p> <p>Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.</p>	<p>DTS/DPF 12.1</p> <p>None are applicable.</p>
<p>PO 12.2</p> <p>Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings.</p>	<p>DTS/DPF 12.2</p> <p>None are applicable.</p>
<p>PO 12.3</p> <p>Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.</p>	<p>DTS/DPF 12.3</p> <p>None are applicable.</p>
<p>PO 12.4</p> <p>Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.</p>	<p>DTS/DPF 12.4</p> <p>None are applicable.</p>
<p>PO 12.5</p> <p>For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate.</p>	<p>DTS/DPF 12.5</p> <p>None are applicable.</p>
<p>Car Parking</p>	
<p>PO 13.1</p> <p>Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings.</p>	<p>DTS/DPF 13.1</p> <p>Multi-level vehicle parking structures within buildings:</p> <ul style="list-style-type: none"> (a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages (b) incorporate facade treatments along major street frontages that are sufficiently enclosed and detailed to

complement adjacent buildings.

<p>PO 13.2</p> <p>Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.</p>	<p>DTS/DPF 13.2</p> <p>None are applicable.</p>
<p>All residential development</p>	
<p>External Appearance</p>	
<p>PO 14.1</p> <p>Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p>	<p>DTS/DPF 14.1</p> <p>Each dwelling with a frontage to a public street:</p> <ul style="list-style-type: none"> (a) includes at least one window facing the primary street from a habitable room (b) has an aggregate window area of at least 2m² facing the primary street.
<p>PO 14.2</p> <p>Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.</p>	<p>DTS/DPF 14.2</p> <p>Dwellings with a frontage to a public street have an entry door visible from the street boundary.</p>
<p>Outlook and Amenity</p>	
<p>PO 15.1</p> <p>Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 15.1</p> <p>The primary living room of a dwelling incorporates a window with an external outlook towards the street frontage or private open space.</p>
<p>PO 15.2</p> <p>Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.</p>	<p>DTS/DPF 15.2</p> <p>None are applicable.</p>
<p>Ancillary Development</p>	
<p>PO 16.1</p> <p>Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.</p>	<p>DTS/DPF 16.1</p> <p>Ancillary buildings and structures:</p> <ul style="list-style-type: none"> (a) are ancillary to a dwelling erected on the site (b) have a floor area not exceeding 60m² (c) are not 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) (d) in the case of a garage or carport, the garage or carport is set back at least 5.5m from the boundary of the primary street (e) not exceeding 7m or 50% of the site frontage (whichever is the lesser) when facing a primary street or secondary street (f) if situated on a boundary (not being a boundary with a primary street or secondary street), a length not exceeding

11m unless:

- (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and
 - (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
- (g) 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
- (h) 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
- (i) have a wall height or post height not exceeding 3m above natural ground level
- (j) have a roof height where no part of the roof is more than 5m above the natural ground level
- (k) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.

<p>PO 16.2</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 16.2</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 Design in Urban Areas [Private Open Space] DTS/DPF 20.1 (b) less on-site car parking than specified in Transport, Access and Parking [Vehicle Parking Rates] DTS / DPF 5.1
<p>PO 16.3</p> <p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.</p>	<p>DTS/DPF 16.3</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>Flooding</p>	
<p>PO 17.1</p> <p>Development sited, designed and constructed to prevent the entry of floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.</p>	<p>DTS/DPF 17.1</p> <p>Development incorporates finished ground and floor levels not less than:</p> <p>In instances where no finished floor level value is specified development incorporates a finished floor level at least 300mm above:</p> <ul style="list-style-type: none"> (a) the top of the kerb level of the primary street or (b) natural ground level where there is no kerb or (c) the height of a 1% AEP flood event <p>whichever is greatest.</p>
<p>Residential Development - 3 Building Levels or less</p>	
<p>External appearance</p>	
<p>PO 18.1</p> <p>Garaging is designed to not detract from the streetscape or appearance of a dwelling.</p>	<p>DTS/DPF 18.1</p> <p>Garages and carports facing a street:</p> <ul style="list-style-type: none"> (a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening width not exceeding 7m in width (d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line along a public street.
<p>PO 18.2</p>	<p>DTS/DPF 18.2</p>

Dwelling facades make a positive contribution to streetscapes and common areas by providing variation of light and shadow and creating a sense of depth.

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

- (a) a minimum of 30% of the façade is set back an additional 300mm from the primary building line
- (b) a porch or portico that projects at least 1m from the building façade that is open on at least 2 sides
- (c) a balcony that projects from the building façade
- (d) a verandah that projects at least 1m from the building façade
- (e) eaves surrounding the dwelling of a minimum 400mm width
- (f) a minimum 30% of the upper level projects forward from the lower level primary building line.

<p>PO 18.3</p> <p>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p>	<p>DTS/DPF 18.3</p> <p>Buildings of 2 or more building levels and a length exceeding 20m adjacent a secondary street or side boundary incorporate a step back of the building façade of more than 300mm for a minimum length of 1m, at least every 10m.</p>
<p>Overlooking / Visual Privacy</p>	
<p>PO 19.1</p> <p>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of other dwellings.</p>	<p>DTS/DPF 19.1</p> <p>Upper level windows facing side or rear boundaries shared with another residential allotment/site:</p> <ul style="list-style-type: none"> (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm or (b) have sill heights greater than or equal to 1.5m above finished floor level or (c) incorporate screening to a height of 1.5m above finished floor level.
<p>PO 19.2</p> <p>Development mitigates direct overlooking from balconies to habitable rooms and private open space of other dwellings.</p>	<p>DTS/DPF 19.2</p> <p>All sides of balconies or terraces on upper building levels are permanently obscured to a height of 1.7m above finished floor level, other than where the longest side of the balcony will face a road (including any road reserve) or reserve (including land held as open space) that is at least 15m wide in all places faced by the balcony.</p>
<p>Private Open Space</p>	
<p>PO 20.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 20.1</p> <p>Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.</p>
<p>PO 20.2</p> <p>Private open space is positioned to provide convenient access from internal living areas.</p>	<p>DTS/DPF 20.2</p> <p>Private open space is directly accessible from a habitable room, other than a bedroom or study.</p>
<p>PO 20.3</p> <p>Private open space is positioned and designed to:</p> <ul style="list-style-type: none"> (a) provide useable outdoor space that suits the needs of occupants (b) take advantage of desirable orientation and vistas (c) animate the street frontage by encouraging activity between buildings and public streets (d) adequately define public and private space when located forward of the building (e) prolong activity along street frontages by protecting against inclement weather. 	<p>DTS/DPF 20.3</p> <p>A portion of the private open space specified in DTS/DPF 20.1 can be provided forward of the primary building line where:</p> <ul style="list-style-type: none"> (a) the area is fenced to a maximum height of 1.8m (b) the area incorporates a verandah with a minimum dimension of 1.5m (c) an area is provided behind the primary building line that has the minimum dimensions identified in DTS/DPF 20.1

<p>PO 21.1</p> <p>Soft landscaping is incorporated into development to:</p> <ul style="list-style-type: none"> (a) minimise heat absorption and reflection (b) contribute shade and shelter (c) provide for stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes. 	<p>DTS/DPF 21.1</p> <p>Residential development incorporates areas for soft landscaping with a minimum dimension of 0.5m provided in accordance with the following:</p> <table border="1" data-bbox="917 313 1524 728"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th>Percentage of site</th> </tr> </thead> <tbody> <tr> <td><200</td> <td>15%</td> </tr> <tr> <td>201-450</td> <td>20%</td> </tr> <tr> <td>>450</td> <td>25%</td> </tr> </tbody> </table> <ul style="list-style-type: none"> (a) and (b) 25% of any land between the road boundary and the primary building line is provided for soft landscaping with a minimum dimension of 0.5m. 	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Percentage of site	<200	15%	201-450	20%	>450	25%																				
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<p>PO 21.2</p> <p>Tree planting is provided to:</p> <ul style="list-style-type: none"> (a) contribute shade and shelter (b) improve the outlook for occupants of buildings (c) reduce the visual mass of buildings (d) contribute to biodiversity (e) mitigate urban heat (f) improve the amenity and character of streetscapes and contribute to attractive vistas. 	<p>DTS/DPF 21.2</p> <p>Tree planting is provided in accordance with the following tables:</p> <table border="1" data-bbox="829 1086 1524 1456"> <thead> <tr> <th>Allotment size (m²)</th> <th>Tree size* and number required per dwelling</th> </tr> </thead> <tbody> <tr> <td><450</td> <td>1 small tree</td> </tr> <tr> <td>450-800</td> <td>1 medium tree</td> </tr> <tr> <td>>800</td> <td>1 large tree</td> </tr> </tbody> </table> <ul style="list-style-type: none"> (a) <p>*refer Table DTS/DPF 21.2 Tree Size</p> <table border="1" data-bbox="829 1556 1524 2116"> <thead> <tr> <th colspan="4">Table DTS/DPF 21.2 Tree Size</th> </tr> <tr> <th>Tree size</th> <th>Mature height</th> <th>Mature spread</th> <th>Minimum soil area</th> </tr> </thead> <tbody> <tr> <td>Small</td> <td>4-6 m</td> <td>2-4m</td> <td>10m² and min. dimension of 1.5m</td> </tr> <tr> <td>Medium</td> <td>6-12 m</td> <td>4-8 m</td> <td>30m² and min. dimension of 2m</td> </tr> <tr> <td>Large</td> <td>>12 m</td> <td>> 8m</td> <td>60m² and min. dimension of 4m</td> </tr> </tbody> </table>	Allotment size (m ²)	Tree size* and number required per dwelling	<450	1 small tree	450-800	1 medium tree	>800	1 large tree	Table DTS/DPF 21.2 Tree Size				Tree size	Mature height	Mature spread	Minimum soil area	Small	4-6 m	2-4m	10m ² and min. dimension of 1.5m	Medium	6-12 m	4-8 m	30m ² and min. dimension of 2m	Large	>12 m	> 8m	60m ² and min. dimension of 4m
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(b) The following discounts apply where existing trees are retained on the subject land that are not a species identified in Regulation 3F(4)(b):

Retained tree height	Retained tree spread	Retained soil area within development site	Discount applied
4-6m	<4m	10m ² and min. dimension of 1.5m	2 small
6-12m	4-8m	30m ² and min. dimension of 3m	2 medium
>12m	>8m	60m ² and min. dimension of 6m	2 large

(c) Trees can be replaced with smaller trees in accordance with the following rates:

Tree size*	Equivalent planting
Medium tree	2 small trees
Large tree	4 small trees or 2 medium trees

*refer Table DTS/DPF 21.2 Tree Size

Water Sensitive Design

PO 22.1

Residential development is designed to capture and re-use stormwater to:

- (a) maximise conservation of water resources
- (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded
- (c) manage stormwater runoff quality.

DTS/DPF 22.1

Residential development in the form of:

- (a) detached, semi-detached or row dwellings include a retention rainwater tank storage:
 - (i) connected to at least 80% of the roof area of the dwelling (for row dwellings) or at least 60% of the roof area of the dwelling (for detached and semi-detached dwellings)
 - (ii) connected to all toilets and either the laundry cold water outlets or hot water service
 - (iii) that has a minimum total capacity in accordance with Table 1
 - (iv) the roof is at least 80% of the impervious area

Table 1: Retention Rainwater Tank

Allotment size (m ²)	Minimum site perviousness	Minimum rainwater tank volume (L)	Additional site permeability discount opportunity	
			Minimum site perviousness	Minimum rainwater tank volume (L)
<200	15%	2000	-	-
201-400	20%	3000	30%	2000
401-500	25%	5000	35%	3000

- (b) battle-axe dwellings have driveways and pathways constructed of a minimum of 50% permeable or porous material and include a retention rainwater tank storage:
- (i) connected to at least 60% of the roof area of the dwelling
 - (ii) connected to all toilets and either the laundry cold water outlets or hot water service
 - (iii) that has a minimum total capacity in accordance with Table 2.

Table 2: Retention Rainwater Tank Option

Allotment size (m ²)	Site perviousness	Rainwater tank volume (L)
<200	15%	2000
201-400	20%	3000
401-500	25%	5000

Water sensitive urban design	
<p>PO 22.2</p> <p>Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.</p>	<p>DTS/DPF 22.2</p> <p>Residential development creating a common driveway / access achieves the following stormwater runoff outcomes:</p> <ul style="list-style-type: none"> (a) 80 per cent reduction in average annual total suspended solids (b) 60 per cent reduction in average annual total phosphorus (c) 45 per cent reduction in average annual total nitrogen.
<p>PO 22.3</p> <p>Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.</p>	<p>DTS/DPF 22.3</p> <p>Development creating a common driveway / access:</p> <ul style="list-style-type: none"> (a) maintains a pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 18.1% AEP 30-minute storm and the stormwater runoff time to peak is not increased or (b) captures and retains the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for a 18.1% AEP 30-minute storm and (c) manages up to and including the 1% AEP flood event to avoid flooding of buildings.
Car parking, access and manoeuvrability	
<p>PO 23.1</p> <p>Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 23.1</p> <p>Residential parking spaces are enclosed by fencing, walls or other obstructions with the following internal dimensions:</p> <ul style="list-style-type: none"> (a) single parking spaces: <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double parking spaces (side by side): <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 5.5m (iii) minimum garage door width of 2.4m per space.
<p>PO 23.2</p> <p>Uncovered car parking space are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 23.2</p> <p>Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.
<p>PO 23.3</p> <p>Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street</p>	<p>DTS/DPF 23.3</p> <p>Driveways and access points on sites with a frontage to a public road of 12m or less have a single access point with a maximum</p>

tree planting, domestic waste collection, landscaped street frontages and on-street parking.

width of 3.2m measured at the property boundary.

<p>PO 23.4</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 23.4</p> <p>Vehicle access to designated car parking spaces:</p> <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: <ul style="list-style-type: none"> (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from a street tree unless consent is provided from the tree owner (iii) 6m or more from the tangent point of an intersection of 2 or more roads or a pedestrian-actuated crossing.
<p>PO 23.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 23.5</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1:4 on average (b) they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the road boundary. (c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site
<p>PO 23.6</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 23.6</p> <p>Where on-street parking is available directly adjacent the site, parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> (a) minimum 0.33 on-street spaces per proposed dwellings (rounded up to the nearest whole number) (b) minimum car park length of 6m.
<p>Waste storage</p>	
<p>PO 24.1</p> <p>Provision is made for the convenient storage of waste bins in a location screened from public view.</p>	<p>DTS/DPF 24.1</p> <p>A waste bin storage area is provided behind the primary building line that:</p> <ul style="list-style-type: none"> (a) is capable of accommodating the domestic waste bins associated with the waste and recycling collection service for the site (b) can be accessed from the street for the purpose of moving waste bins from the storage location to the street for collection.
<p>Design of Transportable Buildings</p>	
<p>PO 25.1</p>	<p>DTS/DPF 25.1</p>

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

Buildings:

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

Residential Development - 4 or more Building Levels (including serviced apartments)	
Outlook and Visual Privacy	
<p>PO 26.1</p> <p>Ground level dwellings have a satisfactory short range visual outlook to public, communal or private open space.</p>	<p>DTS/DPF 26.1</p> <p>Buildings:</p> <ul style="list-style-type: none"> (a) provide a habitable room at ground or first level with a window facing toward the street (b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage.
<p>PO 26.2</p> <p>The visual privacy of ground level dwellings within multi-level buildings is protected.</p>	<p>DTS/DPF 26.2</p> <p>The finished floor level of ground level dwellings in multi-storey developments is raised by up to 1.2m.</p>
Private Open Space	
<p>PO 27.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 27.1</p> <p>Private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space.</p>
Apartment Amenity	
<p>PO 28.1</p> <p>Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces.</p>	<p>DTS/DPF 28.1</p> <p>Habitable rooms and balconies of independent dwellings and accommodation are separated by at least 6m from one another where there is a direct line of sight between them and 3m or more from a side or rear property boundary.</p>
<p>PO 28.2</p> <p>Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to:</p> <ul style="list-style-type: none"> (a) respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy (b) allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas. 	<p>DTS/DPF 28.2</p> <p>Balconies utilise a combination (or thereof) of the following design elements:</p> <ul style="list-style-type: none"> (a) sun screens (b) pergolas (c) louvres (d) green facades (e) openable walls.
<p>PO 28.3</p> <p>Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.</p>	<p>DTS/DPF 28.3</p> <p>Balconies open directly from a habitable room and incorporate:</p> <ul style="list-style-type: none"> (a) a minimum dimension of 2m or more and are well proportioned to accommodate a table and 2 chairs or (b) a minimum dimension of 2.4m and are well proportioned to accommodate a table and 4 chairs.
<p>PO 28.4</p> <p>Dwellings are provided with sufficient space for storage to meet likely occupant needs.</p>	<p>DTS/DPF 28.4</p> <p>Dwellings (not including student accommodation or serviced apartments) are provided with storage at the following rates with</p>

at least 50% or more of the storage volume to be provided within the dwelling:

- (a) studio: not less than 6m³
- (b) 1 bedroom dwelling / apartment: not less than 8m³
- (c) 2 bedroom dwelling / apartment: not less than 10m³
- (d) 3+ bedroom dwelling / apartment: not less than 12m³.

<p>PO 28.5</p> <p>Universal design features are incorporated to provide options for people living with disabilities or limited mobility and / or to facilitate ageing in place.</p>	<p>DTS/DPF 28.5</p> <p>None are applicable.</p>										
<p>Apartment Configuration</p>											
<p>PO 29.1</p> <p>Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity.</p>	<p>DTS/DPF 29.1</p> <p>Buildings containing in excess of 10 dwellings provide at least one of each of the following:</p> <ul style="list-style-type: none"> (a) studio (where there is no separate bedroom) (b) 1 bedroom dwelling / apartment with a floor area of at least 50m² (c) 2 bedroom dwelling / apartment with a floor area of at least 65m² (d) 3+ bedroom dwelling / apartment with a floor area of at least 80m², and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom. 										
<p>PO 29.2</p> <p>Dwellings located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible.</p>	<p>DTS/DPF 29.2</p> <p>None are applicable.</p>										
<p>Common Areas</p>											
<p>PO 30.1</p> <p>The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.</p>	<p>DTS/DPF 30.1</p> <p>Common corridor or circulation areas:</p> <ul style="list-style-type: none"> (a) have a minimum ceiling height of 2.7m (b) provide access to no more than 8 dwellings (c) incorporate a wider section of apartment entries where the corridors exceed 12m in length from a core. 										
<p>Group Dwellings, Residential Flat Buildings and Battle axe Development</p>											
<p>Amenity</p>											
<p>PO 31.1</p> <p>Dwellings are of a suitable size to provide high standard of amenity for occupants.</p>	<p>DTS/DPF 31.1</p> <p>Dwellings have a minimum internal floor area in accordance with the following table:</p> <table border="1" data-bbox="831 1715 1520 2128"> <thead> <tr> <th data-bbox="831 1715 1174 1800">Number of bedrooms</th> <th data-bbox="1174 1715 1520 1800">Minimum internal floor area</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 1800 1174 1888">Studio</td> <td data-bbox="1174 1800 1520 1888">35m²</td> </tr> <tr> <td data-bbox="831 1888 1174 1975">1 bedroom</td> <td data-bbox="1174 1888 1520 1975">50m²</td> </tr> <tr> <td data-bbox="831 1975 1174 2063">2 bedroom</td> <td data-bbox="1174 1975 1520 2063">65m²</td> </tr> <tr> <td data-bbox="831 2063 1174 2128">3+ bedrooms</td> <td data-bbox="1174 2063 1520 2128">80m² and any dwelling over 3</td> </tr> </tbody> </table>	Number of bedrooms	Minimum internal floor area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	65m ²	3+ bedrooms	80m ² and any dwelling over 3
Number of bedrooms	Minimum internal floor area										
Studio	35m ²										
1 bedroom	50m ²										
2 bedroom	65m ²										
3+ bedrooms	80m ² and any dwelling over 3										

		bedrooms provides and additional 15m ² for every additional bedroom
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<p>PO 31.2</p> <p>The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.</p>	<p>DTS/DPF 31.2</p> <p>None are applicable.</p>
<p>PO 31.3</p> <p>Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.</p>	<p>DTS/DPF 31.3</p> <p>None are applicable.</p>
Communal Open Space	
<p>PO 32.1</p> <p>Communal open space is 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.</p>	<p>DTS/DPF 32.1</p> <p>None are applicable.</p>
Car parking, access and manoeuvrability	
<p>PO 33.1</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 33.1</p> <p>Where on-street parking is available directly adjacent the site, parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> (a) 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number) (b) minimum car park length of 5.5m.
<p>PO 33.2</p> <p>The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.</p>	<p>DTS/DPF 33.2</p> <p>Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.</p>
<p>PO 33.3</p> <p>Residential driveways that service more than one dwelling of a dimension allow safe and convenient movement.</p>	<p>DTS/DPF 33.3</p> <p>Driveways that service more than one dwelling:</p> <ul style="list-style-type: none"> (a) have a minimum width of 3m (b) where the driveway length exceeds 30m: <ul style="list-style-type: none"> (i) incorporate at least one passing point with a minimum width of 5.5m and a minimum length of 6m (ii) locate the passing point in DTS/DPF 33.3(b)(i) within 12m of the primary street boundary and incorporate an additional passing point at least every 30m thereafter.
<p>PO 33.4</p> <p>Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.</p>	<p>DTS/DPF 33.4</p> <p>Driveways providing access to more than one dwelling allow a B85 passenger vehicle to:</p> <ul style="list-style-type: none"> (a) enter and exit the site in a forward direction (b) undertake all manoeuvring through circulation within the site of no more than a 3 point turn.

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PO 33.5 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 33.5 Vehicle movement paths required to achieve DTS/DPF 33.4 are at least 1.5m from habitable room windows of dwellings.
Soft landscaping	
PO 34.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF 34.1 Other than where located directly in front of a garage or building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
PO 34.2 Soft landscaping is provided that improves the appearance of common driveways.	DTS/DPF 34.2 Where a common driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point required in DTS 34.3).
Site Facilities / Waste Storage	
PO 35.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 35.1 None are applicable.
PO 35.2 Provision is made for suitable external clothes drying facilities.	DTS/DPF 35.2 None are applicable.
PO 35.3 Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from public view.	DTS/DPF 35.3 None are applicable.
PO 35.4 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 35.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 35.5 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	DTS/DPF 35.5 None are applicable.
PO 35.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 35.6 None are applicable.
Supported Accommodation and retirement facilities	
Siting and Configuration	
PO 36.1	DTS/DPF 36.1

Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.

None are applicable.

Movement and Access	
<p>PO 37.1</p> <p>Development 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 resting places (c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points. 	<p>DTS/DPF 37.1</p> <p>None are applicable.</p>
Communal Open Space	
<p>PO 38.1</p> <p>Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.</p>	<p>DTS/DPF 38.1</p> <p>None are applicable.</p>
<p>PO 38.2</p> <p>Communal open space is 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.</p>	<p>DTS/DPF 38.2</p> <p>None are applicable.</p>
Site Facilities / Waste Storage	
<p>PO 39.1</p> <p>Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric-powered vehicles.</p>	<p>DTS/DPF 39.1</p> <p>None are applicable.</p>
<p>PO 39.2</p> <p>Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.</p>	<p>DTS/DPF 39.2</p> <p>None are applicable.</p>
<p>PO 39.3</p> <p>Provision is made for suitable external clothes drying facilities.</p>	<p>DTS/DPF 39.3</p> <p>None are applicable.</p>
<p>PO 39.4</p> <p>Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view.</p>	<p>DTS/DPF 39.4</p> <p>None are applicable.</p>
<p>PO 39.5</p> <p>Waste and recyclable material storage areas are located away from dwellings.</p>	<p>DTS/DPF 39.5</p> <p>Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.</p>

<p>PO 39.6</p> <p>Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.</p>	<p>DTS/DPF 39.6</p> <p>None are applicable.</p>
<p>PO 39.7</p> <p>Services, including gas and water meters, are conveniently located and screened from public view.</p>	<p>DTS/DPF 39.7</p> <p>None are applicable.</p>
<p>Student Accommodation</p>	
<p>PO 40.1</p> <p>Student accommodation is designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of student life and promote social interaction.</p>	<p>DTS/DPF 40.1</p> <p>Student accommodation provides:</p> <ul style="list-style-type: none"> (a) a range of living options meet a variety of accommodation needs, such as one-bedroom, two-bedroom and disability access units (b) common or shared facilities enable a more efficient use of space, including: <ul style="list-style-type: none"> (i) shared cooking, laundry and external drying facilities (ii) internal and external communal and private open space provided in accordance with Design in Urban Areas [Private Open Space] DTS / DPF 22.1 (iii) common storage facilities at the rate of 8m³ for every 2 dwellings or students (iv) common on-site parking to meet anticipated demand in accordance with Transport, Access and Parking [Vehicle Parking Rates] DTS / DPF 5.1 (v) secure and sheltered bicycle parking at the rate of one space for every 2 students.
<p>PO 40.2</p> <p>Student accommodation is designed to provide easy adaptation of the building to accommodate an alternative use of the building in the event it is no longer required for student housing.</p>	<p>DTS/DPF 40.2</p> <p>None are applicable.</p>
<p>All non-residential development</p>	
<p>Water Sensitive Design</p>	
<p>PO 41.1</p> <p>Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems is designed to minimise pollutants entering stormwater.</p>	<p>DTS/DPF 41.1</p> <p>Development includes stormwater management systems designed to achieve the following pollutant reduction outcomes:</p> <ul style="list-style-type: none"> (a) 80 per cent reduction in average annual total suspended solids (b) 60 per cent reduction in average annual total phosphorus (c) 45 per cent reduction in average annual total nitrogen (d) 90 per cent reduction of litter/gross pollutants compared to untreated stormwater runoff (e) no visible oils/grease for flows up to the 4 EY (Exceedances per year).
<p>PO 41.2</p>	<p>DTS/DPF 41.2</p>

<p>Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.</p>	<p>None are applicable.</p>
<p>PO 41.3</p> <p>Development includes stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that development does not increase peak flows in downstream systems.</p>	<p>DTS/DPF 41.3</p> <p>Development includes stormwater management systems that:</p> <ul style="list-style-type: none"> (a) maintain a pre-development peak flow rate from the site, based upon a 0.35 runoff coefficient for the 5% AEP 30 minute storm, unless a lower performance measure is specified in an approved catchment based Stormwater Management Plan (b) maintains the stormwater runoff time to peak to match that of the pre-development (c) manages up to and including the 1% AEP flood event to avoid flooding of buildings.
<p>Wash-down and Waste Loading and Unloading</p>	
<p>PO 42.1</p> <p>Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, plant or equipment are:</p> <ul style="list-style-type: none"> (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) are designed to drain wastewater to either: <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 (ii) a holding tank and its subsequent removal off-site on a regular basis. 	<p>DTS/DPF 42.1</p> <p>None are applicable.</p>
<p>On-site Waste Treatment Systems</p>	
<p>PO 43.1</p> <p>Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.</p>	<p>DTS/DPF 43.1</p> <p>Effluent disposal drainage areas do not:</p> <ul style="list-style-type: none"> (a) encroach within an area used as private open space or would result in less private open space than that specified in Design in Urban Areas Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or would result in less on-site car parking than that specified in Transport, Access and Parking [Vehicle Parking Rates] DTS / DPF 5.1.

Table 1 - Private Open Space

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Dwelling (other than apartment)		Total area: 24m ² Minimum directly accessible from a living room: 16m ² / minimum dimension 3m
Cabin or caravan (permanently fixed to the ground) in a residential park or caravan and tourist park		Total area: 16m ² , which may be uses as second car parking space, provided on each site intended for residential occupation.
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

Forestry

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Commercial forestry plantations are established where there is no clearance of valued trees or substantially intact strata of native vegetation, or where there is no detrimental effect on the physical environment or scenic quality of the rural landscape.	DTS/DPF 1.1 None are applicable.
PO 1.2 Commercial forestry plantations are established on slopes that are stable to minimise the risk of soil erosion.	DTS/DPF 1.2 Commercial forestry plantations are not located on land with a slope exceeding 20% (1-in-5).
PO 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are appropriately set back from any sensitive receiver to minimise fire risk and noise disturbance.	DTS/DPF 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from any sensitive receiver.
PO 1.4 Commercial forestry plantations are separated from reserves gazetted under the <i>National Parks and Wildlife Act 1972</i> and/or <i>Wilderness Protection Act 1992</i> to minimise fire risk and potential for weed infestation.	DTS/DPF 1.4 Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more of a reserve gazetted under the <i>National Parks and Wildlife Act 1972</i> and/or <i>Wilderness Protection Act 1992</i> .
Water Protection	
PO 2.1 Commercial forestry plantations incorporate artificial drainage lines (i.e. culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas.	DTS/DPF 2.1 None are applicable.
PO 2.2 Appropriate siting, layout and design measures are adopted to minimise the impact of commercial forestry plantations on surface water resources.	DTS/DPF 2.2 Commercial forestry plantations: <ul style="list-style-type: none"> (a) do not involve cultivation (excluding spot cultivation) in drainage lines (b) are set back 20m or more from the banks of any major watercourse (a third order or higher watercourse), lake, reservoir, wetland or sinkhole (with direct connection to an aquifer) (c) are set back 10m or more from the banks of any first or second order watercourse or sinkhole (with no direct connection to an aquifer).
Fire Management	
PO 3.1 Commercial forestry plantations incorporate appropriate firebreaks and fire management design elements.	DTS/DPF 3.1 Commercial forestry plantations provide:

	<ul style="list-style-type: none"> (a) 7m or more wide external boundary firebreaks for plantations of 40ha or less (b) 10m or more wide external boundary firebreaks for plantations of between 40ha and 100ha (c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater. 																					
<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 7m or more wide with a vertical clearance of 4m or more (c) are aligned to provide straight through access at junctions, or if they are a no through access track are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles (d) partition the plantation into units of 40ha or less in area. 																					
<p>Power-line Clearances</p>																						
<p>PO 4.1</p> <p>Commercial forestry plantations achieve and maintain appropriate clearances from aboveground powerlines.</p>	<p>DTS/DPF 4.1</p> <p>Commercial forestry plantations incorporating trees with an expected mature height of greater than 6m meet the clearance requirements listed in the following table:</p> <table border="1" data-bbox="831 1061 1520 1756"> <thead> <tr> <th data-bbox="831 1061 1099 1247">Voltage of transmission line</th> <th data-bbox="1099 1061 1232 1247">Tower or Pole</th> <th data-bbox="1232 1061 1520 1247">Minimum horizontal clearance distance between plantings and transmission lines</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 1247 1099 1330">500 kV</td> <td data-bbox="1099 1247 1232 1330">Tower</td> <td data-bbox="1232 1247 1520 1330">38m</td> </tr> <tr> <td data-bbox="831 1330 1099 1413">275 kV</td> <td data-bbox="1099 1330 1232 1413">Tower</td> <td data-bbox="1232 1330 1520 1413">25m</td> </tr> <tr> <td data-bbox="831 1413 1099 1496">132 kV</td> <td data-bbox="1099 1413 1232 1496">Tower</td> <td data-bbox="1232 1413 1520 1496">30m</td> </tr> <tr> <td data-bbox="831 1496 1099 1579">132 kV</td> <td data-bbox="1099 1496 1232 1579">Pole</td> <td data-bbox="1232 1496 1520 1579">20m</td> </tr> <tr> <td data-bbox="831 1579 1099 1662">66 kV</td> <td data-bbox="1099 1579 1232 1662">Pole</td> <td data-bbox="1232 1579 1520 1662">20m</td> </tr> <tr> <td data-bbox="831 1662 1099 1756">Less than 66 kV</td> <td data-bbox="1099 1662 1232 1756">Pole</td> <td data-bbox="1232 1662 1520 1756">20m</td> </tr> </tbody> </table>	Voltage of transmission line	Tower or Pole	Minimum horizontal clearance distance between plantings and transmission lines	500 kV	Tower	38m	275 kV	Tower	25m	132 kV	Tower	30m	132 kV	Pole	20m	66 kV	Pole	20m	Less than 66 kV	Pole	20m
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Housing Renewal

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Residential development provides a range of housing choices.	DTS/DPF 1.1 Development comprises: <ul style="list-style-type: none"> (a) detached dwellings (b) semi-detached dwellings (c) row dwellings (d) group dwellings (e) residential flat buildings.
PO 1.2 Higher density housing options (such as medium rise residential flat buildings) are provided in close proximity to public transit, open space and/or activity centres.	DTS/DPF 1.2 None are applicable.
Building Height	
PO 2.1 Buildings generally do not exceed 3 building levels unless in locations close to public transport, centres and/or open space.	DTS/DPF 2.1 Building height (excluding garages, carports and outbuildings) does not exceed 3 building levels and 12m and wall height does not exceed 9m (not including a gable end).
PO 2.2 Medium-rise buildings are in locations close to public transport, centres and/or open space.	DTS/DPF 2.2 None are applicable.
PO 2.3 Medium-rise residential flat buildings located within or at the interface with zones which restrict heights to a maximum of 2 storeys, transition down in scale and height towards the the boundary of that zone, other than where it is a street boundary.	DTS/DPF 2.3 None are applicable.
Primary Street Setback	
PO 3.1 Buildings are set back from the primary street boundary to contribute to an attractive streetscape character.	DTS/DPF 3.1 Buildings are no closer to the primary street (excluding any balcony, verandah, porch, awning or similar structure) than 3m.
Secondary Street Setback	
PO 4.1 Buildings are set back from secondary street boundaries to maintain separation between building walls and public streets and contribute to a suburban streetscape character.	DTS/DPF 4.1 Buildings are set back at least 900mm from the boundary of the allotment with the secondary street frontage.
Boundary Walls	
PO 5.1	DTS/DPF 5.1

<p>PU 5.1</p> <p>Boundary walls are limited in height and length to manage visual impacts and access to natural light and ventilation.</p>	<p>DTS/DPT 5.1</p> <p>Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, dwellings with side boundary walls are sited on only one side boundary and:</p> <ul style="list-style-type: none">(a) adjoin or abut a boundary wall of a building on adjoining land for the same length and height or(b) do not exceed the following:<ul style="list-style-type: none">(i) 3m in height(ii) 11m in length(iii) when combined with other walls on the boundary of the subject development site, a maximum 45% of the length of the boundary(iv) at least 3 metres from any other existing or proposed boundary walls on the subject land.
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<p>PO 5.2</p> <p>Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.</p>	<p>DTS/DPF 5.2</p> <p>Dwellings in a semi-detached or row arrangement are set back .9m or more from side boundaries shared with allotments outside the development site, except for a carport or garage.</p>
<p>Side Boundary Setback</p>	
<p>PO 6.1</p> <p>Buildings are set back from side boundaries to provide:</p> <ul style="list-style-type: none"> (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours. 	<p>DTS/DPF 6.1</p> <p>Other than walls located on a side boundary, buildings are set back from side boundaries:</p> <ul style="list-style-type: none"> (a) .9m or more where the wall height is up to 3m (b) other than for a wall facing a southern side boundary, .9m or more plus 1/3 of the wall height above 3m (c) 1.9m or more plus 1/3 of the wall height above 3m for walls facing a southern side boundary.
<p>Rear Boundary Setback</p>	
<p>PO 7.1</p> <p>Buildings are set back from rear boundaries to provide:</p> <ul style="list-style-type: none"> (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation. 	<p>DTS/DPF 7.1</p> <p>Dwellings are set back from rear boundary:</p> <ul style="list-style-type: none"> (a) 3m or more for the first building level (b) 5m or more for any subsequent building level.
<p>Façade design</p>	
<p>PO 8.1</p> <p>Dwelling facades facing public streets and common driveways make a positive contribution to the streetscape.</p>	<p>DTS/DPF 8.1</p> <p>Each dwelling includes at least 2 of the following design features along each façade facing a public road or common driveway:</p> <ul style="list-style-type: none"> (a) a minimum of 25% of the façade is set back an additional 300mm (b) a porch or portico that projects at 1m or more from the building façade and is open on least 2 sides (c) a balcony that projects 1m or more from the building façade (d) a verandah that projects at least 1m from the building façade (e) eaves surrounding the dwelling of a minimum 400mm width (f) a minimum 50% of the upper level projects forward a minimum of 300mm from the lower level building line.
<p>PO 8.2</p> <p>Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p>	<p>DTS/DPF 8.2</p> <p>Each dwelling with a frontage to a public street:</p> <ul style="list-style-type: none"> (a) includes at least one window facing the primary street from a habitable room (b) has a minimum aggregate window area of at least 2m² facing the primary street

<p>PU 8.3</p> <p>The visual bulk of large buildings is reduced when viewed from adjoining allotments or public streets, such as through the incorporation of windows, articulation, building materials and textures.</p>	<p>DTS/DPT 8.3</p> <p>None are applicable.</p>
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<p>PO 8.4</p> <p>Built form considers local context and provides a quality design response through scale, massing, materials, colours and architectural expression.</p>	<p>DTS/DPF 8.4</p> <p>None are applicable.</p>																
<p>PO 8.5</p> <p>Entrances to apartment buildings are:</p> <ul style="list-style-type: none"> (a) oriented towards the street (b) visible and easily identifiable from the street (c) designed to include a common mail box structure. 	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>																
<p>Outlook and amenity</p>																	
<p>PO 9.1</p> <p>Primary living rooms have an external outlook to provide a high standard of internal amenity for occupants.</p>	<p>DTS/DPF 9.1</p> <p>Living rooms incorporate a window with an outlook towards the street frontage or private open space.</p>																
<p>PO 9.2</p> <p>Ground level bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.</p>	<p>DTS/DPF 9.2</p> <p>None are applicable.</p>																
<p>Private Open Space</p>																	
<p>PO 10.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 10.1</p> <p>Private open space is provided in accordance with the following table:</p> <table border="1" data-bbox="831 1285 1520 2123"> <thead> <tr> <th data-bbox="831 1285 1034 1431">Dwelling Type</th> <th data-bbox="1034 1285 1259 1431">Dwelling / Site Configuration</th> <th data-bbox="1259 1285 1520 1431">Minimum Rate</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 1431 1034 1675">Dwelling (other than apartment)</td> <td data-bbox="1034 1431 1259 1675"></td> <td data-bbox="1259 1431 1520 1675"> Total area: 24m² Minimum adjacent to a living room: 16m² / minimum dimension 3m </td> </tr> <tr> <td data-bbox="831 1675 1034 2123" rowspan="3">Apartments</td> <td data-bbox="1034 1675 1259 1785">Dwellings at ground level:</td> <td data-bbox="1259 1675 1520 1785"></td> </tr> <tr> <td data-bbox="1034 1785 1259 1895" style="text-align: center;">- All types</td> <td data-bbox="1259 1785 1520 1895">15m² / minimum dimension 3m</td> </tr> <tr> <td data-bbox="1034 1895 1259 2004">Dwellings located above ground level:</td> <td data-bbox="1259 1895 1520 2004"></td> </tr> <tr> <td data-bbox="1034 2004 1259 2123" style="text-align: center;">- Studio</td> <td data-bbox="1259 2004 1520 2123"></td> <td data-bbox="1259 2004 1520 2123">4m² / minimum dimension 1.8m</td> </tr> </tbody> </table>	Dwelling Type	Dwelling / Site Configuration	Minimum Rate	Dwelling (other than apartment)		Total area: 24m ² Minimum adjacent to a living room: 16m ² / minimum dimension 3m	Apartments	Dwellings at ground level:		- All types	15m ² / minimum dimension 3m	Dwellings located above ground level:		- Studio		4m ² / minimum dimension 1.8m
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- 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

Visual privacy									
<p>PO 11.1</p> <p>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of other dwellings.</p>	<p>DTS/DPF 11.1</p> <p>Upper level windows facing side or rear boundaries shared with another residential allotment/site:</p> <ul style="list-style-type: none"> (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm or (b) have sill heights greater than or equal to 1.5m above finished floor level or (c) incorporate screening to a height of 1.5m above finished floor level. 								
<p>PO 11.2</p> <p>Development mitigates direct overlooking from balconies to habitable rooms and private open space of other dwellings.</p>	<p>DTS/DPF 11.2</p> <p>All sides of balconies or terraces on upper building levels are:</p> <ul style="list-style-type: none"> (a) permanently obscured / screened to a height of 1.7m above finished floor level or (b) the longest side of the balcony faces a road (including any road reserve) or reserve (including land held as open space) that is at least 15m wide in all places faced by the balcony. 								
Landscaping									
<p>PO 12.1</p> <p>Soft landscaping is incorporated into development to:</p> <ul style="list-style-type: none"> (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes. 	<p>DTS/DPF 12.1</p> <p>Residential development incorporates areas for soft landscaping with a minimum dimension of .5m provided in accordance with the following:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="background-color: #d9ead3;">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th style="background-color: #d9ead3;">Percentage of site</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;"><200</td> <td style="text-align: center;">15%</td> </tr> <tr> <td style="text-align: center;">201-450</td> <td style="text-align: center;">20%</td> </tr> <tr> <td style="text-align: center;">>450</td> <td style="text-align: center;">25%</td> </tr> </tbody> </table> <ul style="list-style-type: none"> (a) _____ and (b) 25% of land between the road boundary and the primary building line is provided for soft landscaping with a minimum dimension of 1.5 metres. 	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Percentage of site	<200	15%	201-450	20%	>450	25%
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<200	15%								
201-450	20%								
>450	25%								
Water Sensitive Design									
<p>PO 13.1</p>	<p>DTS/DPF 13.1</p>								

Residential development is designed to capture and reuse stormwater to maximise conservation of water resources; manage peak stormwater runoff flows and volume; and manage runoff quality to maintain, as close as practical, pre-development conditions.

None are applicable.

Parking	
<p>PO 14.1</p> <p>On-site car parking is provided to meet the anticipated demand of residents, with less on-site parking in areas in close proximity to public transport.</p>	<p>DTS/DPF 14.1</p> <p>On-site car parking is provided at the following rates per dwelling:</p> <ul style="list-style-type: none"> (a) 2 or fewer bedrooms - 1 car parking space (b) 3 or more bedrooms - 2 car parking spaces.
<p>PO 14.2</p> <p>Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 14.2</p> <p>Residential parking spaces are enclosed by fencing, walls or other obstructions with the following internal dimensions:</p> <ul style="list-style-type: none"> (a) single parking spaces: <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double parking spaces (side by side): <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 5.5m (iii) minimum garage door width of 2.4m per space.
<p>PO 14.3</p> <p>Uncovered car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 14.3</p> <p>Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.
<p>PO 14.4</p> <p>Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand.</p>	<p>DTS/DPF 14.4</p> <p>Visitor car parking for group and residential flat buildings incorporating 4 or more dwellings is provided on-site at a minimum ratio of 0.25 car parking spaces per dwelling.</p>
<p>PO 14.5</p> <p>Residential flat buildings provide dedicated areas for bicycle parking.</p>	<p>DTS/DPF 14.5</p> <p>Residential flat buildings provide one bicycle parking space per dwelling.</p>
Overshadowing	
<p>PO 15.1</p> <p>Development minimises overshadowing of the private open spaces of adjoining land by ensuring that ground level open space associated with residential buildings receive direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.</p>	<p>DTS/DPF 15.1</p> <p>None are applicable.</p>
Waste	
<p>PO 16.1</p> <p>Provision is made for the convenient storage of waste bins in a location screened from public view.</p>	<p>DTS/DPF 16.1</p> <p>A waste bin storage area is provided behind the primary building line that:</p>

- (a) is capable of accommodating the domestic waste bins associated with the waste and recycling collection service for the site
- (b) can be accessed from the street for the purpose of moving waste bins from the storage location to the street for collection.

<p>PO 16.2</p> <p>Residential apartment buildings provide a dedicated area for the on-site storage of waste which is:</p> <ul style="list-style-type: none"> (a) easily and safely accessible for residents and for collection vehicles (b) screened from adjoining land and public roads (c) of sufficient dimensions to be able to accommodate the waste storage needs of the development considering the intensity and nature of the development and the frequency of collection. 	<p>DTS/DPF 16.2</p> <p>None are applicable.</p>
<p>Vehicle Access</p>	
<p>PO 17.1</p> <p>Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages and on-street parking.</p>	<p>DTS/DPF 17.1</p> <p>None are applicable.</p>
<p>PO 17.2</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 17.2</p> <p>Vehicle access to designated car parking spaces:</p> <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: <ul style="list-style-type: none"> (i) 500mm or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from a street tree unless consent is provided from the tree owner (iii) 6m or more from the tangent point of an intersection of 2 or more roads or a pedestrian-actuated crossing.
<p>PO 17.3</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 17.3</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1:4 on average (b) they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the road boundary. (c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site.
<p>PO 17.4</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street parking.</p>	<p>DTS/DPF 17.4</p> <p>Where on-street parking is available directly adjacent the site, parking is retained in accordance with the following requirements:</p>

1. minimum 0.33 on-street spaces per proposed dwellings (rounded up to the nearest whole number)
2. minimum car park length of 5.5m.

<p>PO 17.5</p> <p>Residential driveways service more than one dwelling of a dimension to allow safe and convenient movement.</p>	<p>DTS/DPF 17.5</p> <p>Driveways that service more than one dwelling:</p> <ul style="list-style-type: none"> (a) have a minimum width of 3m (b) where the driveway length exceeds 30m: <ul style="list-style-type: none"> (i) incorporate at least one passing point with a minimum width of 5.5m and a minimum length of 6m (ii) locate the passing point in DTS/DPF 17.5 (b)(i) within 12m of the primary street boundary and incorporate an additional passing point at least every 30m thereafter.
<p>PO 17.6</p> <p>Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.</p>	<p>DTS/DPF 17.6</p> <p>Driveways providing access to more than one dwelling allow a B85 passenger vehicle to:</p> <ul style="list-style-type: none"> (a) enter and exit the site in a forward direction (b) undertake all manoeuvring through circulation around the site of no more than a 3 point turn.
<p>PO 17.7</p> <p>Dwellings are adequately separated from common driveways and manoeuvring areas.</p>	<p>DTS/DPF 17.7</p> <p>Vehicle movement paths required to achieve DTS/DPF 17.6 are at least 1.5m from habitable room windows of dwellings.</p>
<p>Storage</p>	
<p>PO 18.1</p> <p>Apartments are provided with sufficient space for storage to meet likely occupant needs.</p>	<p>DTS/DPF 18.1</p> <p>Apartments are provided with storage at the following rates and 50% or more of the storage volume is provided within the dwelling:</p> <ul style="list-style-type: none"> (a) studio: not less than 6m³ (b) 1 bedroom dwelling / apartment: not less than 8m³ (c) 2 bedroom dwelling / apartment: not less than 10m³ (d) 3+ bedroom dwelling / apartment: not less than 12m³.
<p>Earthworks</p>	
<p>PO 19.1</p> <p>Buildings are designed and sited to minimise the alteration of existing landform.</p>	<p>DTS/DPF 19.1</p> <p>The development does not involve:</p> <ul style="list-style-type: none"> (a) excavation exceeding a vertical height of 1m or (b) filling exceeding a vertical height of 1m or (c) a total combined excavation and filling vertical height exceeding 2m.
<p>Service connections and infrastructure</p>	
<p>PO 20.1</p> <p>Dwellings are provided with appropriate service connections and infrastructure.</p>	<p>DTS/DPF 20.1</p> <p>The site and building:</p> <ul style="list-style-type: none"> (a) have the ability to be connected to a permanent potable

	<p>water supply</p> <ul style="list-style-type: none"> (b) have the ability to be connected to a sewerage system, or a waste water control system approved under Public and Environmental Health Act 1987 (c) have the ability to be connected to electricity supply (d) have the ability to be connected to an adequate water supply (and pressure) for fire-fighting purposes where located in a Hazard (Bushfire Risk) Overlay (e) would not be contrary to the Regulations prescribed for the purposes of Section 86 of the Electricity Act 1996.
<p>Site contamination</p>	
<p>PO 21.1</p> <p>Ensure land is suitable for sensitive land use and provides a safe environment.</p>	<p>DTS/DPF 21.1</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 Environment Protection Act 1993 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 the vicinity of the land (other than if the previous use or activity was for residential purposes) or (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) <p>or</p> <ul style="list-style-type: none"> (c) the allotment was the subject of consent granted under the Development Act 1993 or the Planning Development and Infrastructure Act 2016 on or after 1 September 2009 in relation the division of the land.

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

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

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

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

<p>PO 4.1</p> <p>Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
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<p>PO 4.2</p> <p>Facilities for energy generating, power storage and transmission are 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>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>PO 4.3</p> <p>Bushfire hazard risk is minimised for renewable energy facilities by providing appropriate access tracks, safety equipment and water tanks and establishing cleared areas around substations, battery storage and operations compounds.</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>
<p>Electricity Infrastructure and Battery Storage Facilities</p>	
<p>PO 5.1</p> <p>Electricity infrastructure is located to minimise visual impacts through techniques including:</p> <ul style="list-style-type: none"> (a) siting utilities and services: <ul style="list-style-type: none"> (i) on areas already cleared of native vegetation (ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity (b) grouping utility buildings and structures with non-residential development, where practicable. 	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>
<p>PO 5.2</p> <p>Electricity supply (excluding transmission lines) serving new development in urban areas and townships installed underground, excluding lines having a capacity exceeding or equal to 33kV.</p>	<p>DTS/DPF 5.2</p> <p>None are applicable.</p>
<p>PO 5.3</p> <p>Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts.</p>	<p>DTS/DPF 5.3</p> <p>None are applicable.</p>
<p>Telecommunication Facilities</p>	
<p>PO 6.1</p> <p>The proliferation of telecommunications facilities in the form of towers/monopoles in any one locality is managed, where technically feasible, by co-locating a facility with other communications facilities to mitigate impacts from clutter on visual amenity.</p>	<p>DTS/DPF 6.1</p> <p>None are applicable.</p>
<p>PO 6.2</p> <p>Telecommunications antennae are located as close as practicable to support structures to manage overall bulk</p>	<p>DTS/DPF 6.2</p> <p>None are applicable.</p>

and mitigate impacts on visual amenity.

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

<p>PO 8.3</p> <p>Wind turbine generators and ancillary development minimise potential for bird and bat strike.</p>	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>																									
<p>PO 8.4</p> <p>Wind turbine generators incorporate recognition systems or physical markers to minimise the risk to aircraft operations.</p>	<p>DTS/DPF 8.4</p> <p>No Commonwealth air safety (CASA / ASA) or Defence requirement is applicable.</p>																									
<p>PO 8.5</p> <p>Meteorological masts and guidewires are identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes.</p>	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>																									
<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 requiring the clearance of areas of intact native vegetation or on land of high environmental, scenic or cultural value.</p>	<p>DTS/DPF 9.1</p> <p>None are applicable.</p>																									
<p>PO 9.2</p> <p>Solar power facilities allow for movement of wildlife by:</p> <p>(a) incorporating wildlife corridors and habitat refuges</p> <p>(b) avoiding the use of extensive security or perimeter fencing or incorporating fencing that enables the passage of small animals without unreasonably compromising the security of the facility.</p>	<p>DTS/DPF 9.2</p> <p>None are applicable.</p>																									
<p>PO 9.3</p> <p>Amenity impacts of solar power facilities are minimised through separation from sensitive receivers.</p>	<p>DTS/DPF 9.3</p> <p>Solar power facilities are set back from land boundaries, conservation areas and relevant zones in accordance with the following criteria:</p> <table border="1" data-bbox="761 1473 1522 2114"> <thead> <tr> <th>Generation Capacity</th> <th>Approximate size of array</th> <th>Setback from adjoining land boundary</th> <th>Setback from conservation areas</th> <th>Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones</th> </tr> </thead> <tbody> <tr> <td>50MW></td> <td>80ha+</td> <td>30m</td> <td>500m</td> <td>2km</td> </tr> <tr> <td>10MW<50MW</td> <td>16ha-<80ha</td> <td>25m</td> <td>500m</td> <td>1.5km</td> </tr> <tr> <td>5MW<10MW</td> <td>8ha to <16ha</td> <td>20m</td> <td>500m</td> <td>1km</td> </tr> <tr> <td>1MW<5MW</td> <td>1.6ha to <8ha</td> <td>15m</td> <td>500m</td> <td>500m</td> </tr> </tbody> </table>	Generation Capacity	Approximate size of array	Setback from adjoining land boundary	Setback from conservation areas	Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones	50MW>	80ha+	30m	500m	2km	10MW<50MW	16ha-<80ha	25m	500m	1.5km	5MW<10MW	8ha to <16ha	20m	500m	1km	1MW<5MW	1.6ha to <8ha	15m	500m	500m
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100kW<1MW	0.5ha<1.6ha	10m	500m	100m
<100kW	<0.5ha	5m	500m	25m

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

<p>(a) it is wholly located and contained within the allotment of the development it will service</p> <p>(b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources</p> <p>(c) septic tank effluent drainage fields and other waste water disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm.</p>	<p>(b) the system will comply with the requirements of the South Australian Public Health Act 2011.</p>
<p>PO 12.2</p> <p>Effluent drainage fields and other waste water disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.</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>
<p>Temporary Facilities</p>	
<p>PO 13.1</p> <p>In rural and remote locations, development that is likely to generate significant waste material during construction, including packaging waste, makes provision for a temporary on-site waste storage enclosure to minimise the incidence of wind-blown litter.</p>	<p>DTS/DPF 13.1</p> <p>A waste collection and disposal service is used to dispose of the volume of waste at the rate it is generated.</p>
<p>PO 13.2</p> <p>Temporary facilities to support the establishment of renewable energy facilities (including borrow pits, concrete batching plants, laydown, storage, access roads and worker amenity areas) are sited and operated to minimise environmental impact.</p>	<p>DTS/DPF 13.2</p> <p>None are applicable.</p>

Intensive Animal Husbandry and Dairies

Assessment Provisions (AP)

<h2 style="margin: 0;">Desired Outcome</h2>	
<p>DO 1</p>	<p>Development of intensive animal husbandry and dairies in locations that are protected from encroachment by sensitive receivers and in a manner that minimises their adverse effects on amenity and the environment.</p>

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to not unreasonably impact on the environment or amenity of the locality.	DTS/DPF 1.1 None are applicable.
PO 1.2 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to prevent the potential transmission of disease to other operations where animals are kept.	DTS/DPF 1.2 None are applicable.
PO 1.3 Intensive animal husbandry and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.	DTS/DPF 1.3 None are applicable.
PO 1.4 Dairies and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.	DTS/DPF 1.4 Dairies, associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities are located 500m or more from the nearest sensitive receiver in other ownership.
PO 1.5 Lagoons for the storage or treatment of milking shed effluent is adequately separated from roads to minimise impacts from odour on the general public.	DTS/DPF 1.5 Lagoons for the storage or treatment of milking shed effluent are set back 20m or more from public roads.
Waste	
PO 2.1 Storage of manure, used litter and other wastes (other than waste water lagoons) is sited, designed, constructed and managed to: <ul style="list-style-type: none"> (a) avoid attracting and harbouring vermin (b) avoid polluting water resources (c) be located outside 1% AEP flood event areas. 	DTS/DPF 2.1 None are applicable.
Soil and Water Protection	
PO 3.1 To avoid environmental harm and adverse effects on water resources, intensive animal husbandry operations are appropriately set back from: <ul style="list-style-type: none"> (a) public water supply reservoirs 	DTS/DPF 3.1 Intensive animal husbandry operations are set back: <ul style="list-style-type: none"> (a) 800m or more from a public water supply reservoir (b) 200m or more from a major watercourse (third order or higher stream)

<p>(b) major watercourses (third order or higher stream)</p> <p>(c) any other watercourse, bore or well used for domestic or stock water supplies.</p>	<p>(c) 100m or more from any other watercourse, bore or well used for domestic or stock water supplies.</p>
<p>PO 3.2</p> <p>Intensive animal husbandry operations and dairies incorporate appropriately designed effluent and run-off facilities that:</p> <p>(a) have sufficient capacity to hold effluent and runoff from the operations on site</p> <p>(b) ensure effluent does not infiltrate and pollute groundwater, soil or other water resources.</p>	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>

Interface between Land Uses

Assessment Provisions (AP)

<h2 style="margin: 0;">Desired Outcome</h2>	
<p>DO 1</p>	<p>Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.</p>

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature											
General Land Use Compatibility												
<p>PO 1.1</p> <p>Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses and land uses desired in the zone.</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>											
<p>PO 1.2</p> <p>Development adjacent to a site containing a sensitive receiver or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>											
Hours of Operation												
<p>PO 2.1</p> <p>Non-residential development does not unreasonably impact the amenity of sensitive receivers or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:</p> <ul style="list-style-type: none"> (a) the nature of the development (b) measures to mitigate off-site impacts (c) the extent to which the development is desired in the zone (d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land. 	<p>DTS/DPF 2.1</p> <p>Development operating within the following hours:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Class of Development</th> <th style="width: 50%;">Hours of operation</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Consulting room</td> <td>7am to 9pm, Monday to Friday</td> </tr> <tr> <td>8am to 5pm, Saturday</td> </tr> <tr> <td rowspan="2">Office</td> <td>7am to 9pm, Monday to Friday</td> </tr> <tr> <td>8am to 5pm, Saturday</td> </tr> <tr> <td rowspan="2">Shop (other than a restaurant)</td> <td>7am to 9pm, Monday to Friday</td> </tr> <tr> <td>8am to 5pm, Saturday and Sunday</td> </tr> </tbody> </table>	Class of Development	Hours of operation	Consulting room	7am to 9pm, Monday to Friday	8am to 5pm, Saturday	Office	7am to 9pm, Monday to Friday	8am to 5pm, Saturday	Shop (other than a restaurant)	7am to 9pm, Monday to Friday	8am to 5pm, Saturday and Sunday
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Overshadowing												
<p>PO 3.1</p> <p>Overshadowing of habitable room windows of adjacent residential land uses is minimised to maintain 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 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 is minimised to maintain access to direct winter sunlight.</p>	<p>DTS/DPF 3.2</p> <p>Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm 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 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.

<p>PO 3.3</p> <p>Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account:</p> <ul style="list-style-type: none"> (a) the form of development contemplated in the zone (b) the orientation of the solar energy facilities (c) the extent to which the solar energy facilities are already overshadowed. 	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>
<p>PO 3.4</p> <p>Development that incorporates moving parts, including windmills and wind farms, are located and operated to not cause unreasonable nuisance to nearby dwellings and tourist accommodation caused by shadow flicker.</p>	<p>DTS/DPF 3.4</p> <p>None are applicable.</p>
<p>Activities Generating Noise or Vibration</p>	
<p>PO 4.1</p> <p>Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers.</p>	<p>DTS/DPF 4.1</p> <p>Noise that might affect sensitive receivers 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 receivers and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including:</p> <ul style="list-style-type: none"> (a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (c) housing plant and equipment within an enclosed structure or acoustic enclosure (d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone. 	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<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 are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.</p>	<p>DTS/DPF 4.3</p> <p>The pump and/or filtration system ancillary to a dwelling erected on the same site is:</p> <ul style="list-style-type: none"> (a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
<p>PO 4.4</p> <p>External noise into bedrooms is minimised by separating or</p>	<p>DTS/DPF 4.4</p> <p>Adjacent land is used for residential purposes</p>

External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.

Adjacent land is used for residential purposes.

<p>PO 4.5</p> <p>Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers.</p>	<p>DTS/DPF 4.5</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 receiver or zone primarily intended to accommodate sensitive receivers.</p>	<p>DTS/DPF 4.6</p> <p>Development incorporating music includes noise attenuation measures that will achieve the following noise levels:</p> <table border="1" data-bbox="831 474 1489 750"> <thead> <tr> <th data-bbox="831 474 1098 557">Assessment location</th> <th data-bbox="1098 474 1489 557">Music noise level</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 557 1098 750">Externally at the nearest existing noise sensitive location</td> <td data-bbox="1098 557 1489 750">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 ($LOCT_{10,15} < LOCT_{90,15} + 8dB$)
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<p>Air Quality</p>					
<p>PO 5.1</p> <p>Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers within the locality and zones primarily intended to accommodate sensitive receivers.</p>	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>				
<p>PO 5.2</p> <p>Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers by:</p> <ul style="list-style-type: none"> (a) incorporating appropriate treatment technology before exhaust emissions are released (b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers. 	<p>DTS/DPF 5.2</p> <p>None are applicable.</p>				
<p>Light Spill</p>					
<p>PO 6.1</p> <p>External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers.</p>	<p>DTS/DPF 6.1</p> <p>None are applicable.</p>				
<p>PO 6.2</p> <p>External lighting is not hazardous to motorists and cyclists.</p>	<p>DTS/DPF 6.2</p> <p>None are applicable.</p>				
<p>Solar Reflectivity / Glare</p>					
<p>PO 7.1</p> <p>Development is designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a</p>	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>				

result of reflective solar glare.

Electrical Interference	
<p>PO 8.1</p> <p>Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference.</p>	<p>DTS/DPF 8.1</p> <p>The building or structure:</p> <ul style="list-style-type: none"> (a) is no greater than 10m in height, measured from existing ground level or (b) is not within a line of sight between a fixed transmitter and fixed receiver (antenna) other than where an alternative service is available via a different fixed transmitter or cable.
Interface with Rural Activities	
<p>PO 9.1</p> <p>Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities, including spray drift and noise and do not prejudice the continued operation of these activities.</p>	<p>DTS/DPF 9.1</p> <p>None are applicable.</p>
<p>PO 9.2</p> <p>Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing intensive animal husbandry activities and do not prejudice the continued operation of these activities.</p>	<p>DTS/DPF 9.2</p> <p>None are applicable.</p>
<p>PO 9.3</p> <p>Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing land-based aquaculture activities and do not prejudice the continued operation of these activities.</p>	<p>DTS/DPF 9.3</p> <p>Sensitive receivers 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 receivers are located and designed to mitigate potential impacts from lawfully existing dairies including associated wastewater lagoons and liquid/solid waste storage and disposal facilities and do not prejudice the continued operation of these activities.</p>	<p>DTS/DPF 9.4</p> <p>Sensitive receivers are sited at least 500m from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities in other ownership.</p>
<p>PO 9.5</p> <p>Sensitive receivers are located and designed to mitigate the potential impacts from lawfully existing facilities used for the handling, transportation and storage of bulk commodities (recognising the potential for extended hours of operation) and do not prejudice the continued operation of these activities.</p>	<p>DTS/DPF 9.5</p> <p>Sensitive receivers are located away from the boundary of a site used for the handling, transportation and/or storage of bulk commodities in other ownership in accordance with the following:</p> <ul style="list-style-type: none"> (a) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility (b) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals) where the handling of these materials into or from vessels does not exceed 100 tonnes per day (c) 500m or more, where it involves the storage of bulk petroleum in individual containers with a capacity up to 200 litres and a total on-site storage capacity not

	<p>200 litres and a total on-site storage capacity not exceeding 1000 cubic metres</p> <p>(d) 500m or more, where it involves the handling of coal with a capacity up to 1 tonne per day or a storage capacity up to 50 tonnes</p> <p>(e) 1000m or more, where it involves the handling of coal with a capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes.</p>
<p>PO 9.6</p> <p>Setbacks and vegetation plantings along allotment boundaries should be incorporated to mitigate the potential impacts of spray drift and other impacts associated with agricultural and horticultural activities.</p>	<p>DTS/DPF 9.6</p> <p>None are applicable.</p>
<p>PO 9.7</p> <p>Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques.</p>	<p>DTS/DPF 9.7</p> <p>None are applicable.</p>
<p>Interface with Mines and Quarries (Rural and Remote Areas)</p>	
<p>PO 10.1</p> <p>Sensitive receivers are separated from existing mines to minimise the adverse impacts from noise, dust and vibration.</p>	<p>DTS/DPF 10.1</p> <p>Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the <i>Mining Act 1971</i>.</p>

Land Division

Assessment Provisions (AP)

<h2 style="margin: 0;">Desired Outcome</h2>	
<p>DO 1</p>	<p>Land division:</p> <ul style="list-style-type: none"> (a) creates allotments with the appropriate dimensions and shape for their intended use (b) allows efficient provision of new infrastructure and the optimum use of underutilised infrastructure (c) integrates and allocates adequate and suitable land for the preservation of site features of value, including significant vegetation, watercourses, water bodies and other environmental features (d) facilitates solar access through allotment orientation (e) creates a compact urban form that supports active travel, walkability and the use of public transport (f) avoids areas of high natural hazard risk.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All land division	
Allotment configuration	
PO 1.1 Land division creates allotments suitable for their intended use.	DTS/DPF 1.1 Division of land reflects the site boundaries illustrated and approved in an operative or existing development authorisation under the <i>Development Act 1993</i> or the <i>Planning, Development and Infrastructure Act 2016</i> or proposed as part of a combined application for land division and deemed-to-satisfy dwellings that reflects the sites of those dwellings, where the allotments are used, or are proposed to be used, for residential purposes.
PO 1.2 Land division considers the physical characteristics of the land, preservation of environmental and cultural features of value and the prevailing context of the locality.	DTS/DPF 1.2 None are applicable.
Design and Layout	
PO 2.1 Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls.	DTS/DPF 2.1 None are applicable.
PO 2.2 Land division enables the appropriate treatment of the interface between potentially conflicting land uses and/or zones.	DTS/DPF 2.2 None are applicable.
PO 2.3 Land division maximises the number of allotments that face public open space and public streets.	DTS/DPF 2.3 None are applicable.
PO 2.4 Land division is integrated with site features, adjacent land uses, the existing transport network and available infrastructure.	DTS/DPF 2.4 None are applicable.
PO 2.5 Development and infrastructure is provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services.	DTS/DPF 2.5 None are applicable.
PO 2.6 Land division results in watercourses being retained within open space and development taking place on land not subject to flooding.	DTS/DPF 2.6 None are applicable.
PO 2.7	DTS/DPF 2.7

Land division results in legible street patterns connected to the surrounding street network.

None are applicable.

PO 2.8 Land division is designed to preserve existing vegetation of value including native vegetation and regulated and significant trees.	DTS/DPF 2.8 None are applicable.
Roads and Access	
PO 3.1 Land division provides allotments with access to an all-weather public road.	DTS/DPF 3.1 None are applicable.
PO 3.2 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	DTS/DPF 3.2 None are applicable.
PO 3.3 Land division does not impede access to publicly owned open space and/or recreation facilities.	DTS/DPF 3.3 None are applicable.
PO 3.4 Road reserves provide for safe and convenient movement and parking of projected volumes of vehicles and allow for the efficient movement of service and emergency vehicles.	DTS/DPF 3.4 None are applicable.
PO 3.5 Road reserves provide for pedestrian and cycling infrastructure and accommodate street tree planting, landscaping and street furniture.	DTS/DPF 3.5 None are applicable.
PO 3.6 Road reserves accommodate stormwater drainage and public utilities.	DTS/DPF 3.6 None are applicable.
PO 3.7 Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites.	DTS/DPF 3.7 None are applicable.
PO 3.8 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	DTS/DPF 3.8 None are applicable.
PO 3.9 Roads, open space and thoroughfares provide safe and convenient linkages to the surrounding open space and transport network.	DTS/DPF 3.9 None are applicable.
PO 3.10 Public streets include tree planting to provide shade and enhance	DTS/DPF 3.10 None are applicable.

the amenity of streetscapes.

<p>PO 3.11</p> <p>Local streets are designed to create low-speed environments that are safe for cyclists and pedestrians.</p>	<p>DTS/DPF 3.11</p> <p>None are applicable.</p>
<p>Infrastructure</p>	
<p>PO 4.1</p> <p>Land division incorporates public utility services within road reserves or dedicated easements.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>Waste water, sewage and other effluent is capable of being disposed of from each allotment without risk to public health or the environment.</p>	<p>DTS/DPF 4.2</p> <p>Each allotment can be connected to:</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 allotment or (b) a form of on-site waste water treatment and disposal that meets relevant public health and environmental standards.
<p>PO 4.3</p> <p>Septic tank effluent drainage fields and other waste water disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.</p>	<p>DTS/DPF 4.3</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>
<p>PO 4.4</p> <p>Constructed wetland systems, including associated detention and retention basins, are sited and designed to ensure public health and safety is protected, including by minimising potential public health risks arising from the breeding of mosquitoes.</p>	<p>DTS/DPF 4.4</p> <p>None are applicable.</p>
<p>PO 4.5</p> <p>Constructed wetland systems, including associated detention and retention basins, are sited and designed to allow sediments to settle prior to discharge into watercourses or the marine environment.</p>	<p>DTS/DPF 4.5</p> <p>None are applicable.</p>
<p>PO 4.6</p> <p>Constructed wetland systems, including associated detention and retention basins, are sited and designed to function as a landscape feature.</p>	<p>DTS/DPF 4.6</p> <p>None are applicable.</p>
<p>Minor Land Division (Under 20 Allotments)</p>	
<p>Open Space</p>	
<p>PO 5.1</p> <p>Land division proposing an additional allotment under 1 hectare provides or supports the provision of open space.</p>	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>

<p>PO 6.1</p> <p>Land division for residential purposes facilitates solar access through allotment orientation.</p>	<p>DTS/DPF 6.1</p> <p>None are applicable.</p>
<p>Water Sensitive Design</p>	
<p>PO 7.1</p> <p>Land division creating a new road or common driveway includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.</p>	<p>DTS/DPF 7.1</p> <p>Land division creating a new road or common driveway achieves the following stormwater runoff outcomes:</p> <ul style="list-style-type: none"> (a) 80 per cent reduction in average annual total suspended solids (b) 60 per cent reduction in average annual total phosphorus (c) 45 per cent reduction in average annual total nitrogen.
<p>PO 7.2</p> <p>Land division designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.</p>	<p>DTS/DPF 7.2</p> <p>Land division creating a new public road or common driveway:</p> <ul style="list-style-type: none"> (a) maintains a pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 18.1% AEP 30-minute storm and the stormwater runoff time to peak matches that of the pre-development or (b) captures and retains the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for an 18.1% AEP 30-minute storm and manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of buildings.
<p>Major Land Division (20+ Allotments)</p>	
<p>Open Space</p>	
<p>PO 8.1</p> <p>Land division allocates or retains evenly distributed, high quality areas of open space to improve residential amenity and provide urban heat amelioration.</p>	<p>DTS/DPF 8.1</p> <p>None are applicable.</p>
<p>PO 8.2</p> <p>Land allocated for open space is suitable for its intended active and passive recreational use considering gradient and potential for inundation.</p>	<p>DTS/DPF 8.2</p> <p>None are applicable.</p>
<p>PO 8.3</p> <p>Land allocated for active recreation has dimensions capable of accommodating a range of active recreational activities.</p>	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>
<p>Water Sensitive Design</p>	
<p>PO 9.1</p> <p>Land division creating 20 or more residential allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak</p>	<p>DTS/DPF 9.1</p> <p>Land division creating 20 or more residential allotments manages up to and including the 1% AEP flood event and:</p> <ul style="list-style-type: none"> (a) maintains pre-development peak 18.1% AEP flow rate

the site to ensure that the development does not increase the peak flows in downstream systems.

- (a) maintains pre-development peak 18.1% AEP flow rate from the site and maintains the time to peak to match that of the pre-development
or
- (b) captures and retains the difference in pre-development volume vs post development volume from the site for an 18.1% AEP 30-minute storm or where there is no adequate local drainage scheme to connect to, captures and retains post development volume from the site for an 18.1% AEP 30-minute storm.

<p>PO 9.2</p> <p>Land division creating 20 or more non-residential allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.</p>	<p>DTS/DPF 9.2</p> <p>Land division creating 20 or more non-residential allotments manages up to and including the 1% AEP flood event to avoid flooding of buildings and:</p> <ul style="list-style-type: none"> (a) maintains pre-development peak 5% AEP flow rate from the site and, maintains the time to peak to match that of the pre-development or (b) captures and retains the difference in pre-development volume vs post development volume from the site for a 5% AEP 30-minute storm or where there is no adequate local drainage scheme to connect to, captures and retains post development volume from the site for a 5% AEP 30-minute storm.
<p>PO 9.3</p> <p>Land division creating 20 or more allotments includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.</p>	<p>DTS/DPF 9.3</p> <p>Land division creating 20 or more allotments achieves the following stormwater runoff outcomes:</p> <ul style="list-style-type: none"> (a) 80 per cent reduction in average annual total suspended solids (b) 60 per cent reduction in average annual total phosphorus (c) 45 per cent reduction in average annual total nitrogen
<p>Solar Orientation</p>	
<p>PO 10.1</p> <p>Land division creating 20 or more allotments for residential purposes facilitates solar access through allotment orientation and allotment dimensions.</p>	<p>DTS/DPF 10.1</p> <p>Land division for residential purposes results in:</p> <ul style="list-style-type: none"> (a) at least 80% of allotments oriented so that their long axis conforms with the following figure: <div data-bbox="925 1243 1181 1500" data-label="Diagram"> </div> <ul style="list-style-type: none"> (b) 80% of allotments with an east-west orientation having a minimum frontage of 15m (c) no more than 20% of allotments are located on the south side of east-west oriented streets (d) no more than 20% of allotments are located on the south side of east-west oriented streets.

Marinas and On-Water Structures

Assessment Provisions (AP)

Desired Outcome

DO 1	Marinas and on-water structures are located and designed to minimise the impairment of commercial, recreational and navigational activities and adverse impacts on the environment.
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Navigation and Safety	
PO 1.1 Safe public access is provided or maintained to the waterfront, public infrastructure and recreation areas.	DTS/DPF 1.1 None are applicable.
PO 1.2 The operation of wharves is not impaired by marinas and on-water structures.	DTS/DPF 1.2 None are applicable.
PO 1.3 Navigation and access channels are not impaired by marinas and on-water structures.	DTS/DPF 1.3 None are applicable.
PO 1.4 Commercial shipping lanes are not impaired by marinas and on-water structures.	DTS/DPF 1.4 Marinas and on-water structures are set back 250m or more from commercial shipping lanes.
PO 1.5 Marinas and on-water structures are located to avoid interfering with the operation or function of a water supply pumping station.	DTS/DPF 1.5 On-water structures are set back: <ul style="list-style-type: none"> (a) 3km or more from upstream water supply pumping station take-off points (b) 500m or more from downstream water supply pumping station take-off points.
PO 1.6 Maintenance of on-water infrastructure, including revetment walls, is not impaired by marinas and on-water structures.	DTS/DPF 1.6 None are applicable.
Environmental Protection	
PO 2.1 Development is sited and designed to facilitate water circulation and exchange.	DTS/DPF 2.1 None are applicable.

Open Space and Recreation

Assessment Provisions (AP)

Desired Outcome	
DO 1	Pleasant, functional and accessible open space and recreation facilities are provided for active and passive recreation.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Recreation facilities are compatible with surrounding land uses and activities.	DTS/DPF 1.1 None are applicable.
Design and Siting	
PO 2.1 Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility.	DTS/DPF 2.1 None are applicable.
PO 2.2 Open space and recreation facilities incorporate park furniture, shaded areas and resting places.	DTS/DPF 2.2 None are applicable.
PO 2.3 Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities.	DTS/DPF 2.3 None are applicable.
Pedestrians and Cyclists	
PO 3.1 Open space incorporates: <ul style="list-style-type: none"> (a) pedestrian and cycle linkages to other open spaces, centres, schools and public transport nodes; (b) safe crossing points where pedestrian routes intersect the road network; (c) easily identified access points. 	DTS/DPF 3.1 None are applicable.
Usability	
PO 4.1 Land allocated for open space is suitable for its intended active and passive recreational use taking into consideration its gradient and potential for inundation.	DTS/DPF 4.1 No more than 20% of the open space: <ul style="list-style-type: none"> (a) has a slope in excess of 1 in 4; (b) is comprised of watercourses, wetlands or detention basins.
Safety and Security	
PO 5.1 Open space is overlooked by housing, commercial or other development to provide casual surveillance where possible.	DTS/DPF 5.1 None are applicable.
PO 5.2 Play equipment is located where it can be casually observed by nearby residents and users.	DTS/DPF 5.2 None are applicable.

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PO 5.3 Landscaping provided in open space and recreation facilities maximises opportunities for casual surveillance throughout the park.	DTS/DPF 5.3 None are applicable.
PO 5.4 Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment.	DTS/DPF 5.4 None are applicable.
PO 5.5 Adequate lighting is provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities.	DTS/DPF 5.5 None are applicable.
PO 5.6 Pedestrian and bicycle movement after dark is focused along clearly defined, adequately lit routes with observable entries and exits.	DTS/DPF 5.6 None are applicable.
Signage	
PO 6.1 Signage is provided at entrances to and within the open space and recreation facilities to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes, park activities and the like.	DTS/DPF 6.1 None are applicable.
Buildings and Structures	
PO 7.1 Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive.	DTS/DPF 7.1 None are applicable.
PO 7.2 Buildings and structures in open space areas are clustered where practical to ensure that the majority of the site remains open.	DTS/DPF 7.2 None are applicable.
PO 7.3 Development in open space is constructed to minimise the extent of hard paved areas.	DTS/DPF 7.3 None are applicable.
PO 7.4 Development that abuts or includes a coastal reserve or Crown land used for scenic, conservation or recreational purposes is located and designed to have regard to the purpose, management and amenity of the reserve.	DTS/DPF 7.4 None are applicable.
Landscaping	
PO 8.1	DTS/DPF 8.1

<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; (c) in car parking areas. 	<p>DTS/DPF 8.2</p> <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>DTS/DPF 8.3</p> <p>None are applicable.</p>

Resource Extraction

Assessment Provisions (AP)

<h2 style="margin: 0;">Desired Outcome</h2>	
<p>DO 1</p>	<p>Resource extraction activities are developed in a manner that minimises human and environmental impacts.</p>

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

Performance Outcome		Deemed-to-Satisfy Criteria / Designated Performance Feature	
Land Use and Intensity			
PO 1.1	Resource extraction activities minimise landscape damage outside of those areas unavoidably disturbed to access and exploit a resource and provide for the progressive reclamation and betterment of disturbed areas.	DTS/DPF 1.1	None are applicable.
PO 1.2	Resource extraction activities avoid damage to cultural sites or artefacts.	DTS/DPF 1.2	None are applicable.
Water Quality			
PO 2.1	Stormwater and/or wastewater from resource extraction activities is diverted into appropriately sized treatment and retention systems to enable reuse on site.	DTS/DPF 2.1	None are applicable.
Separation Treatments, Buffers and Landscaping			
PO 3.1	Resource extraction activities minimise adverse impacts upon sensitive receivers through incorporation of separation distances and/or mounding/vegetation.	DTS/DPF 3.1	None are applicable.
PO 3.2	Resource extraction activities are screened from view from adjacent land by perimeter landscaping and/or mounding.	DTS/DPF 3.2	None are applicable.

Site Contamination

Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<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 Environment Protection Act 1993 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 the vicinity of the land (other than if the previous use or activity was for residential purposes) or (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) <p>or</p> <ul style="list-style-type: none"> (c) the allotment was the subject of consent granted under the Development Act 1993 or the Planning Development and Infrastructure Act 2016 on or after 1 September 2009 in relation the division of the land.

Tourism Development

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Tourism development complements and contributes to local, natural, cultural or historical context where: <ul style="list-style-type: none"> (a) it supports immersive natural experiences (b) it showcases South Australia's landscapes and produce (c) its events and functions are connected to local food, wine and nature. 	DTS/DPF 1.1 None are applicable.
PO 1.2 Tourism development comprising multiple accommodation units (including any facilities and activities for use by guests and visitors) is clustered to minimise environmental and contextual impact.	DTS/DPF 1.2 None are applicable.
Caravan and Tourist Parks	
PO 2.1 Potential conflicts between long-term residents and short-term tourists are minimised through suitable siting and design measures.	DTS/DPF 2.1 None are applicable.
PO 2.2 Occupants are provided privacy and amenity through landscaping and fencing.	DTS/DPF 2.2 None are applicable.
PO 2.3 Communal open space and centrally located recreation facilities are provided for guests and visitors.	DTS/DPF 2.3 12.5% or more of a caravan park comprises clearly defined communal open space, landscaped areas and areas for recreation.
PO 2.4 Perimeter landscaping is used to enhance the amenity of the locality.	DTS/DPF 2.4 None are applicable.
PO 2.5 Amenity blocks (showers, toilets, laundry and kitchen facilities) are sufficient to serve the full occupancy of the development.	DTS/DPF 2.5 None are applicable.
PO 2.6 Long-term occupation does not displace tourist accommodation, particularly in important tourist destinations such as coastal and riverine locations.	DTS/DPF 2.6 None are applicable.
Tourist accommodation in areas constituted under the National Parks and Wildlife Act 1972	
PO 3.1	DTS/DPF 3.1

<p>Tourist accommodation avoids delicate or environmentally sensitive areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation (including regenerated areas of native vegetation lost through bushfire).</p>	<p>None are applicable.</p>
<p>PO 3.2 Tourist accommodation is sited and designed in a manner that is subservient to the natural environment and where adverse impacts on natural features, landscapes, habitats and cultural assets are avoided.</p>	<p>DTS/DPF 3.2 None are applicable.</p>
<p>PO 3.3 Tourist accommodation and recreational facilities, including associated access ways and ancillary structures, are located on cleared (other than where cleared as a result of bushfire) or degraded areas or where environmental improvements can be achieved.</p>	<p>DTS/DPF 3.3 None are applicable.</p>
<p>PO 3.4 Tourist accommodation is designed to prevent conversion to private dwellings through:</p> <ul style="list-style-type: none"> (a) comprising a minimum of 10 accommodation units (b) clustering separated individual accommodation units (c) being of a size unsuitable for a private dwelling (d) ensuring functional areas that are generally associated with a private dwelling such as kitchens and laundries are excluded from, or physically separated from individual accommodation units, or are of a size unsuitable for a private dwelling. 	<p>DTS/DPF 3.4 None are applicable.</p>

Transport, Access and Parking

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Movement Systems	
PO 1.1 Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Industrial, commercial and service vehicle movements, loading areas and designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimise potential conflict.	DTS/DPF 1.3 None are applicable.
PO 1.4 Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.	DTS/DPF 1.4 All vehicle manoeuvring occurs onsite.
Sightlines	
PO 2.1 Sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians.	DTS/DPF 2.1 None are applicable.
PO 2.2 Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians.	DTS/DPF 2.2 None are applicable.
Vehicle Access	
PO 3.1 Safe and convenient access minimises impact or interruption on the operation of public roads.	DTS/DPF 3.1 The access is: <ul style="list-style-type: none"> (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.

PO 3.2

Development incorporating vehicular access ramps ensures vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.

DTS/DPF 3.2

None are applicable.

<p>PO 3.3</p> <p>Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>
<p>PO 3.4</p> <p>Access points are sited and designed to minimise any adverse impacts on neighbouring properties.</p>	<p>DTS/DPF 3.4</p> <p>None are applicable.</p>
<p>PO 3.5</p> <p>Access points are located so as not to interfere with mature street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.</p>	<p>DTS/DPF 3.5</p> <p>Access points do not involve the removal or relocation of mature street trees, street furniture or utility infrastructure services.</p>
<p>PO 3.6</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 3.6</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 3.5m in width is provided (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 are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.</p>	<p>DTS/DPF 3.7</p> <p>None are applicable.</p>
<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>	<p>DTS/DPF 3.8</p> <p>None are applicable.</p>
<p>PO 3.9</p> <p>Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.</p>	<p>DTS/DPF 3.9</p> <p>None are applicable.</p>
<p>Access for People with Disabilities</p>	
<p>PO 4.1</p> <p>Development is sited and designed to provide safe, dignified and convenient access for people with a disability.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>

<p>PO 5.1</p> <p>Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:</p> <ul style="list-style-type: none"> (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site the provision of vehicle parking may be shared. 	<p>DTS/DPF 5.1</p> <p>Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas, whichever is relevant.</p>
<p>Vehicle Parking Areas</p>	
<p>PO 6.1</p> <p>Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.</p>	<p>DTS/DPF 6.1</p> <p>Movement between vehicle parking areas within the site can occur without the need to use a public road.</p>
<p>PO 6.2</p> <p>Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.</p>	<p>DTS/DPF 6.2</p> <p>None are applicable.</p>
<p>PO 6.3</p> <p>Vehicle parking areas are designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points.</p>	<p>DTS/DPF 6.3</p> <p>None are applicable.</p>
<p>PO 6.4</p> <p>Pedestrian linkages between parking areas and the development are provided and are safe and convenient.</p>	<p>DTS/DPF 6.4</p> <p>None are applicable.</p>
<p>PO 6.5</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>	<p>DTS/DPF 6.5</p> <p>None are applicable.</p>
<p>PO 6.6</p> <p>Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.</p>	<p>DTS/DPF 6.6</p> <p>Loading areas and designated parking spaces are wholly located within the site.</p>
<p>PO 6.7</p> <p>On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.</p>	<p>DTS/DPF 6.7</p> <p>None are applicable.</p>
<p>Undercroft and Below Ground Garaging and Parking of Vehicles</p>	

<p>PO 7.1</p> <p>Undercroft and below ground garaging of vehicles is designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles.</p>	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>
<p>Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks</p>	
<p>PO 8.1</p> <p>Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants.</p>	<p>DTS/DPF 8.1</p> <p>None are applicable.</p>
<p>PO 8.2</p> <p>Traffic circulation and movement within the park is pedestrian friendly and promotes low speed vehicle movement.</p>	<p>DTS/DPF 8.2</p> <p>None are applicable.</p>
<p>Bicycle Parking in Designated Areas</p>	
<p>PO 9.1</p> <p>The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode.</p>	<p>DTS/DPF 9.1</p> <p>Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements.</p>
<p>PO 9.2</p> <p>Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft.</p>	<p>DTS/DPF 9.2</p> <p>None are applicable.</p>
<p>PO 9.3</p> <p>Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport.</p>	<p>DTS/DPF 9.3</p> <p>None are applicable.</p>

Table 1 - General Off-Street Car Parking Requirements

Class of Development	Car Parking Rate (unless varied by Table 3 onwards) Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.
Residential Development	
Detached Dwelling	1 or 2 bedroom dwelling -1 space per dwelling. 3 or more bedroom dwelling - 2 spaces per dwelling.
Group Dwelling	1 or 2 bedroom dwelling - 1 space per dwelling. 3 or more bedroom dwelling - 2 spaces per dwelling. 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.
Residential Flat Building	1 or 2 bedroom dwelling - 1 space per dwelling. 3 or more bedroom dwelling - 2 spaces per dwelling. 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.
Row Dwelling	1 or 2 bedroom dwelling - 1 space per dwelling. 3 or more bedroom dwelling - 2 spaces per dwelling.
Semi-Detached Dwelling	1 or 2 bedroom dwelling - 1 space per dwelling. 3 or more bedroom dwelling - 2 spaces per dwelling.
Aged / Supported Accommodation	
Aged person's accommodation	0.3 spaces per bed.
Nursing home	0.3 spaces per bed.
Retirement village	1 or 2 bedroom dwelling - 1 space per dwelling. 3 or more bedroom dwelling - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
Supported accommodation	0.3 spaces per bed.
Residential Development (Other)	
Ancillary accommodation	No additional requirements beyond those associated with the main dwelling.
Residential park	1 or 2 bedroom dwelling - 1 space per dwelling. 3 or more bedroom dwelling - 2 spaces per dwelling.

0.2 spaces per dwelling for visitor parking.

Workers' accommodation	0.5 spaces per bed plus 0.25 spaces per bed for visitor parking.
Tourist	
Caravan park / tourist park	<p>Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation.</p> <p>Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation.</p> <p>A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.</p>
Tourist accommodation	1 car parking space per accommodation unit / guest room.
Commercial Uses	
Auction room/ depot	1 space per 100m ² of building floor area plus an additional 2 spaces.
Automotive collision repair	3 spaces per 100m ² of gross leasable floor area plus 1 space for each vehicle being serviced, repaired or fitted with accessories, including vehicles waiting to be repaired, fitted with accessories or collected by owners.
Bulky goods outlet	3 spaces per 100m ² of gross leasable floor area.
Call centre	8 spaces per 100m ² of gross leasable floor area.
Motor repair station	3 spaces per 100m ² of gross leasable floor area plus 1 space for each vehicle being serviced, repaired or fitted with accessories, including vehicles waiting to be repaired, fitted with accessories or collected by owners.
Office	4 spaces per 100m ² of gross leasable floor area.
Retail fuel outlet	6 spaces per service bay, plus 50% of the spaces calculated to be provided for ancillary uses
Service trade premises	<p>4 spaces per 100m² of gross leasable floor area</p> <p>1 space per 100m² of outdoor area used for display purposes.</p>
Shop other than a bulky goods outlet or restaurant	<p>7 spaces per 100m² of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.</p> <p>6 spaces per 100m² of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.</p>
Community and Civic Uses	
Childcare centre	0.25 spaces per child

Library	4 spaces per 100m ² of total floor area.
Community facility	10 spaces per 100m ² of total floor area.
Hall / meeting hall	0.2 spaces per seat.
Place of worship	1 space for every 3 visitor seats.
Pre-school	1 per employee plus 0.25 per child (drop off/pick up bays)
Educational establishment	<p>For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student.</p> <p>For a secondary school - 1.1 per full time equivalent employee plus 0.16 spaces per student</p> <p>For a tertiary institution - 0.8 per student based on the maximum number of students on the site at any time.</p>
Health Related Uses	
Hospital	5 spaces per bed.
Consulting room	4 spaces per 100m ² of gross leasable floor area.
Recreational and Entertainment Uses	
Amusement machine centre	1 space per 10m ² of total floor area.
Bowling club	10 spaces per bowling green.
Cinema complex	0.33 spaces per seat.
Concert hall / theatre	0.33 spaces per seat.
Hotel	1 space for every 2m ² of total floor area in a public bar plus 1 space for every 6m ² of total floor area available to the public in a lounge, beer garden or other licensed area.
Indoor recreation facility	<p>7 spaces per 100m² of total floor area</p> <p>For a squash court or tennis court - 4 spaces per court.</p>
Restaurant	<p>Premises with a dine-in service only - 0.4 spaces per seat.</p> <p>Premises with a dine-in and take-away services - 0.55 spaces per seat.</p> <p>[Note: requirements associated with a drive-through service are to be considered separately to the parking rates mentioned herein]</p>
Industry/Employment Uses	

Fuel depot	<p>If employee numbers are known - 1 space per employee with a minimum of 2 spaces per premises.</p> <p>If employee numbers are unknown - 1.85 spaces per 100m² of total floor area with a minimum of 2 spaces per premises.</p>
Industry	<p>If employee numbers are known - 1 space per employee with a minimum of 2 spaces per premises.</p> <p>If employee numbers are unknown - 1.85 spaces per 100m² of total floor area with a minimum of 2 spaces per premises.</p>
Store	<p>If employee numbers and known - 1 space per employee with a minimum of 2 spaces per premises.</p> <p>If employee numbers are unknown - 1.85 spaces per 100m² of total building floor area with a minimum of 2 spaces per premises.</p>
Timber yard	<p>If employee numbers are known - 1 space per employee with a minimum of 2 spaces per premises.</p> <p>If employee numbers are unknown - 1.85 spaces per 100m² of total floor area with a minimum of 2 spaces per premises.</p>
Warehouse	<p>If employee numbers are known - 1 space per employee with a minimum of 2 spaces per premises.</p> <p>If employee numbers are unknown - 1.85 spaces per 100m² of total floor area with a minimum of 2 spaces per premises.</p>
Other Uses	
Funeral Parlour	<p>1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour.</p>
Radio or Television Station	<p>5 spaces per 100m² of total building floor area.</p>

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

Class of Development	Car Parking Rate		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
Development generally			
All classes of development	No minimum.	No maximum.	Capital City Zone City Main Street Zone
Non-residential development			
Non-residential development excluding tourist accommodation	3 spaces per 100m ² of gross leasable floor area.	5 spaces per 100m ² of gross leasable floor area.	Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Non-residential development excluding tourist accommodation	3 spaces per 100m ² of gross leasable floor area.	6 spaces per 100m ² of gross leasable floor area.	Where located in accordance with the Table 2 - Criteria: Innovation Zone Suburban Activity Centre Zone Suburban Business and Innovation Zone Suburban Business Neighbourhood Zone Suburban Main Street Zone Urban Activity Centre Zone
Tourist accommodation	1 space for every 4 bedrooms up to 100 bedrooms plus 1 space for every 5 bedrooms over 100 bedrooms	1 space per 2 bedrooms up to 100 bedrooms and 1 space per 4 bedrooms over 100 bedrooms	Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Residential development			
Residential component of a multi-storey building	Dwelling with no separate bedroom -0.25 spaces per dwelling	None specified.	Urban Activity Centre Zone Urban Corridor (Boulevard) Zone

<p>dwelling</p>	<p>1 bedroom dwelling - 0.75 spaces per dwelling</p> <p>2 bedroom dwelling - 1 space per dwelling</p> <p>3 or more bedroom dwelling - 1.25 spaces per dwelling</p> <p>0.25 spaces per dwelling for visitor parking.</p>		<p>Urban Corridor (Business) Zone</p> <p>Urban Corridor (Living) Zone</p> <p>Urban Corridor (Main Street) Zone</p> <p>Urban Neighbourhood Zone</p>
<p>Residential flat building</p>	<p>Dwelling with no separate bedroom -0.25 spaces per dwelling</p> <p>1 bedroom dwelling - 0.75 spaces per dwelling</p> <p>2 bedroom dwelling - 1 space per dwelling</p> <p>3 or more bedroom dwelling - 1.25 spaces per dwelling</p> <p>0.25 spaces per dwelling for visitor parking.</p>	<p>None specified.</p>	<p>Urban Activity Centre Zone</p> <p>Urban Corridor (Boulevard) Zone</p> <p>Urban Corridor (Business) Zone</p> <p>Urban Corridor (Living) Zone</p> <p>Urban Corridor (Main Street) Zone</p> <p>Urban Neighbourhood Zone</p>

Table 2 - Criteria:

The designated area is wholly located within Metropolitan Adelaide and any part of the area satisfies one of the following:

- (a) is within 400 metres of a bus interchange⁽¹⁾
- (b) is within 400 metres of an O-Bahn interchange⁽¹⁾
- (c) is within 400 metres of a passenger rail station⁽¹⁾
- (d) is within 400 metres of a passenger tram station⁽¹⁾
- (e) is within 400 metres of the Adelaide Parklands.

[NOTE(S): (1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles.]

Table 3 - Off-Street Bicycle Parking Requirements

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

Class of Development	Bicycle Parking Rate Where a development comprises more than one development type, then the overall bicycle parking rate will be taken to be the sum of the bicycle parking rates for each development type.
Consulting Room	1 space per 20 employees plus 1 space per 20 consulting rooms for customers.
Educational establishment	For a secondary school - 1 space per 20 full-time time employees plus 10 percent of the total number of employee spaces for visitors. For tertiary education - 1 space per 20 employees plus 1 space per 10 full time students.
Hospital	1 space per 15 beds plus 1 space per 30 beds for visitors.
Indoor recreation facility	1 space per 4 employees plus 1 space per 200m ² of gross leasable floor area for visitors.
Office	1 space for every 200m ² of gross leasable floor area plus 2 spaces plus 1 space per 1000m ² of gross leasable floor area for visitors.
Residential flat building	1 space for every 4 dwellings for residents plus 1 for every 10 dwellings for visitors.
Residential component of a multi-storey building	1 space for every 4 dwellings for residents plus 1 space for every 10 dwellings for visitors.
Shop	1 space for every 300m ² of gross leasable floor area plus 1 space for every 600m ² of gross leasable floor area for customers.
Tourist accommodation	1 space for every 20 employees plus 2 for the first 40 rooms and 1 for every additional 40 rooms for visitors.
Schedule to Table 3	
Designated Area	Relevant part of the State The bicycle parking rate applies to a designated area located in a relevant part of the State described below.
All zones	City of Adelaide
Business Neighbourhood Zone Education and Innovation Zone Suburban Activity Centre Zone Suburban Business and Innovation Zone Suburban Main Street Zone Urban Activity Centre Zone	Metropolitan Adelaide

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

Waste Treatment and Management Facilities

Assessment Provisions (AP)

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

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

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

PO 3.3 Litter control measures minimise the incidence of windblown litter.	DTS/DPF 3.3 None are applicable.
PO 3.4 Waste treatment and management facilities are designed to minimise adverse impacts on both the site and surrounding areas from weed and vermin infestation.	DTS/DPF 3.4 None are applicable.
Access	
PO 4.1 Traffic circulation movements within any waste treatment or management site are designed to enable vehicles to enter and exit the site in a forward direction.	DTS/DPF 4.1 None are applicable.
PO 4.2 Suitable access for emergency vehicles is provided to and within waste treatment or management sites.	DTS/DPF 4.2 None are applicable.
Fencing and Security	
PO 5.1 Security fencing provided around waste treatment and management facilities prevents unauthorised access to operations and potential hazard to the public.	DTS/DPF 5.1 Chain wire mesh or pre-coated painted metal fencing 2m or more in height is erected along the perimeter of the waste treatment or waste management facility site.
Landfill	
PO 6.1 Landfill gas emissions are managed in an environmentally acceptable manner.	DTS/DPF 6.1 None are applicable.
PO 6.2 Landfill facilities are separated from areas of environmental significance and land used for public recreation and enjoyment.	DTS/DPF 6.2 Landfill facilities are set back 250m or more from a public open space reserve, forest reserve, national park or Conservation Zone.
PO 6.3 Landfill facilities are located on land that is not subject to land slip.	DTS/DPF 6.3 None are applicable.
PO 6.4 Landfill facilities are separated from areas subject to flooding.	DTS/DPF 6.4 Landfill facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Organic Waste Processing Facilities	
PO 7.1 Organic waste processing facilities are separated from the coast to avoid potential environment harm.	DTS/DPF 7.1 Organic waste processing facilities are set back 500m or more from the coastal high water mark.

<p>PO 7.2</p> <p>Organic waste processing facilities are not located on land where the interface of the engineered liner and natural soils would be within any of the following:</p> <ul style="list-style-type: none"> (a) 15m of unconfined aquifers bearing groundwater with less than 3000mg per litre total dissolved salts; (b) 5m of groundwater with a water quality of 3000mg to 12,000mg per litre total dissolved salts; (c) 2m of groundwater with a water quality exceeding 12,000mg per litre total dissolved salts. 	<p>DTS/DPF 7.2</p> <p>None are applicable.</p>
<p>PO 7.3</p> <p>Organic waste processing facilities are sited away from areas of environmental significance and land used for public recreation and enjoyment.</p>	<p>DTS/DPF 7.3</p> <p>Organic waste processing facilities are set back 250m or more from a public open space reserve, forest reserve, national park or a Conservation Zone.</p>
<p>PO 7.4</p> <p>Organic waste processing facilities are located on land that is not subject to land slip.</p>	<p>DTS/DPF 7.4</p> <p>None are applicable.</p>
<p>PO 7.5</p> <p>Organic waste processing facilities separated from areas subject to flooding.</p>	<p>DTS/DPF 7.5</p> <p>Organic waste processing facilities are set back 500m or more from land inundated in a 1% AEP flood event.</p>
<p>Major Wastewater Treatment Facilities</p>	
<p>PO 8.1</p> <p>Major wastewater treatment and disposal systems, including lagoons, are designed to minimise potential adverse odour impacts on sensitive receivers.</p>	<p>DTS/DPF 8.1</p> <p>None are applicable.</p>
<p>PO 8.2</p> <p>Artificial wetland systems for the storage of treated wastewater are designed and sited to minimise potential public health risks arising from the breeding of mosquitoes.</p>	<p>DTS/DPF 8.2</p> <p>None are applicable.</p>

Workers' accommodation and Settlements

Assessment Provisions (AP)

<h2 style="margin: 0;">Desired Outcome</h2>	
<p>DO 1</p>	<p>Appropriately designed and located accommodation for seasonal and short-term workers in rural areas that minimises environmental and social impacts.</p>

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

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



Planning and Design Code

Version 2.1

Date of Adoption: 6 October 2020



Superseded by Version 2.2
dated 24 December 2020



Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Coastal Waters and Offshore Islands Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Protection and enhancement of the natural marine and coastal environment and recognition of it as an important ecological, commercial, tourism and recreational resource and passage for safe watercraft navigation.
DO 2	Small-scale, low -impact development for the purpose of conservation, navigation, science, recreation, tourism, aquaculture or carbon storage.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use	
PO 1.1 Small-scale, low-impact development for the purpose of conservation, navigation, science, recreation, tourism or aquaculture.	DTS/DPF 1.1 Development comprises one or more of the following land uses: <ul style="list-style-type: none"> (a) Advertisement (b) Agricultural building (c) Aquaculture (d) Boat berth (e) Camp grounds (f) Dwelling alterations or additions (g) Farming (h) Jetty (i) Navigation structures, boat berth, pier, pontoon or similar structure (j) Public amenities (k) Renewable energy facility.

Development on off-shore islands	
<p>PO 2.1</p> <p>Islands that are isolated from the mainland are not developed for residential development until the appropriate level of infrastructure, hazard protection and environmental management is in place.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p> <p>Farming activities on offshore islands occur on already cleared land and outside of areas containing native vegetation, coastal dunes and wetlands.</p>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
<p>PO 2.3</p> <p>Small-scale tourist accommodation on offshore islands such as camping grounds, huts and cabins avoids delicate or environmentally sensitive areas.</p>	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>
<p>PO 2.4</p> <p>Renewable energy facilities and ancillary development do not impact on the scenic quality of the coast and islands.</p>	<p>DTS/DPF 2.4</p> <p>None are applicable.</p>
<p>PO 2.5</p> <p>Small-scale ground-mounted solar power facilities on islands to service existing approved development on the same land.</p>	<p>DTS/DPF 2.5</p> <p>Solar power facilities:</p> <ul style="list-style-type: none"> (a) do not generate more than 30KW (b) generate power which is to be used wholly in association an approved land use (c) are set back at least 10m from adjoining allotments in other ownership (d) are not located within 100m of a dwelling in other ownership.
<p>PO 2.6</p> <p>Offshore recreational pontoons avoid seagrass and are safely secured.</p>	<p>DTS/DPF 2.6</p> <p>Offshore recreational pontoons are:</p> <ul style="list-style-type: none"> (a) not fixed to the shoreline or to any other structure (b) not located over seagrass (c) include anchors designed to withstand seasonal wave conditions.
Environmental Protection	
<p>PO 3.1</p> <p>Development is undertaken in a manner which minimises the potential for harm to the marine and coastal environment or to fisheries and aquaculture, including harm arising from actions that introduce a biosecurity risk.</p>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>

<p>PO 3.2</p> <p>Development minimises the potential for the harmful effects of turbidity, sedimentation, pollution, shading and effects on water flows of the marine environment both inside and outside of the zone.</p>	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>
<p>PO 3.3</p> <p>Development avoids important nesting or breeding areas and areas that are important for the movement/migration patterns of fauna.</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>
<p>PO 3.4</p> <p>Development avoids delicate or environmentally sensitive coastal areas and key habitat areas within and adjacent offshore islands such as sand dunes, cliff tops, estuaries, wetlands, mangroves and samphire areas.</p>	<p>DTS/DPF 3.4</p> <p>None are applicable.</p>
<p>PO 3.5</p> <p>Offshore development is sited to minimise potential impacts on, and to protect the integrity of, reserves under the <i>National Parks and Wildlife Act 1972</i> and the <i>Marine Parks Act 2007</i>.</p>	<p>DTS/DPF 3.5</p> <p>Offshore development is located not less than 1km 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 Act.</p>
<p>Built Form and Character</p>	
<p>PO 4.1</p> <p>Development on offshore islands is sited and designed unobtrusively to minimise the visual impact on the natural environment by:</p> <ul style="list-style-type: none"> (a) using low-reflective materials and finishes that blend with, and colours that complement, the surrounding landscape (b) being located below hilltops and ridgelines (c) being screened by existing vegetation. 	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>Land Division</p>	
<p>PO 5.1</p> <p>Land division on offshore islands supports the management or improvement of the natural environment and does not result in additional allotments with frontage or access to the coast.</p>	<p>DTS/DPF 5.1</p> <p>Land division on offshore islands does not create any additional allotments, nor any additional allotments with frontage or direct access to the coast and is for the:</p> <ul style="list-style-type: none"> (a) creation of a public road or a public reserve <p>or</p> <ul style="list-style-type: none"> (a) minor adjustment of allotment boundaries to remove an anomaly in existing boundaries with respect to the location of existing buildings or structures.
<p>Concept Plans</p>	

<p>PO 6.1</p> <p>Development is compatible with the outcomes sought by any relevant Concept Plan contained within the Concept Plans Technical and Numeric Variation Overlay. The following Concept Plans are relevant:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Description</th> </tr> </thead> <tbody> <tr> <td>Concept Plan 73 - Port Vincent</td> </tr> <tr> <td>Concept Plan 74 - Shelley Beach - Kellidie Bay</td> </tr> </tbody> </table> <p>Note: if no Concept Plan is returned then none apply to the site.</p>	Description	Concept Plan 73 - Port Vincent	Concept Plan 74 - Shelley Beach - Kellidie Bay	<p>DTS/DPF 6.1</p> <p>The site of the development is wholly located outside the Concept Plan boundary.</p>
Description				
Concept Plan 73 - Port Vincent				
Concept Plan 74 - Shelley Beach - Kellidie Bay				

Table 1 - Accepted Development Classification

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

Class of Development	Accepted Development Classification Criteria
<p>Air handling unit, air conditioning system or exhaust fan including any components or alterations incidental to its installation</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> ● Local Heritage Place Overlay ● State Heritage Area Overlay ● State Heritage Place Overlay 	<ol style="list-style-type: none"> 1. The item will be installed on or within an existing building 2. The item being installed does not encroach on a public street or affect the ability of the building to resist the spread of fire 3. If the associated building is in a Historic Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street
<p>Brush fence</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> ● Hazards (Acid Sulfate Soils) Overlay ● Hazards (Flooding) Overlay ● Historic Area Overlay ● Local Heritage Place Overlay ● Ramsar Wetlands Overlay ● River Murray Flood Plain Protection Area Overlay ● Significant Landscape Protection Overlay ● State Heritage Area Overlay ● State Heritage Place Overlay 	<ol style="list-style-type: none"> 1. The fence is formed (wholly or partially) from brush 2. The fence does not exceed 2.1 metres in height (measured from the lower of the 2 adjoining finished ground levels) 3. The fence does not exceed 1 m in height within 6 m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved).

<p>Building work on railway land</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> ● Coastal Areas Overlay ● Hazards (Acid Sulfate Soils) Overlay ● Local Heritage Place Overlay ● Mount Lofty Ranges Catchment (Area 1) Overlay ● Mount Lofty Ranges Catchment (Area 2) Overlay ● River Murray Flood Plain Protection Area Overlay ● Significant Landscape Protection Overlay ● State Heritage Area Overlay ● State Heritage Place Overlay 	<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 (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017) 3. It is required for the conduct or maintenance of railway activities 4. It does not involve the clearance of native vegetation
<p>Internal building work</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> ● Local Heritage Place Overlay ● 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>Partial demolition of a building or structure</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> ● Historic Area Overlay ● Local Heritage Place Overlay ● State Heritage Place Overlay ● State Heritage Area Overlay 	<p>None</p>

Private bushfire shelters

Except where any of the following apply:

- Coastal Areas Overlay
- Future Road Widening Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Hazards (Flooding) Overlay
- Local Heritage Place Overlay
- River Murray Flood Plain Protection Area Overlay
- Significant Landscape Protection Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- State Significant Native Vegetation Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
3. 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
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).

Protective tree netting structure

Except where any of the following apply:

- Local Heritage Place Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay
- Mount Lofty Ranges Catchment (Area 1) Overlay
- Mount Lofty Ranges Catchment (Area 2) Overlay
- Ramsar Wetlands Overlay
- Significant Landscape Protection Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
3. 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 - Outback) Overlay, Hazards (Bushfire - Regional) Overlay, Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire Medium - Risk) Overlay or Hazards (Bushfire - High Risk) Overlay, the protective tree netting structure provides for access to the site in accordance with the following:
 - (a) no part of the protective tree netting structure (including cables and points of attachment of cables (known as 'auger' or 'anchor' points) will be within 5m of any boundary of the site; or
 - (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:
 - (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:
 - (a) outside the boundaries of the site; or
 - (b) within a watercourse (within the meaning of the Landscape South Australia Act 2019)
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:
 - (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.
9. No part of the protective tree netting structure will be in the '1956 River Murray Flood Plain'.

Shade sail

Except where any of the following apply:

- Coastal Areas Overlay
- Future Road Widening Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- Mount Lofty Ranges Catchment (Area 1) Overlay
- Mount Lofty Ranges Catchment (Area 2) Overlay
- River Murray Flood Plain Protection Area Overlay
- Ramsar Wetlands Overlay
- Significant Landscape Protection Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
3. Shade sail consists of permeable material
4. The total area of the sail - does not exceed 40m²
5. No part of the shade sail will be:
 - (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment
 - (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment
6. Primary street setback - at least as far back as the building line of the building to which it is ancillary
7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m
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.
9. Does not involve the clearance of native vegetation.

Solar photovoltaic panels (roof mounted)

Except where any of the following apply:

- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will 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.
5. If the building is in a Historic Area Overlay - no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street.

Water tank (above ground)

Except where any of the following apply:

- Coastal Areas Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- Mount Lofty Ranges Catchment (Area 1) Overlay
- Mount Lofty Ranges Catchment (Area 2) Overlay
- Ramsar Wetlands Overlay
- Significant Landscape Protection Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
3. 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.
9. Does not involve the clearance of native vegetation.

<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 ● Mount Lofty Ranges Catchment (Area 1) Overlay ● Mount Lofty Ranges Catchment (Area 2) Overlay ● Ramsar Wetlands 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 (including any associated pump) is located wholly below the level of the ground. 3. Does not involve the clearance of native vegetation.
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Table 2 - Deemed-to-Satisfy Development Classification

The following table identifies Classes of Development that are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’. Provisions referred to in the table 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.

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)
Recreational pontoon	Development on off-shore islands DTS/DPF 2.6	None	None	None
Replacement building Except where any of the following apply: <ul style="list-style-type: none"> ● Historic Area Overlay ● Local Heritage Place Overlay ● River Murray Flood Plain Protection Area Overlay ● State Heritage Area Overlay ● State Heritage Place Overlay 	None	None	None	None
Temporary accommodation in an area affected by bushfire	None	None	None	None

Table 3 - Applicable Policies for Performance Assessed Development

The following table identifies the policies that 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.

Class of	Applicable Policies
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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	Land Use PO 1.1	<p>Advertisements [Appearance] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>Advertisements [Proliferation of Advertisements] PO 2.1, PO 2.2</p> <p>Advertisements [Advertising Content] PO 3.1</p> <p>Advertisements [Amenity Impacts] PO 4.1</p> <p>Advertisements [Safety] PO 5.1, PO 5.2, PO 5.3, PO 5.4, PO 5.5</p> <p>Clearance from Overhead Powerlines PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.2</p>	None	<p>Advertising Near Signalised Intersections Overlay [Advertisements Near Signalised Intersections] PO 1.1</p> <p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1, PO 1.2</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.5</p> <p>Character Area Overlay [Ancillary Development] PO 4.3</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.2</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1, PO 1.3</p> <p>Gateway Overlay [Advertisements] PO 4.1</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.2</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form]</p>

PO 2.1, PO 2.2, PO 2.3,
PO 2.5

Historic Area Overlay
[Ancillary development]
PO 4.3

Historic Area Overlay
[Context and Streetscape
Amenity]
PO 6.2

Historic Area Overlay
[Ruins]
PO 8.1

Local Heritage Place
Overlay [Built Form]
PO 1.1, PO 1.2, PO 1.3,
PO 1.4, PO 1.5, PO 1.6,
PO 1.7

Local Heritage Place
Overlay [Alterations and
Additions]
PO 2.1, PO 2.2

Local Heritage Place
Overlay [Ancillary
Development]
PO 3.3

Native Vegetation Overlay
[Environmental
Protection]
PO 1.1, PO 1.2, PO 1.4

Significant Landscape
Protection Overlay [Land
Use and Intensity]
PO 1.1

Significant Landscape
Protection Overlay [Built
Form and Character]
PO 2.1, PO 2.2

Significant Landscape
Protection Overlay
[Landscaping]
PO 3.1

Significant Landscape
Protection Overlay
[Earthworks]
PO 4.1

State Heritage Area
Overlay [Built Form]
PO 1.1, PO 1.2, PO 1.3,
PO 1.4, PO 1.5

State Heritage Area
Overlay [Ancillary
Development]
PO 3.3

				<p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6</p> <p>State Heritage Place Overlay [Ancillary Development] PO 3.3</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p>
Agricultural building	<p>Land Use PO 1.1</p> <p>Development on off-shore islands PO 2.2</p> <p>Environmental Protection PO 3.1, PO 3.3, PO 3.4</p> <p>Built Form and Character PO 4.1</p>	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 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, PO 4.2</p> <p>Transport, Access and Parking [Movement Systems] PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1</p>	None	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1, PO 1.2</p> <p>Building Near Airfields Overlay PO 1.1, PO 1.2</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Ancillary Development] PO 4.1, PO 4.2</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 9.0</p>

			PO 3.1, PO 3.2
			Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7
			Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4
			Defence Aviation Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3
			Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2
			Gateway Overlay [Landscape Amenity] PO 2.1
			Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4
			Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1
			Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1
			Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2
			Hazards (Bushfire - General Risk) Overlay [Vehicle Access -Roads and Driveways] PO 5.2
			Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1
			Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1
			Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2
			Hazards (Bushfire - High Risk) Overlay [Vehicle Access -Roads and Driveways] PO 6.2

Hazards (Bushfire -
Medium Risk) Overlay
[Siting]
PO 1.1

Hazards (Bushfire -
Medium Risk) Overlay
[Built Form]
PO 2.1, PO 2.2

Hazards (Bushfire -
Medium Risk) Overlay
[Vehicle Access - Roads
and Driveways]
PO 5.2

Hazards (Bushfire -
Outback) Overlay [Vehicle
Access -Roads and
Driveways]
PO 2.2

Hazards (Bushfire -
Regional) Overlay [Siting]
PO 1.1

Hazards (Bushfire -
Regional) Overlay [Built
Form]
PO 2.1, PO 2.2

Hazards (Bushfire -
Regional) Overlay [Vehicle
Access -Roads and
Driveways]
PO 5.2

Hazards (Flooding)
Overlay [Flood Resilience]
PO 3.1, PO 3.2, PO 3.3,
PO 3.4

Hazards (Flooding)
Overlay [Environmental
Protection]
PO 4.1, PO 4.2

Hazards (Flooding)
Overlay [Site Earthworks]
PO 5.1, PO 5.2

Hazards (Flooding)
Overlay [Access]
PO 6.1, PO 6.2

Heritage Adjacency
Overlay [Built Form]
PO 1.1

Historic Area Overlay [All
Development]
PO 1.1

Historic Area Overlay
[Built Form]
PO 2.1, PO 2.2, PO 2.3⁹²

			PO 2.4, PO 2.5
			Historic Area Overlay [Alterations and additions] PO 3.1, PO 3.2
			Historic Area Overlay [Ancillary development] PO 4.1, PO 4.2
			Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2
			Historic Area Overlay [Ruins] PO 8.1
			Historic Shipwrecks Overlay [General] PO 1.1
			Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7
			Local Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2
			Local Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2
			Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1
			Local Heritage Place Overlay [Conservation Works] PO 7.1
			Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4
			River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 3.1
			River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 4.1, PO 4.3

River Murray Flood Plain Protection Area Overlay [Environmental Protection]
 PO 5.1, PO 5.2, PO 5.3, PO 5.4, PO 5.5

River Murray Flood Plain Protection Area Overlay [Access]
 PO 6.1, PO 6.2, PO 6.3

Significant Landscape Protection Overlay [Land Use and Intensity]
 PO 1.1

Significant Landscape Protection Overlay [Built Form and Character]
 PO 2.1, PO 2.2

Significant Landscape Protection Overlay [Landscaping]
 PO 3.1

Significant Landscape Protection Overlay [Earthworks]
 PO 4.1

State Heritage Area Overlay [Built Form]
 PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5

State Heritage Area Overlay [Alterations and Additions]
 PO 2.1

State Heritage Area Overlay [Ancillary Development]
 PO 3.1, PO 3.2

State Heritage Area Overlay [Landscape Context and Streetscape Amenity]
 PO 5.1

State Heritage Area Overlay [Conservation Works]
 PO 7.1

State Heritage Place Overlay [Built Form]
 PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7

State Heritage Place Overlay [Alterations and Additions]

				<p>PO 2.1</p> <p>State Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>
Aquaculture	<p>Land Use PO 1.1</p> <p>Development on off-shore islands PO 2.6</p> <p>Environmental Protection PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p>	<p>Aquaculture [Land-based Aquaculture] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Aquaculture [Marine Based Aquaculture] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5, PO 2.6, PO 2.7, PO 2.8, PO 2.9, PO 2.10, PO 2.11</p> <p>Aquaculture [Navigation and Safety] PO 3.1, PO 3.2</p> <p>Aquaculture [Environmental Management] PO 4.1, PO 4.2, PO 4.3, PO 4.4</p> <p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design [All development [External Appearance]] PO 1.5</p> <p>Design [All development [Landscaping]] PO 3.1</p> <p>Design [All development [On-site Waste Treatment Systems]] PO 6.1</p>	None	<p>Building Near Airfields Overlay PO 1.1, PO 1.2</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.3</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.7</p> <p>Local Heritage Place Overlay [Landscape</p>

		<p>Design [All development [Carparking Appearance]] PO 7.2, PO 7.4, PO 7.5, PO 7.6, PO 7.7</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.1, PO 4.2, PO 4.5</p> <p>Interface between Land Uses [Air Quality] PO 5.1, PO 5.2</p> <p>Interface between Land Uses [Light Spill] PO 6.1</p> <p>Transport, Access and Parking [Movement Systems] PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas] PO 6.1, PO 6.6</p>		<p>Context and Streetscape Amenity] PO 5.1</p> <p>Marine Parks (Managed Use) Overlay [Land Use] PO 1.1</p> <p>Marine Parks (Restricted Use) Overlay [Land Use] PO 1.1</p> <p>Murray-Darling Basin Overlay PO 1.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.3, PO 1.4</p> <p>Prescribed Surface Water Areas Overlay PO 1.1, PO 1.2</p> <p>Prescribed Watercourses Overlay PO 1.1</p> <p>Prescribed Water Resources Area Overlay PO 1.1, PO 1.2</p> <p>Prescribed Wells Area Overlay PO 1.1</p> <p>Ramsar Wetlands Overlay [General] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Dredging] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 4.1, PO 4.3, PO 4.4</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 5.1, PO 5.2, PO 5.3, PO 5.4, PO 5.5</p> <p>River Murray Flood Plain</p>
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Protection Area Overlay
[Access]
PO 6.1, PO 6.2, PO 6.3

River Murray Tributaries
Protection Area Overlay
[Land Use]
PO 1.1, PO 1.2

Significant Landscape
Protection Overlay [Land
Use and Intensity]
PO 1.1

Significant Landscape
Protection Overlay [Built
Form and Character]
PO 2.1, PO 2.2

Significant Landscape
Protection Overlay
[Landscaping]
PO 3.1

Significant Landscape
Protection Overlay
[Earthworks]
PO 4.1

State Heritage Area
Overlay [Built Form]
PO 1.1, PO 1.2, PO 1.3,
PO 1.4, PO 1.5

State Heritage Area
Overlay [Landscape
Context and Streetscape
Amenity]
PO 5.1

State Heritage Place
Overlay [Built Form]
PO 1.1, PO 1.2, PO 1.3,
PO 1.4, PO 1.5, PO 1.6,
PO 1.7

State Heritage Place
Overlay [Landscape
Context and Streetscape
Amenity]
PO 5.1

State Significant Native
Vegetation Areas Overlay
[Environmental
Protection]
PO 1.1

Water Resources Overlay
[Water Catchment]
PO 1.1, PO 1.2, PO 1.3,
PO 1.4, PO 1.5, PO 1.6,
PO 1.7, PO 1.8

Demolition	None	None	None	<p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Demolition] PO 7.1, PO 7.2, PO 7.3</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Demolition] PO 6.1, PO 6.2</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Demolition] PO 6.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Demolition] PO 6.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p>
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<p>Farming</p>	<p>Land Use PO 1.1</p> <p>Development on off-shore islands PO 2.2</p> <p>Environmental Protection PO 3.1, PO 3.2, PO 3.3, PO 3.4</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, PO 4.2</p> <p>Interface between Land Uses [Air Quality] PO 5.1</p> <p>Interface between Land Uses [Interface with Rural Activities] PO 9.1, PO 9.6</p>	<p>None</p>	<p>Building Near Airfields Overlay PO 1.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.7</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Marine Parks (Managed Use) Overlay [Land Use] PO 1.1</p> <p>Marine Parks (Restricted Use) Overlay [Land Use] PO 1.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.3, PO 1.4</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 5.1, PO 5.2, PO 5.3</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Water Protection Area Overlay [Groundwater] PO 2.1, PO 2.2</p> <p>Water Protection Area Overlay [Farming and Horticulture] PO 3.1</p> <p>Water Protection Area Overlay [Irrigation] PO 4.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7, PO 1.8, PO 1.9</p>
<p>Retaining wall</p>	<p>Land Use PO 1.1</p> <p>Environmental Protection</p>	<p>Design [All development [Fences and Walls]] PO 9.1, PO 9.2</p>	<p>None</p>	<p>Character Area Overlay [All Development] PO 1.1</p>

PO 3.1, PO 3.2, PO 3.3,
PO 3.4

Built Form and Character
PO 4.1

Character Area Overlay
[Built Form]
PO 2.1, PO 2.5

Coastal Areas Overlay
[Hazard Risk
Minimisation]
PO 2.3, PO 2.4

Coastal Areas Overlay
[Coast Protection Works]
PO 3.1, PO 3.2, PO 3.3

Coastal Areas Overlay
[Environment Protection]
PO 4.2, PO 4.3, PO 4.7

Hazards (Acid Sulfate
Soils) Overlay [Land Use
and Intensity]
PO 1.1

Hazards (Flooding)
Overlay [Site Earthworks]
PO 5.1, PO 5.2

Historic Area Overlay [All
Development]
PO 1.1

Historic Area Overlay
[Built Form]
PO 2.1, PO 2.5

Local Heritage Place
Overlay [Built Form]
PO 1.1, PO 1.5

Marine Parks (Managed
Use) Overlay [Land Use]
PO 1.1

Marine Parks (Restricted
Use) Overlay [Land Use]
PO 1.1

Native Vegetation Overlay
[Environmental
Protection]
PO 1.1, PO 1.2, PO 1.4

Ramsar Wetlands Overlay
[General]
PO 1.1, PO 1.2, PO 1.3

River Murray Flood Plain
Protection Area Overlay
[Built Form and
Character]
PO 3.2

Significant Landscape
Protection Overlay
[Earthworks]
PO 4.1

State Heritage Area ¹⁰⁰

				<p>Overlay [Built Form] PO 1.1, PO 1.5</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.5</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 9.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.5, PO 1.7, PO 1.8</p>
Solar farm	<p>Land Use PO 1.1</p> <p>Development on off- shore islands PO 2.4, PO 2.5</p> <p>Environmental Protection PO 3.1, PO 3.3, PO 3.4</p>	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design [All non-residential development [Wash-down and Waste Loading and Unloading]] PO 30.1</p> <p>Infrastructure and Renewable Energy Facilities [General] PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Visual Amenity] PO 2.1, PO 2.2, PO 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, PO 4.2, PO 4.3</p> <p>Infrastructure and Renewable Energy Facilities [Electricity Infrastructure and Battery Storage Facilities] PO 5.1, PO 5.3</p> <p>Infrastructure and Renewable Energy Facilities [Renewable Energy Facilities] PO 7.1</p> <p>Infrastructure and Renewable Energy</p>	None	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1, PO 1.2</p> <p>Building Near Airfields Overlay PO 1.1, PO 1.2</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1</p> <p>Character Area Overlay [Ancillary Development] PO 4.3</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p>

		<p>Facilities [Renewable Energy Facilities (Solar Power)] PO 9.1, PO 9.2, PO 9.3, PO 9.4</p> <p>Infrastructure and Renewable Energy Facilities [Temporary Facilities] PO 13.1, PO 13.2</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</p> <p>Interface between Land Uses [Solar Reflectivity / Glare] PO 7.1</p> <p>Transport, Access and Parking [Movement Systems] PO 1.1, PO 1.4</p> <p>Transport, Access and Parking [Sightlines] PO 2.1</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.3, PO 3.4, PO 3.8, PO 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Areas] PO 6.1, PO 6.2, PO 6.6</p>		<p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1, PO 1.3</p> <p>Gateway Overlay [Landscape Amenity] PO 2.1</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Flooding) Overlay [Land Use] PO 2.1</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.5</p> <p>Historic Area Overlay [Ancillary development] PO 4.1</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p>
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Historic Area Overlay [Ruins] PO 8.1
Historic Shipwrecks Overlay [General] PO 1.1
Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1
Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1
Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1
Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1
Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1
Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1
Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1
Key Railway Crossings Overlay [Access, Design and Function] PO 1.1
Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.5, PO 1.6, PO 1.7
Local Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2
Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1
Marine Parks (Managed Use) Overlay [Land Use]

PO 1.1
Marine Parks (Restricted Use) Overlay [Land Use] PO 1.1
Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4
Ramsar Wetlands Overlay [General] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5
Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1
River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 3.1
River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 4.1, PO 4.3
River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 5.1, PO 5.2, PO 5.3
River Murray Flood Plain Protection Area Overlay [Access] PO 6.1, PO 6.2, PO 6.3
Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1, PO 1.2
Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2
Significant Landscape Protection Overlay [Landscaping] PO 3.1
Significant Landscape Protection Overlay [Earthworks] PO 4.1
State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, ⁴

PO 1.5

State Heritage Area
Overlay [Ancillary
Development]
PO 3.1, PO 3.2

State Heritage Area
Overlay [Landscape
Context and Streetscape
Amenity]
PO 5.1

State Heritage Place
Overlay [Built Form]
PO 1.1, PO 1.2, PO 1.3,
PO 1.4, PO 1.5, PO 1.6,
PO 1.7

State Heritage Place
Overlay [Ancillary
Development]
PO 3.1, PO 3.2

State Heritage Place
Overlay [Landscape
Context and Streetscape
Amenity]
PO 5.1

State Significant Native
Vegetation Areas Overlay
[Environmental
Protection]
PO 1.1

Urban Transport Routes
Overlay [Access - Safe
Entry and Exit (Traffic
Flow)]
PO 1.1

Urban Transport Routes
Overlay [Access - Existing
Access Point]
PO 3.1

Urban Transport Routes
Overlay [Access -
Location (Spacing)]
PO 4.1

Urban Transport Routes
Overlay [Access -
Location (Sight Lines)]
PO 5.1

Urban Transport Routes
Overlay [Access -
Stormwater]
PO 6.1

Urban Transport Routes
Overlay [Building on Road
Reserve]
PO 7.1

				<p>Urban Transport Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 9.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>
Telecommunications facility	<p>Land Use PO 1.1</p> <p>Environmental Protection PO 3.1, PO 3.3, PO 3.4</p>	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Telecommunication Facilities] PO 6.1, PO 6.2, PO 6.3</p> <p>Transport, Access and Parking [Movement Systems] PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Areas] PO 6.1, PO 6.6</p>	None	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1, PO 1.2</p> <p>Building Near Airfields Overlay PO 1.1, PO 1.2</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1</p> <p>Character Area Overlay [Ancillary Development] PO 4.3</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1, PO 1.3</p>

Gateway Overlay
[Landscape Amenity]
PO 2.1

Gateway Overlay
[Landscaping]
PO 3.1, PO 3.2, PO 3.3,
PO 3.4

Hazards (Acid Sulfate
Soils) Overlay [Land Use
and Intensity]
PO 1.1

Hazards (Flooding)
Overlay [Land Use]
PO 2.1

Hazards (Flooding)
Overlay [Flood Resilience]
PO 3.1, PO 3.2, PO 3.3,
PO 3.4

Hazards (Flooding)
Overlay [Environmental
Protection]
PO 4.1, PO 4.2

Hazards (Flooding)
Overlay [Site Earthworks]
PO 5.1, PO 5.2

Hazards (Flooding)
Overlay [Access]
PO 6.1, PO 6.2

Heritage Adjacency
Overlay [Built Form]
PO 1.1

Historic Area Overlay [All
Development]
PO 1.1

Historic Area Overlay
[Built Form]
PO 2.1, PO 2.2, PO 2.3,
PO 2.4, PO 2.5

Historic Area Overlay
[Ancillary development]
PO 4.1

Historic Area Overlay
[Context and Streetscape
Amenity]
PO 6.1, PO 6.2

Historic Area Overlay
[Ruins]
PO 8.1

Historic Shipwrecks
Overlay [General]
PO 1.1

<p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p>
<p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p>
<p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1</p>
<p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1</p>
<p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p>
<p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p>
<p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p>
<p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1</p>
<p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p>
<p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p>
<p>Local Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p>
<p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4⁰⁸</p>

Ramsar Wetlands Overlay
[General]
PO 1.1, PO 1.2, PO 1.3,
PO 1.4, PO 1.5

Resource Extraction
Protection Area Overlay
[Protection of Strategic
Resources]
PO 1.1

River Murray Flood Plain
Protection Area Overlay
[Built Form and
Character]
PO 3.1

River Murray Flood Plain
Protection Area Overlay
[Flood Resilience]
PO 4.1, PO 4.3

River Murray Flood Plain
Protection Area Overlay
[Environmental
Protection]
PO 5.1, PO 5.2, PO 5.3

River Murray Flood Plain
Protection Area Overlay
[Access]
PO 6.1, PO 6.2, PO 6.3

Significant Landscape
Protection Overlay [Land
Use and Intensity]
PO 1.1

Significant Landscape
Protection Overlay [Built
Form and Character]
PO 2.1, PO 2.2

Significant Landscape
Protection Overlay
[Landscaping]
PO 3.1

Significant Landscape
Protection Overlay
[Earthworks]
PO 4.1

State Heritage Area
Overlay [Built Form]
PO 1.1, PO 1.2, PO 1.3,
PO 1.5

State Heritage Area
Overlay [Ancillary
Development]
PO 3.1, PO 3.2

State Heritage Area
Overlay [Landscape
Context and Streetscape]

<p>Amenity] PO 5.1</p>
<p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p>
<p>State Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p>
<p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p>
<p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p>
<p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p>
<p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p>
<p>Urban Transport Routes Overlay [Access - Existing Access Point] PO 3.1</p>
<p>Urban Transport Routes Overlay [Access - Location (Spacing)] PO 4.1</p>
<p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p>
<p>Urban Transport Routes Overlay [Access - Stormwater] PO 6.1</p>
<p>Urban Transport Routes Overlay [Building on Road Reserve] PO 7.1</p>
<p>Urban Transport Routes Overlay [Public Road Junctions] PO 8.1</p>

				Urban Transport Routes Overlay [Corner Cut-Offs] PO 9.1
				Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8
Wind farm	<p>Land Use PO 1.1</p> <p>Development on off-shore islands PO 2.4, PO 2.5</p> <p>Environmental Protection PO 3.1, PO 3.3, PO 3.4</p>	<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, PO 2.2, PO 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, PO 4.2, PO 4.3</p> <p>Infrastructure and Renewable Energy Facilities [Electricity Infrastructure and Battery Storage Facilities] PO 5.1, PO 5.3</p> <p>Infrastructure and Renewable Energy Facilities [Renewable Energy Facilities] PO 7.1</p> <p>Infrastructure and Renewable Energy Facilities [Renewable Energy Facilities (Wind Farm)] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5</p> <p>Infrastructure and Renewable Energy Facilities [Temporary Facilities] PO 13.1, PO 13.2</p> <p>Interface between Land Uses [General Land Use Compatibility] PO 1.2</p> <p>Interface between Land Uses [Overshadowing]</p>	None	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1, PO 1.2</p> <p>Building Near Airfields Overlay PO 1.1, PO 1.2</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1</p> <p>Character Area Overlay [Ancillary Development] PO 4.3</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1, PO 1.3</p> <p>Gateway Overlay [Landscape Amenity] PO 2.1</p>

		<p>PO 3.4</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>Transport, Access and Parking [Movement Systems] PO 1.1, PO 1.4</p> <p>Transport, Access and Parking [Sightlines] PO 2.1</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.3, PO 3.4, PO 3.8, PO 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Areas] PO 6.1, PO 6.2, PO 6.6</p>		<p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Flooding) Overlay [Land Use] PO 2.1</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.5</p> <p>Historic Area Overlay [Ancillary development] PO 4.1</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p>
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Key Outback and Rural Routes Overlay [Access - Existing Access Points]
PO 3.1

Key Outback and Rural Routes Overlay [Access - Location (Spacing)]
PO 4.1

Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)]
PO 5.1

Key Outback and Rural Routes Overlay [Access - Mud and Debris]
PO 6.1

Key Outback and Rural Routes Overlay [Access - Stormwater]
PO 7.1

Key Outback and Rural Routes Overlay [Public Road Junctions]
PO 8.1

Key Railway Crossings Overlay [Access, Design and Function]
PO 1.1

Local Heritage Place Overlay [Built Form]
PO 1.1, PO 1.2, PO 1.3, PO 1.5, PO 1.6, PO 1.7

Local Heritage Place Overlay [Ancillary Development]
PO 3.1, PO 3.2

Local Heritage Place Overlay [Landscape Context and Streetscape Amenity]
PO 5.1

Native Vegetation Overlay [Environmental Protection]
PO 1.1, PO 1.2, PO 1.4

Ramsar Wetlands Overlay [General]
PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5

Resource Extraction Protection Area Overlay [Protection of Strategic Resources]
PO 1.1

River Murray Flood Plain
Protection Area Overlay
[Built Form and
Character]
PO 3.1

River Murray Flood Plain
Protection Area Overlay
[Flood Resilience]
PO 4.1, PO 4.3

River Murray Flood Plain
Protection Area Overlay
[Environmental
Protection]
PO 5.1, PO 5.2, PO 5.3

River Murray Flood Plain
Protection Area Overlay
[Access]
PO 6.1, PO 6.2, PO 6.3

Significant Landscape
Protection Overlay [Land
Use and Intensity]
PO 1.1

Significant Landscape
Protection Overlay [Built
Form and Character]
PO 2.1, PO 2.2

Significant Landscape
Protection Overlay
[Landscaping]
PO 3.1

Significant Landscape
Protection Overlay
[Earthworks]
PO 4.1

State Heritage Area
Overlay [Built Form]
PO 1.1, PO 1.2, PO 1.3,
PO 1.5

State Heritage Area
Overlay [Ancillary
Development]
PO 3.1, PO 3.2

State Heritage Area
Overlay [Landscape
Context and Streetscape
Amenity]
PO 5.1

State Heritage Place
Overlay [Built Form]
PO 1.1, PO 1.2, PO 1.3,
PO 1.4, PO 1.5, PO 1.6,
PO 1.7

State Heritage Place
Overlay [Ancillary

				Development] PO 3.1, PO 3.2 State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1 State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1 Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1 Urban Transport Routes Overlay [Access - Existing Access Point] PO 3.1 Urban Transport Routes Overlay [Access - Location (Spacing)] PO 4.1 Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Urban Transport Routes Overlay [Access - Stormwater] PO 6.1 Urban Transport Routes Overlay [Building on Road Reserve] PO 7.1 Urban Transport Routes Overlay [Public Road Junctions] PO 8.1 Urban Transport Routes Overlay [Corner Cut-Offs] PO 9.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8
All other Code Assessed Development	All	All	All	Any relevant Overlay: All

Table 4 -Restricted Development Classification

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

Class of Development	Exclusions
None specified	None specified

Table 5 - Procedural Matters (PM) - Notification

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

Class of Development Excluded from Notification	Exceptions
1. A kind of development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None
2. Subject to (1) any of the following: <ul style="list-style-type: none"> (a) classes of development listed in Coastal Waters and Offshore Islands Zone Table 1 - Accepted Development Classification where the proposed development is unable to satisfy the relevant criteria set out in that table (b) classes of development listed in Coastal Waters and Offshore Islands Zone Table 2 - Deemed-to-Satisfy Development Classification where the proposed development is unable to satisfy the relevant criteria set out in that table (c) advertisement (d) agricultural building (e) demolition (f) dwelling alterations or additions (g) farming (h) fence (i) navigation structures, boat berth, pier, pontoon or similar structure (or any combination thereof) (j) public amenities (k) retaining wall (l) tree damaging activity. 	Except the demolition of a State or Local Heritage Place

Placement of Notices - Exemptions for Performance Assessed Development

Pursuant to regulation 47(6)(c) of the Planning, Development and Infrastructure (General) Regulations 2017, the requirement to place a notice on the relevant land under section 107(3)(a)(ii) of the *Planning, Development and Infrastructure Act 2016* does not apply in the Coastal Waters and Offshore Islands Zone.

Placement of Notices - Exemptions for Restricted Development

Pursuant to regulation 47(6)(c) of the Planning, Development and Infrastructure (General) Regulations 2017, the requirement to place a notice on the relevant land under section 110(2)(a)(iv) of the *Planning, Development and Infrastructure Act 2016* does not apply in the Coastal Waters and Offshore Islands Zone.

Character Area Statements

Statement#	Statement														
TatC1	<p>Mundulla Character Area Statement (TatC1)</p> <p>Character Area Overlays identify localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.</p> <p>These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.</p> <p>The preparation of a Contextual Analysis Report can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.</p>														
	<table border="1"> <tr> <td>Eras and themes</td> <td>Pre-1950.</td> </tr> <tr> <td>Allotments and subdivision patterns</td> <td>Original land division, large allotments. Buildings sited regularly and facing towards street frontages.</td> </tr> <tr> <td>Architectural features</td> <td>Consistent roof pitches. Unity of design and scale.</td> </tr> <tr> <td>Building height</td> <td>Consistent, low scale.</td> </tr> <tr> <td>Materials</td> <td>Earthen colours. Materials consistent with pre-1950s buildings.</td> </tr> <tr> <td>Fencing</td> <td>Informal fencing.</td> </tr> <tr> <td>Setting and public realm features</td> <td>Individual and stands of trees, stone culverts, drainage and footpath system add to character of townscape. Informal street furniture, lighting, footpaths, road surface treatments, kerbing and guttering. Surrounded by well vegetated parklands and grazing land. Uncluttered appearance. Advertisements of traditional styles and scale consistent with the era.</td> </tr> </table>	Eras and themes	Pre-1950.	Allotments and subdivision patterns	Original land division, large allotments. Buildings sited regularly and facing towards street frontages.	Architectural features	Consistent roof pitches. Unity of design and scale.	Building height	Consistent, low scale.	Materials	Earthen colours. Materials consistent with pre-1950s buildings.	Fencing	Informal fencing.	Setting and public realm features	Individual and stands of trees, stone culverts, drainage and footpath system add to character of townscape. Informal street furniture, lighting, footpaths, road surface treatments, kerbing and guttering. Surrounded by well vegetated parklands and grazing land. Uncluttered appearance. Advertisements of traditional styles and scale consistent with the era.
	Eras and themes	Pre-1950.													
	Allotments and subdivision patterns	Original land division, large allotments. Buildings sited regularly and facing towards street frontages.													
	Architectural features	Consistent roof pitches. Unity of design and scale.													
	Building height	Consistent, low scale.													
	Materials	Earthen colours. Materials consistent with pre-1950s buildings.													
	Fencing	Informal fencing.													
Setting and public realm features	Individual and stands of trees, stone culverts, drainage and footpath system add to character of townscape. Informal street furniture, lighting, footpaths, road surface treatments, kerbing and guttering. Surrounded by well vegetated parklands and grazing land. Uncluttered appearance. Advertisements of traditional styles and scale consistent with the era.														

Procedural Matters (PM) - Referrals

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

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

Coastal Areas Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome

DO 1	The natural coastal environment (including environmentally important features such as mangroves, wetlands, saltmarsh, sand dunes, cliff tops, native vegetation, wildlife habitat, shore and estuarine areas) is conserved and enhanced; provision is made for natural coastal processes; and recognition is given to current and future coastal hazards including sea level rise, flooding erosion and dune drift to avoid the need, now and in the future, for public expenditure on protection of the environment and development.
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature	
Land Division		
PO 1.1 Land is divided only if it or the subsequent development and use of the land will not adversely affect the environmental values or 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 removes an anomaly in the current boundaries with respect to the location of 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 has, or can be provided with, appropriate and acceptable coastal protection measures.	DTS/DPF 1.2 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.	DTS/DPF 1.3 None are applicable.	
Hazard Risk Minimisation		
PO 2.1 Buildings sited over tidal water or that are not capable of being raised or protected by flood protection measures in the future are protected against the standard sea flood risk level and 1m of sea level rise.	DTS/DPF 2.1 Building floor levels are at least 1.25m above the standard sea flood risk level.	
PO 2.2 Development, including associated roads and parking areas, but not minor structures unlikely to be adversely affected by flooding, is protected from the standard sea flood risk level and 1m of sea level rise.	DTS/DPF 2.2 Development incorporates finished ground and floor levels not less than: <table border="1" style="width: 100%; margin-top: 10px;"> <tr> <td style="text-align: center;">Finished Ground and Floor Levels</td> </tr> </table>	Finished Ground and Floor Levels
Finished Ground and Floor Levels		

Minimum finished ground level is 2.65m AHD; Minimum finished floor level is 2.9m AHD
Minimum finished ground level is 2.7m AHD; Minimum finished floor level is 2.95m AHD
Minimum finished ground level is 2.9m AHD; Minimum finished floor level is 3.15m AHD
Minimum finished ground level is 2.95m AHD; Minimum finished floor level is 3.2m AHD
Minimum finished ground level is 3.05m AHD; Minimum finished floor level is 3.3m AHD
Minimum finished ground level is 3.15m AHD; Minimum finished floor level is 3.4m AHD
Minimum finished ground level is 3.2m AHD; Minimum finished floor level is 3.45m AHD
Minimum finished ground level is 3.25m AHD; Minimum finished floor level is 3.5m AHD
Minimum finished ground level is 3.35m AHD; Minimum finished floor level is 3.6m AHD
Minimum finished ground level is 3.4m AHD; Minimum finished floor level is 3.65m AHD
Minimum finished ground level is 3.45m AHD; Minimum finished floor level is 3.7m AHD
Minimum finished ground level is 3.55m AHD; Minimum finished floor level is 3.8m AHD
Minimum finished ground level is 3.6m AHD; Minimum finished floor level is 3.85m AHD
Minimum finished ground level is 3.7m AHD; Minimum finished floor level is 3.95m AHD
Minimum finished ground level is 3.75m AHD; Minimum finished floor level is 4m AHD
Minimum finished ground level is 3.8m AHD; Minimum finished floor level is 4.05m AHD
Minimum finished floor level is 2.6m AHD
Minimum finished floor level is 3.45m AHD
Minimum finished ground level is 1.7m AHD; Minimum finished floor level is 1.95m AHD
Minimum finished ground level is 1.85m AHD; Minimum finished floor level is 2.1m AHD
Minimum finished ground level is 2m AHD; Minimum finished floor level is 2.25m AHD
Minimum finished ground level is 2.05m AHD; Minimum finished floor level is 2.3m AHD
Minimum finished ground level is 2.3m AHD; Minimum finished floor level is 2.55m AHD
Minimum finished ground level is 2.3m AHD; Minimum finished floor level is 2.6m AHD
Minimum finished ground level is 2.4m AHD; Minimum finished floor level is 2.65m AHD
Minimum finished ground level is 2.45m AHD; Minimum finished floor level is 2.7m AHD
Minimum finished ground level is 2.5m AHD; Minimum finished floor level is 2.65m AHD

Finished Ground and Floor Levels	
	Minimum finished ground level is 2.5m AHD; Minimum finished floor level is 2.7m AHD
	Minimum finished ground level is 2.5m AHD; Minimum finished floor level is 2.75m AHD
	Minimum finished ground level is 2.55m AHD; Minimum finished floor level is 2.8m AHD
	Minimum finished ground level is 2.6m AHD; Minimum finished floor level is 2.86m AHD
	Minimum finished ground level is 2.75m AHD; Minimum finished floor level is 3m AHD
	Minimum finished ground level is 2.8m AHD; Minimum finished floor level is 3.05m AHD
	Minimum finished ground level is 2.85m AHD; Minimum finished floor level is 3.1m AHD
	Minimum finished ground level is 2.85m AHD; Minimum finished floor level is 3.15m AHD
	Minimum finished ground level is 3m AHD; Minimum finished floor level is 3.25m AHD
	Minimum finished ground level is 3.1m AHD; Minimum finished floor level is 3.35m AHD
	Minimum finished ground level is 3.3m AHD; Minimum finished floor level is 3.55m AHD
	Minimum finished ground level is 3.5m AHD; Minimum finished floor level is 3.7m AHD
	Minimum finished ground level is 3.5m AHD; Minimum finished floor level is 3.75m AHD
	Minimum finished floor level is 20.4m AHD
	Minimum finished ground level is 1.9m AHD; Minimum finished floor level is 2.15m AHD
	Minimum finished ground level is 2.2m AHD; Minimum finished floor level is 2.45m AHD
	Minimum finished ground level is 1.75m AHD; Minimum finished floor level is 2m AHD
	In instances where no value is specified (i.e. there is a blank field): <ul style="list-style-type: none"> (a) finished ground levels allow for sea level rise by being raised 0.3m or more above the standard sea flood risk level (b) finished floor levels are 0.55m or more above the standard sea flood risk level (c) practical measures can be implemented to provide future protection against an additional sea level rise of 0.7m plus an allowance to accommodate 100 years of land subsidence.
PO 2.3 Development will not create or aggravate coastal erosion or require coast protection works that cause or aggravate coastal erosion.	DTS/DPF 2.3 None are applicable.

<p>PO 2.4</p> <p>Development is 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> <ul style="list-style-type: none"> (a) the development incorporates appropriate private coastal protection measures to protect it from anticipated erosion or (b) there are formal commitments to protect the existing or proposed public reserve and development from anticipated coastal erosion. 	<p>DTS/DPF 2.4</p> <p>None are applicable.</p>
<p>PO 2.5</p> <p>Additions or alterations to, or replacement of, a dwelling do not increase the risk of effects from natural coastal processes such as flooding, sea-level rise, sand drift and erosion.</p>	<p>DTS/DPF 2.5</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>DTS/DPF 3.1</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 or levee bank.</p>	<p>DTS/DPF 3.2</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> <ul style="list-style-type: none"> (a) have an adverse effect on coastal ecology, processes, conservation, public access and amenity (b) require commitment of public resources including land (c) present an unacceptable risk of failure relative to potential hazard resulting from failure. 	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>
<p>Environment Protection</p>	

<p>PO 4.1</p> <p>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; or the introduction of and spread of marine pests or any other means.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>Development avoids delicate or environmentally sensitive coastal areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation.</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>PO 4.3</p> <p>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.</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>
<p>PO 4.4</p> <p>Development avoids, or in built up areas minimises, impacts on important habitat areas that support the nesting, breeding and movement/migration patterns of fauna, including threatened shorebirds.</p>	<p>DTS/DPF 4.4</p> <p>None are applicable.</p>
<p>PO 4.5</p> <p>Development is designed so that solid and fluid wastes are disposed of in a manner that avoids pollution or other detrimental impacts on the marine and on-shore environment of coastal areas.</p>	<p>DTS/DPF 4.5</p> <p>On-site wastewater systems are set back a minimum of 100m from the Mean High Water Mark at spring tide.</p>
<p>PO 4.6</p> <p>Development is designed so that stormwater runoff is disposed of in a manner that avoids pollution or other detrimental impacts on the marine and on-shore environment of coastal areas.</p>	<p>DTS/DPF 4.6</p> <p>None are applicable.</p>
<p>PO 4.7</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 4.7</p> <p>Development does not involve the removal of shell grit or sand.</p>
<p>Access</p>	
<p>PO 5.1</p> <p>Development maintains or enhances appropriate public access to and along the foreshore.</p>	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>

<p>PO 5.2</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>DTS/DPF 5.2</p> <p>None are applicable.</p>
<p>PO 5.3</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 (c) are minimised in number. 	<p>DTS/DPF 5.3</p> <p>None are applicable.</p>
<p>PO 5.4</p> <p>Development on land adjoining a coastal reserve is sited and designed to be compatible with the purpose, management and amenity of the reserve and to prevent inappropriate access to or use of the reserve.</p>	<p>DTS/DPF 5.4</p> <p>None are applicable.</p>

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
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<p>Except where the development is, in the opinion of the relevant authority, minor in nature and would not warrant a referral when considering the purpose of the referral, the following:</p> <ul style="list-style-type: none"> (a) excavation and/or filling where the total volume of material excavated and/or filled exceeds 9m³ (b) dwellings and habitable buildings that: <ul style="list-style-type: none"> (i) do not meet DTS/DPF 2.2 or (ii) are within 100m of the mean high water mark (c) other than within a Rural Settlement Zone: <ul style="list-style-type: none"> (i) buildings with a floor area greater than 60m² or (ii) tourist accommodation, including a caravan park or (iii) division of land that would create 1 or more additional allotments (d) off-shore structures (e) coast protection works (f) infrastructure within 100m landward of the mean high water mark. 	<p>Coast Protection Board.</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). 	<p>Development of a class to which Schedule 9 clause 3 item 3 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>
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Defence Aviation Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Management of potential impacts of buildings on the operational and safety requirements of Defence Aviation Areas.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form	
<p>PO 1.1</p> <p>Building height does not pose a hazard to the operations of Defence Aviation Areas.</p>	<p>DTS/DPF 1.1</p> <p>Building height does not exceed the relevant height specified by the <i>Defence Aviation Area Overlay</i>.</p>

Statement#	Statement	
WATR2	<p>Riddoch Street, Penola (Residential) Historic Area Statement (WatR 2)</p> <p>Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.</p> <p>These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.</p> <p>The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.</p>	
	Eras and themes	[Not stated]
	Allotments and subdivision patterns	Traditional grid.
	Architectural features	[Not stated]
	Building height	Single storey.
	Materials	Local stone, masonry, weatherboard and corrugated iron roofing.
	Fencing	Open front fencing not exceeding 1.2m.
	Setting and public realm features	The connection and approach to the State heritage area of Petticoat Lane and the vista towards the Catholic Church at the eastern end of Riddoch Street. Consistent setbacks and strong building lines with little interruption. Buildings square to the street.

Procedural Matters (PM) - Referrals

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

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

Historic Shipwrecks Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome

DO 1	Historic shipwrecks and historic relics are protected from encroaching development.
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Development is located and designed to avoid potential impacts on historic shipwrecks and historic relics.	DTS/DPF 1.1 Development involving impact to the surface or subsoil of land or sea/river floor is not located: <ul style="list-style-type: none"> (a) seaward of the mean high water mark or (b) within 15m landward of the banks of the River Murray.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Development that may involve impact to the surface or subsoil of land or the floor of a sea, lake or river.	Minister responsible for the administration of the <i>Historic Shipwrecks Act 1981</i> .	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 of a class to which Schedule 9 clause 3 item 5 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

<p>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 or historic relic within the meaning of the <i>Underwater Cultural Heritage Act 2018</i> (Commonwealth) as shown on the Historic Shipwrecks Overlay.</p>	<p>Commonwealth Minister responsible for the administration of the <i>Underwater Cultural Heritage Act 2018 of the Commonwealth</i>.</p>	<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.</p>	<p>Development of a class to which Schedule 9 clause 3 item 6 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>
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Key Outback and Rural Routes Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

<h2 style="text-align: center;">Desired Outcome</h2>	
<p>DO 1</p>	<p>Safe and efficient movement of vehicle and freight traffic on key outback and rural routes.</p>
<p>DO 2</p>	<p>Provision of safe and efficient vehicular access to and from key outback and rural routes.</p>

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

<h2 style="text-align: center;">Performance Outcome</h2>	<h2 style="text-align: center;">Deemed-to-Satisfy Criteria / Designated Performance Feature</h2>
<p>Access - Safe Entry and Exit (Traffic Flow)</p>	

<p>PO 5.1</p> <p>Individually heritage listed trees, parks, historic gardens and memorial avenues are 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>DTS/DPF 5.1</p> <p>None are applicable.</p>
Demolition	
<p>PO 6.1</p> <p>Local Heritage Places are not demolished, destroyed or removed in total or in part unless:</p> <p>(a) the portion of the Place to be demolished, destroyed or removed is excluded from the extent of listing that is of heritage value or</p> <p>(b) the structural integrity or condition of the building represents an unacceptable risk to public or private safety and is irredeemably beyond repair.</p>	<p>DTS/DPF 6.1</p> <p>None are applicable.</p>
<p>PO 6.2</p> <p>The demolition, destruction or removal of a building, portion of a building or other feature or attribute is appropriate where it does not contribute to the heritage values of the Place.</p>	<p>DTS/DPF 6.2</p> <p>None are applicable.</p>
Conservation Works	
<p>PO 7.1</p> <p>Conservation works to the exterior of a Place (and other features identified in the extent of listing) match existing materials to be repaired and utilise traditional work methods.</p>	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>

Procedural Matters (PM) - Referrals

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

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

Marine Parks (Managed Use) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Marine habitats and biodiversity are protected through limiting development to coastal infrastructure (jetties, marinas, pontoons), aquaculture, tourism, recreation and renewable energy facilities.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use	
PO 1.1 Development avoids or minimises harm to marine habitats, biodiversity or the functioning of ecosystems.	DTS/DPF 1.1 None are applicable.

Procedural Matters (PM) - Referrals

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

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

Marine Parks (Restricted Use) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	High value marine habitats and biological diversity are protected.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
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Land Use	
PO 1.1 Development is limited to that required to support the ongoing operation of ports and harbours.	DTS/DPF 1.1 None are applicable.

Procedural Matters (PM) - Referrals

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

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

Murray-Darling Basin Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Sustainable water use in the Murray-Darling Basin area.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 All development, but in particular development involving: (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) horse keeping (g) commercial forestry has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in the Murray-Darling Basin.	DTS/DPF 1.1 None are applicable.

Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It

sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>Any of the following classes of development that require, or may require water to be taken from the River Murray within the meaning of the <i>River Murray Act 2003</i> under a water licence required under the <i>Landscape South Australia Act 2019</i>:</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>Minister responsible for the administration of 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>	<p>Development of a class to which Schedule 9 clause 3 item 10 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>

Native Vegetation Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Areas of native vegetation are protected, retained and restored.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Environmental Protection	

<p>PO 1.1</p> <p>Development avoids, or where it cannot be practically avoided, minimises the clearance of native vegetation taking into account the siting of buildings, access points, bushfire protection measures and building maintenance.</p>	<p>DTS/DPF 1.1</p> <p>An application is accompanied by:</p> <ul style="list-style-type: none"> (a) a declaration stating that the proposal will not, or would not, involve clearance of native vegetation under the Native Vegetation Act 1991, including any clearance that may occur: <ul style="list-style-type: none"> (i) in connection with a relevant access point and / or driveway (ii) within 10m of a building (other than a residential building or tourist accommodation) (iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control (iv) within 50m of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area <p style="text-align: center;">or</p> (b) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the clearance is categorised as 'Level 1 clearance'.
<p>PO 1.2</p> <p>Native vegetation clearance in association with development avoids the following:</p> <ul style="list-style-type: none"> (a) significant wildlife habitat and movement corridors (b) rare, vulnerable or endangered plants species (c) native vegetation that is significant because it is located in an area which has been extensively cleared (d) native vegetation that is growing in, or in association with, a wetland environment. 	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>Intensive animal husbandry and agricultural activities are sited, set back and designed to minimise impacts on native vegetation, including impacts on native vegetation in an adjacent State Significant Native Vegetation Area, from:</p> <ul style="list-style-type: none"> (a) the spread of pest plants and phytophthora (b) the spread of non-indigenous plants species (c) excessive nutrient loading of the soil or loading arising from surface water runoff (d) soil compaction (e) chemical spray drift. 	<p>DTS/DPF 1.3</p> <p>Development within 500 metres of a boundary of a State Significant Native Vegetation Area does not involve any of the following:</p> <ul style="list-style-type: none"> (a) horticulture (b) intensive animal husbandry (c) dairy (d) commercial forestry (e) aquaculture.
<p>PO 1.4</p> <p>Development enhances biodiversity and habitat values through revegetation.</p>	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>

<p>PO 2.1</p> <p>Land division does not result in the fragmentation of land containing native vegetation, or necessitate the clearance of native vegetation, unless such clearance is considered minor, taking into account the location of allotment boundaries, access ways, fire breaks, boundary fencing and potential building siting or the like.</p>	<p>DTS/DPF 2.1</p> <p>Land division where:</p> <ul style="list-style-type: none"> (a) an application is accompanied by one of the following: <ul style="list-style-type: none"> (i) a declaration stating that none of the allotments in the proposed plan of division contain native vegetation under the <i>Native Vegetation Act 1991</i> (ii) a declaration stating that no native vegetation clearance under the <i>Native Vegetation Act 1991</i> will be required as a result of the division of land (iii) a report prepared in accordance with Regulation 18(2)(a) of the <i>Native Vegetation Regulations 2017</i> that establishes that the vegetation to be cleared is categorised as 'Level 1 clearance' <p style="text-align: center;">or</p> (b) an application for land division which is being considered concurrently with a proposal to develop each allotment which will satisfy, or would satisfy, the requirements of DTS/DPF 1.1, including any clearance that may occur <p style="text-align: center;">or</p> (c) the division is to support a Heritage Agreement under the <i>Native Vegetation Act 1991</i> or the <i>Heritage Places Act 1993</i>.
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Procedural Matters (PM) - Referrals

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

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

Desired Outcome (DO)

Desired Outcome	
<p>DO 1</p>	<p>Community health and amenity is protected from adverse impacts of noise and air emissions.</p>

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
<p>PO 1.1</p> <p>Noise and air quality sensitive development located adjacent to high noise and/or air pollution sources is designed and sited to shield sensitive receivers from the emission source using measures such as:</p> <ul style="list-style-type: none"> (a) placing buildings containing non-sensitive receivers (such as retail and commercial) between the emission source and sensitive receivers (b) within individual buildings, placing rooms more sensitive to air quality and noise impacts (such as living rooms and bedrooms) further away from the emission source (c) providing appropriate separation or erecting noise attenuation barriers, provided the requirements for safety, urban design and access can be met (d) the use of building design elements such as podiums and jutting, deep or enclosed balconies (including with solid balustrades), provided the requirements for safety, urban design and access can be met. 	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
<p>PO 1.2</p> <p>Air quality sensitive development located adjacent to high air pollution sources uses building design elements such as varying building heights, widths, articulation, setbacks and shapes to increase wind turbulence and the dispersion of air pollutants, provided wind impacts on pedestrian amenity are acceptable.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>Noise and air quality sensitive development located adjacent to high noise and/or air pollution sources locates private open space (including ground level courtyards and balconies), common open space and outdoor play areas within educational establishments and pre-schools away from the emission source.</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>

Prescribed Surface Water Areas Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome

SA

Address:

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

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



Property Zoning Details

Overlay

Coastal Areas

Marine Parks (Managed Use)

State Significant Native Vegetation

Zone

Conservation

Development Pathways

■ Conservation

1. Accepted Development

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

- Air handling unit, air conditioning system or exhaust fan
- Internal building work
- Partial demolition of a building or structure
- Protective tree netting structure
- Solar photovoltaic panels (roof mounted)
- Water tank (above ground)

2. Code Assessed - Deemed to Satisfy

Means that the development type requires consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.

- Advertisement
- Replacement building
- Temporary accommodation in an area affected by bushfire

3. Code Assessed - Performance Assessed

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

- Advertisement
- Agricultural building
- Carport
- Demolition
- Dwelling
- Dwelling addition
- Farming
- Land division
- Outbuilding (in the form of a garage)
- Retaining wall
- Tourist accommodation
- Tree-damaging activity

4. Impact Assessed - Restricted

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

Property Policy Information for above selection

Part 2 - Zones and Sub Zones

Conservation Zone

Assessment Provisions (AP)

Desired Outcome	
DO 1	The conservation and enhancement of the natural environment and natural ecological processes for their historic, scientific, landscape, faunal habitat, biodiversity, carbon storage and cultural values and provision of opportunities for the public to experience these through low-impact recreational and tourism development.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use	
<p>PO 1.1</p> <p>Small-scale, low-impact land uses that provide for the conservation and protection of the area, while allowing the public to experience these important environmental assets.</p>	<p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following land uses:</p> <ul style="list-style-type: none"> (a) Advertisement (b) Camp ground (c) Farming (d) Public amenity
<p>PO 1.2</p> <p>Development is 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 purposes (b) scientific monitoring structures or facilities (c) a 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 purposes. 	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>Farming activities occur on already cleared land and outside of areas containing native vegetation (including revegetated areas lost through bushfire), coastal dunes and wetlands of national importance.</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
Land Division	
<p>PO 2.1</p> <p>Land division supports the management or improvement of the natural environment and does not result in any additional allotments or allotments with frontage or access to the coast.</p>	<p>DTS/DPF 2.1</p> <p>Land division does not create any additional allotments and satisfies all of the following:</p> <ul style="list-style-type: none"> (a) is for the creation of a public road or a public reserve (b) minor adjustment of allotment boundaries to remove an anomaly in existing boundaries with respect to the location of existing buildings or structures (c) resultant allotments are not less than: <p>In instances where:</p> <ul style="list-style-type: none"> (d) more than one value is returned, refer to the <i>Minimum Site Area Technical and Numeric Variation</i> layer in the SA planning database to determine the applicable value relevant to the site of the proposed development (e) no value is returned (ie there is a blank field), then for the purpose of DTS/DPF 2.1(c), it is taken that the development satisfy DTS/DPF 2.1.
Environmental Protection	
<p>PO 3.1</p>	<p>DTS/DPF 3.1</p>

Development avoids important habitat, nesting or breeding areas or areas that are important for the movement/migration patterns of fauna.	None are applicable.
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Built Form and Character	
<p>PO 4.1</p> <p>Development is sited and designed unobtrusively to minimise the visual impact on the natural environment by:</p> <ul style="list-style-type: none"> (a) using low-reflective materials and finishes that blend with, and colours that complement, the surrounding landscape (b) being located below hilltops and ridgelines (c) being screened by existing vegetation. 	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>Development is sited and designed to minimise impacts on the natural environment by:</p> <ul style="list-style-type: none"> (a) containing construction and built form within a tightly defined site boundary (b) minimising the extent of earthworks. 	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>PO 4.3</p> <p>Recreation or visitor facilities are located in publicly accessible areas in proximity to recreation trails to minimise impact on the natural environment.</p>	<p>DTS/DPF 4.3</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>DTS/DPF 4.4</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>
<p>PO 5.2</p> <p>Roads and vehicle access ways are located to minimise vegetation clearance and are constructed of permeable materials.</p>	<p>DTS/DPF 5.2</p> <p>None are applicable.</p>
<p>PO 5.3</p> <p>Roads are of a width and route to encourage low speeds and minimise impact on the natural environment.</p>	<p>DTS/DPF 5.3</p> <p>None are applicable.</p>
<p>PO 5.4</p> <p>Recreational trails and access ways are located to direct the public away from sensitive areas to minimise impact on the natural environment.</p>	<p>DTS/DPF 5.4</p> <p>None are applicable.</p>
<p>PO 5.5</p> <p>Recreational trails are raised or surfaced with permeable materials</p>	<p>DTS/DPF 5.5</p> <p>Pedestrian access ways/recreational trails are raised or</p>

recreational trails are raised or surfaced with permeable materials to minimise impact on the natural environment.	recreational access ways/recreational trails are raised or constructed of permeable materials.
PO 5.6 Car parking areas are designed to minimise impact on the natural environment.	DTS/DPF 5.6 Car parking areas are: (a) constructed of permeable material (b) located on already legally cleared land (c) consolidated in one location.
Advertisement	
PO 6.1 Advertisements are limited to those needed for direction, identification and/or interpretation of environmental or cultural values and recreational and tourism facilities.	DTS/DPF 6.1 Advertisements are for one or more of the following: (a) direction (b) identification and interpretation of environmental values (c) identification of recreational and tourism facilities.
PO 6.2 Advertisements are limited in number and size to minimise impact on the visual and natural environment.	DTS/DPF 6.2 The total combined area of advertisement(s) is not greater than 2m ² on any one site and no part is greater than 3m in height from natural ground level.
Landscaping	
PO 7.1 Screening and planting are provided to buildings and structures and comprise locally indigenous species to enhance the natural environment.	DTS/DPF 7.1 None are applicable.
Hazard Risk Minimisation	
PO 8.1 Habitable buildings are designed and sited to manage the risks of natural hazards on personal and public safety and property.	DTS/DPF 8.1 None are applicable.
Concept Plans	
PO 9.1 Development is compatible with the outcomes sought by any relevant Concept Plan contained within the <i>Concept Plans Technical and Numeric Variation Overlay</i> . The following Concept Plans are relevant: Note: if no Concept Plan is returned then none apply to the site.	DTS/DPF 9.1 The site of the development is wholly located outside the Concept Plan boundary.

Table 1 - Accepted Development Classification

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

Class of Development	Accepted Development Classification Criteria
<p>Air handling unit, air conditioning system or exhaust fan including any components or alterations incidental to its installation</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> ● Local Heritage Place Overlay ● Shack Relocation Subzone ● State Heritage Area Overlay ● State Heritage Place Overlay 	<ol style="list-style-type: none"> 1. The item will be installed on or within an existing building 2. The item being installed does not encroach on a public street or affect the ability of the building to resist the spread of fire 3. If the associated building is in a Historic Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street
<p>Building work on railway land</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> ● Coastal Areas Overlay ● Hazards (Acid Sulfate Soils) Overlay ● Local Heritage Place Overlay ● Mount Lofty Ranges Catchment (Area 1) Overlay ● Mount Lofty Ranges Catchment (Area 2) Overlay ● River Murray Flood Plain Protection Area Overlay ● Shack Relocation Subzone ● Significant Landscape Protection Overlay ● State Heritage Area Overlay ● State Heritage Place Overlay 	<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 (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017) 3. It is required for the conduct or maintenance of railway activities 4. It does not involve the clearance of native vegetation
<p>Internal building work</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> ● Local Heritage Place Overlay ● Shack Relocation Subzone ● 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>Partial demolition of a building or structure</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> ● Historic Area Overlay ● Local Heritage Place Overlay ● Shack Relocation Subzone ● State Heritage Place Overlay ● State Heritage Area Overlay 	<p>None</p>
<p>Development of a building or structure</p>	<ol style="list-style-type: none"> 1. The development will not be contrary to the regulations prescribed for the purposes

Private bushfire shelter

Except where any of the following apply:

- Coastal Areas Overlay
- Future Road Widening Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Hazards (Flooding) Overlay
- Local Heritage Place Overlay
- River Murray Flood Plain Protection Area Overlay
- Shack Relocation Subzone
- Significant Landscape Protection Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- State Significant Native Vegetation Overlay

of section 86 of the Electricity Act 1996

2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
3. 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
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>Protective tree netting structure</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> ● Local Heritage Place Overlay ● Hazards (Flooding) Overlay ● Historic Area Overlay ● Mount Lofty Ranges Catchment (Area 1) Overlay ● Mount Lofty Ranges Catchment (Area 2) Overlay ● Ramsar Wetlands Overlay ● Shack Relocation Subzone ● Significant Landscape Protection Overlay ● State Heritage Area Overlay ● State Heritage Place Overlay 	<ol style="list-style-type: none"> 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996 2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 3. 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 - Outback) Overlay, Hazards (Bushfire - Regional) Overlay, Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire Medium - Risk) Overlay or Hazards (Bushfire - High Risk) Overlay, the protective tree netting structure provides for access to the site in accordance with the following: <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>Landscape South Australia Act 2019</i>) 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: <ol 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 9. No part of the protective tree netting structure will be in the '1956 River Murray Flood Plain'.
<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> ● Coastal Areas Overlay ● Future Road Widening Overlay ● Hazards (Acid Sulfate Soils) Overlay ● Historic Area Overlay ● Local Heritage Place Overlay ● River Murray Flood Plain Protection Area Overlay ● Ramsar Wetlands Overlay ● Shack Relocation Subzone ● Significant Landscape Protection Overlay ● State Heritage Area Overlay ● State Heritage Place Overlay 	<ol style="list-style-type: none"> 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996 2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 3. Shade sail consists of permeable material 4. The total area of the sail - does not exceed 40m² 5. No part of the shade sail will be: <ol style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 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 11m 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. 9. Does not involve the clearance of native vegetation.

<p>Solar photovoltaic panels (roof mounted)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> ● Local Heritage Place Overlay ● Shack Relocation Subzone ● State Heritage Area Overlay ● State Heritage Place Overlay 	<ol style="list-style-type: none"> 1. The development will 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. 5. f the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street.
<p>Water tank (above ground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> ● Historic Area Overlay ● Local Heritage Place Overlay ● Ramsar Wetlands Overlay ● Shack Relocation Subzone ● Significant Landscape Protection Overlay ● State Heritage Area Overlay ● State Heritage Place Overlay 	<ol style="list-style-type: none"> 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996 2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 3. 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. 9. Does not involve the clearance of native vegetation.
<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 ● Ramsar Wetlands Overlay ● Shack Relocation Subzone 	<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 (including any associated pump) is located wholly below the level of the ground. 3. Does not involve the clearance of native vegetation.

Table 2 - Deemed-to-Satisfy Development Classification

The following table identifies Classes of Development that are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'. Provisions referred to in the table 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.

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>Advertisement Except where any of the following apply:</p> <ul style="list-style-type: none"> Advertising Near Signalised Intersections Overlay Character Preservation District Overlay Heritage Adjacency Overlay Historic Area Overlay Local Heritage Place Overlay Non-stop Corridor Overlay Shack Relocation Subzone Significant Landscape Protection Overlay State Heritage Area Overlay State Heritage Place Overlay 	<p>Land Use DTS/DPF 1.1</p> <p>Advertisement DTS/DPF 6.1, DTS/DPF 6.2</p>	<p>Advertisements [Advertising Content] DTS/DPF 3.1</p> <p>Advertisements [Safety] DTS/DPF 5.1, DTS/DPF 5.2, DTS/DPF 5.3, DTS/DPF 5.4, DTS/DPF 5.5</p> <p>Clearance from Overhead Powerlines DTS/DPF 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] DTS/DPF 12.2</p>	None	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] DTS/DPF 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] DTS/DPF 1.1, DTS/DPF 1.2</p> <p>Defence Aviation Area Overlay [Built Form] DTS/DPF 1.1, DTS/DPF 1.3</p> <p>Gateway Overlay [Advertisements] DTS/DPF 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] DTS/DPF 1.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] DTS/DPF 1.1</p>
<p>Replacement building Except where any of the following apply:</p> <ul style="list-style-type: none"> Historic Area Overlay Local Heritage Place Overlay River Murray Flood Plain Protection Area Overlay Shack Relocation Subzone State Heritage Area Overlay State Heritage Place Overlay 	None	None	None	None
<p>Temporary accommodation in an area affected by bushfire Except where any of the following apply:</p> <ul style="list-style-type: none"> Shack Relocation Subzone 	None	None	None	None

Table 3 - Applicable Policies for Performance Assessed Development

The following table identifies the policies that 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.

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 Except where any of the following apply: <ul style="list-style-type: none"> Shack Relocation Subzone 	Land Use PO 1.1, PO 1.2 Environmental Protection PO 3.1 Advertisement PO 6.1, PO 6.2	Advertisements [Appearance] PO 1.2, PO 1.4, PO 1.5 Advertisements [Proliferation of Advertisements] PO 2.1, PO 2.2 Advertisements [Advertising Content] PO 3.1 Advertisements [Amenity Impacts] PO 4.1 Advertisements [Safety] PO 5.1, PO 5.2, PO 5.3, PO 5.4, PO 5.5 Clearance from Overhead Powerlines PO 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.2	None	Advertising Near Signalised Intersections Overlay [Advertisements Near Signalised Intersections] PO 1.1 Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1 Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1, PO 1.2 Character Area Overlay [All Development] PO 1.1 Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.5 Character Area Overlay [Ancillary Development] PO 4.3 Character Area Overlay [Context and Streetscape Amenity] PO 6.2 Defence Aviation Area Overlay [Built Form] PO 1.1, PO 1.3 Gateway Overlay [Advertisements] PO 4.1 Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3 Hazards (Flooding) Overlay [Environmental Protection] PO 4.2 Heritage Adjacency Overlay [Built Form] PO 1.1

				<p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.5</p> <p>Historic Area Overlay [Ancillary development] PO 4.3</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>Local Heritage Place Overlay [Ancillary Development] PO 3.3</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p>
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				<p>State Heritage Area Overlay [Ancillary Development] PO 3.3</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6</p> <p>State Heritage Place Overlay [Ancillary Development] PO 3.3</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p>
<p>Agricultural building Except where any of the following apply:</p> <ul style="list-style-type: none"> Shack Relocation Subzone 	<p>Land Use PO 1.1, PO 1.3</p> <p>Environmental Protection PO 3.1</p> <p>Built Form and Character PO 4.1, PO 4.2, PO 4.4</p> <p>Access and Car Parking PO 5.1, PO 5.2, PO 5.6</p> <p>Landscaping PO 7.1</p> <p>Concept Plans PO 9.1</p>	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 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, PO 4.2</p> <p>Transport, Access and Parking [Movement Systems] PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1</p>	<p>None</p>	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1, PO 1.2</p> <p>Building Near Airfields Overlay PO 1.1, PO 1.2</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Ancillary Development] PO 4.1, PO 4.2</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3,</p>

				<p>PO 2.4</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2</p> <p>Gateway Overlay [Landscape Amenity] PO 2.1</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access -Roads and Driveways] PO 5.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle</p>
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				<p>Access -Roads and Driveways] PO 6.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads and Driveways] PO 5.2</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access -Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay</p>
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				<p>[Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Alterations and additions] PO 3.1, PO 3.2</p> <p>Historic Area Overlay [Ancillary development] PO 4.1, PO 4.2</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>Local Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 3.1</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 4.1, PO 4.3</p>
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				<p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 5.1, PO 5.2, PO 5.3, PO 5.4, PO 5.5</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 6.1, PO 6.2, PO 6.3</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Alterations and Additions] PO 2.1</p> <p>State Heritage Area Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Alterations and Additions] PO 2.1</p>
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<p>Carport Except where any of the following apply:</p> <ul style="list-style-type: none"> Shack Relocation Subzone 	<p>Environmental Protection PO 3.1</p> <p>Built Form and Character PO 4.1, PO 4.2, PO 4.4</p> <p>Access and Car Parking PO 5.1, PO 5.2, PO 5.4</p> <p>Landscaping PO 7.1</p>	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design [All development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4</p> <p>Design [Residential development [Car parking, access and manoeuvrability]] PO 17.4, PO 17.5</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.2</p>	<p>Dwelling Subzone [Land use] PO 1.1</p> <p>Dwelling Subzone [Ancillary Structures] PO 4.1, PO 4.2</p> <p>Small Scale Settlement Subzone [Land use] PO 1.1</p> <p>Small Scale Settlement Subzone [Ancillary Structures] PO 4.1, PO 4.2</p>	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1, PO 1.2</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Ancillary Development] PO 4.1, PO 4.2</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection]</p>

				<p>PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1, PO 1.3</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2</p> <p>Gateway Overlay [Landscape Amenity] PO 2.1</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access -Roads and Driveways] PO 5.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access -Roads and Driveways] PO 6.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p>
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				<p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads and Driveways] PO 5.2</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access -Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Ancillary development] PO 4.1, PO 4.2</p> <p>Historic Area Overlay</p>
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				<p>[Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p>
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				<p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 3.1</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 4.1, PO 4.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 5.1, PO 5.2, PO 5.3, PO 5.4</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 6.1, PO 6.2, PO 6.3</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Ancillary Development] PO 3.1, PO 3.2</p>
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				<p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access -</p>
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				<p>Stormwater] PO 6.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 7.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 9.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>
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<p>Demolition</p>	<p>None</p>	<p>None</p>	<p>None</p>	<p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Demolition] PO 7.1, PO 7.2, PO 7.3</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Demolition] PO 6.1, PO 6.2</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Demolition] PO 6.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Demolition] PO 6.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p>
<p>Dwelling Except where any of the following apply:</p> <ul style="list-style-type: none"> Shack Relocation Subzone 	<p>Land Use PO 1.1, PO 1.2</p> <p>Environmental Protection PO 3.1</p> <p>Built Form and Character PO 4.1, PO 4.2, PO 4.4</p> <p>Access and Car Parking PO 5.1, PO 5.2, PO 5.3, PO 5.6</p>	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design [All development [On-site Waste Treatment Systems]] PO 6.1</p> <p>Design [All development [Earthworks and sloping land]]</p>	<p>Dwelling Subzone [Land use] PO 1.1</p> <p>Dwelling Subzone [Dwellings] PO 2.1, PO 2.2</p> <p>Dwelling Subzone [Environment Protection and Hazard Risk Minimisation]</p>	<p>Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3</p> <p>Affordable Housing Overlay [Built Form and Character] PO 2.1</p> <p>Affordable Housing Overlay [Affordable Housing Incentives]</p>

<p>Landscaping PO 7.1</p> <p>Hazard Risk Minimisation PO 8.1</p> <p>Concept Plans PO 9.1</p>	<p>PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5</p> <p>Design [Residential development [Design of Transportable Dwellings]] PO 19.1</p> <p>Design [All non-residential development [Flooding]] PO 31.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [Interface with Rural Activities] PO 9.1, PO 9.2, PO 9.3, PO 9.4, PO 9.5, PO 9.6, PO 9.7</p> <p>Interface between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)] PO 10.1</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.5</p>	<p>PO 3.1</p> <p>Dwelling Subzone [Ancillary Structures] PO 4.1, PO 4.2</p> <p>Small Scale Settlement Subzone [Land use] PO 1.1</p> <p>Small Scale Settlement Subzone [Dwellings] PO 2.1, PO 2.2</p> <p>Small Scale Settlement Subzone [Ancillary Structures] PO 4.1, PO 4.2</p>	<p>PO 3.1, PO 3.2</p> <p>Affordable Housing Overlay [Movement and Car Parking] PO 4.1</p> <p>Aircraft Noise Exposure Overlay PO 1.1</p> <p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1, PO 1.2</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1, PO 1.3</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p>
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				<p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access -Roads and Driveways] PO 6.1, PO 6.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads and Driveways]</p>
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				<p>PO 5.1, PO 5.2</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access -Roads and Driveways] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Alterations and additions] PO 3.1, PO 3.2</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p>
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				<p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape]</p>
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				<p>Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 3.1</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 4.1, PO 4.2</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 5.1, PO 5.2, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 6.1, PO 6.2, PO 6.3</p> <p>Significant Industry Interface Overlay [General] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form]</p>
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				<p>PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Alterations and Additions] PO 2.1</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Alterations and Additions] PO 2.1</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing)] PO 4.1</p>
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				<p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 6.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 7.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 9.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>
<p>Dwelling addition Except where any of the following apply:</p> <ul style="list-style-type: none"> Shack Relocation Subzone 	<p>Land Use PO 1.1, PO 1.2</p> <p>Environmental Protection PO 3.1</p> <p>Built Form and Character PO 4.1, PO 4.2, PO 4.4</p> <p>Landscaping PO 7.1</p> <p>Hazard Risk Minimisation PO 8.1</p>	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design [All development [On-site Waste Treatment Systems]] PO 6.1</p> <p>Design [Residential development [Design of Transportable Dwellings]] PO 19.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.2</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.5</p>	<p>Dwelling Subzone [Land use] PO 1.1</p> <p>Dwelling Subzone [Dwellings] PO 2.1</p> <p>Dwelling Subzone [Environment Protection and Hazard Risk Minimisation] PO 3.1</p> <p>Dwelling Subzone [Ancillary Structures] PO 4.1, PO 4.2</p> <p>Small Scale Settlement Subzone [Land use] PO 1.1</p> <p>Small Scale Settlement Subzone [Dwellings] PO 2.1, PO 2.3</p> <p>Small Scale Settlement Subzone [Ancillary Structures] PO 4.1, PO 4.2</p>	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1, PO 1.2</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Alterations and Additions] PO 3.1, PO 3.2</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay</p>

				<p>[Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1, PO 1.3</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access -Roads and Driveways] PO 5.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access -Roads and</p>
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				<p>Driveways] PO 6.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads and Driveways] PO 5.2</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access -Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p>
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				Heritage Adjacency Overlay [Built Form] PO 1.1
				Historic Area Overlay [All Development] PO 1.1
				Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5
				Historic Area Overlay [Alterations and additions] PO 3.1, PO 3.2
				Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2
				Historic Area Overlay [Ruins] PO 8.1
				Historic Shipwrecks Overlay [General] PO 1.1
				Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1
				Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1
				Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1
				Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1
				Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1
				Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1
				Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1
				Key Outback and Rural

				<p>Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 3.1</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 4.1, PO 4.2</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 5.1, PO 5.2, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 6.1, PO 6.2, PO 6.3</p> <p>Significant Industry Interface Overlay [General] PO 1.1</p>
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				<p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Alterations and Additions] PO 2.1</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Alterations and Additions] PO 2.1</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p>
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				<p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 6.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 7.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 9.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>
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<p>Farming Except where any of the following apply:</p> <ul style="list-style-type: none"> Shack Relocation Subzone 	<p>Land Use PO 1.1, PO 1.3 Environmental Protection PO 3.1</p>	<p>Interface between Land Uses [General Land Use Compatibility] PO 1.2 Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.1, PO 4.2 Interface between Land Uses [Air Quality] PO 5.1 Interface between Land Uses [Interface with Rural Activities] PO 9.1, PO 9.6</p>	<p>None</p>	<p>Building Near Airfields Overlay PO 1.2 Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.7 Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1 Marine Parks (Managed Use) Overlay [Land Use] PO 1.1 Marine Parks (Restricted Use) Overlay [Land Use] PO 1.1 Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.3, PO 1.4 River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 5.1, PO 5.2, PO 5.3 Significant Landscape Protection Overlay [Earthworks] PO 4.1 State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1 Water Protection Area Overlay [Groundwater] PO 2.1, PO 2.2 Water Protection Area Overlay [Farming and Horticulture] PO 3.1 Water Protection Area Overlay [Irrigation] PO 4.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7, PO 1.8, PO 1.9</p>
<p>Land division Except where any of the following apply:</p>	<p>Land Use PO 1.1</p>	<p>Land Division DO 1</p>	<p>Small Scale Settlement Subzone [Land use] PO 1.1</p>	<p>Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3</p>

<ul style="list-style-type: none"> Shack Relocation Subzone 	<p>Land Division PO 2.1</p> <p>Environmental Protection PO 3.1</p> <p>Access and Car Parking PO 5.1, PO 5.2, PO 5.3</p> <p>Concept Plans PO 9.1</p>	<p>Land Division [All land division [Allotment configuration]] PO 1.2</p> <p>Land Division [All land division [Design and Layout]] PO 2.2, PO 2.4, PO 2.5, PO 2.8</p> <p>Land Division [All land division [Roads and Access]] PO 3.1, PO 3.3, PO 3.6, PO 3.7, PO 3.8, PO 3.9</p> <p>Land Division [All land division [Infrastructure]] PO 4.2, PO 4.3</p>	<p>Small Scale Settlement Subzone [Land division] PO 3.1, PO 3.2</p> <p>Visitor Experience Subzone [Land Use] PO 1.1</p> <p>Visitor Experience Subzone [Tourist Accommodation] PO 2.1, PO 2.2, PO 2.3</p> <p>Visitor Experience Subzone [Land Division] PO 3.1</p>	<p>Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Land Division] PO 5.1</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Coastal Areas Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.3</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.2, PO 4.3, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.3, PO 5.4</p> <p>Dwelling Excision Overlay [Land Division] PO 1.1, PO 1.2</p> <p>Hazards (Bushfire - General Risk) Overlay [Land Division] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1, PO 1.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Division] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle</p>
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				<p>Access -Roads and Driveways] PO 6.1, PO 6.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Land Division] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads and Driveways] PO 5.1, PO 5.2</p> <p>Hazards (Bushfire - Regional) Overlay [Land Division] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2</p> <p>Hazards (Bushfire - Urban Interface) Overlay [Land Division] PO 1.1</p> <p>Hazards (Flooding) Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Heritage Adjacency Overlay [Land Division] PO 2.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Land Division] PO 5.1</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing]</p>
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				<p>PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Land Division Overlay [General] PO 1.1, PO 1.2</p> <p>Local Heritage Place Overlay [Land Division] PO 4.1</p> <p>Marine Parks (Managed Use) Overlay [Land Use] PO 1.1</p> <p>Marine Parks (Restricted Use) Overlay [Land Use] PO 1.1</p> <p>Native Vegetation Overlay [Land division] PO 2.1</p> <p>Ramsar Wetlands Overlay [Land Division] PO 2.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain</p>
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				<p>Protection Area Overlay [Land Division] PO 2.1, PO 2.2</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Tributaries Protection Area Overlay [Land Division] PO 2.1, PO 2.2</p> <p>Significant Industry Interface Overlay [General] PO 1.1</p> <p>State Heritage Area Overlay [Land Division] PO 4.1</p> <p>State Heritage Place Overlay [Land Division] PO 4.1</p> <p>State Significant Native Vegetation Areas Overlay [Land division] PO 2.1</p> <p>Strategic Infrastructure Gas Pipelines Overlay [Land Division] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 6.1</p>
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				<p>Urban Transport Routes Overlay [Building on Road Reserve] PO 7.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 9.1</p>
<p>Outbuilding (in the form of a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> Shack Relocation Subzone 	<p>Environmental Protection PO 3.1</p> <p>Built Form and Character PO 4.1, PO 4.2, PO 4.4</p> <p>Access and Car Parking PO 5.1, PO 5.2</p> <p>Landscaping PO 7.1</p>	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design [All development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4</p> <p>Design [Residential development [Car parking, access and manoeuvrability]] PO 17.4, PO 17.5</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.2</p>	<p>Dwelling Subzone [Land use] PO 1.1</p> <p>Dwelling Subzone [Ancillary Structures] PO 4.1, PO 4.2</p> <p>Small Scale Settlement Subzone [Land use] PO 1.1</p> <p>Small Scale Settlement Subzone [Ancillary Structures] PO 4.1, PO 4.2</p>	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1, PO 1.2</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Ancillary Development] PO 4.1, PO 4.2</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1, PO 1.3</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2</p>

				<p>Gateway Overlay [Landscape Amenity] PO 2.1</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access -Roads and Driveways] PO 5.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access -Roads and Driveways] PO 6.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads and Driveways] PO 5.2</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access -Roads and Driveways]</p>
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				<p>PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Ancillary development] PO 4.1, PO 4.2</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit</p>
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				<p>(Traffic Flow) PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Native Vegetation Overlay [Environmental Protection]</p>
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				<p>PO 1.1, PO 1.2, PO 1.4</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 3.1</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 4.1, PO 4.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 5.1, PO 5.2, PO 5.3, PO 5.4</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 6.1, PO 6.2, PO 6.3</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form]</p>
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				<p>PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 6.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 7.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Urban Transport Routes</p>
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				<p>Overlay [Corner Cut-Offs] PO 9.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>
<p>Retaining wall Except where any of the following apply:</p> <ul style="list-style-type: none"> Shack Relocation Subzone 	<p>Environmental Protection PO 3.1</p> <p>Built Form and Character PO 4.2, PO 4.3</p> <p>Landscaping PO 7.1</p>	<p>Design [All development [Fences and Walls]] PO 9.1, PO 9.2</p>	<p>None</p>	<p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.5</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.3, PO 2.4</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2, PO 3.3</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.2, PO 4.3, PO 4.7</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.5</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.5</p> <p>Marine Parks (Managed Use) Overlay [Land Use] PO 1.1</p> <p>Marine Parks (Restricted Use) Overlay [Land Use] PO 1.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Ramsar Wetlands Overlay [General] PO 1.1, PO 1.2, PO 1.3</p> <p>River Murray Flood Plain Protection Area Overlay</p>

				<p>[Built Form and Character] PO 3.2</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.5</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.5</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 9.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.5, PO 1.7, PO 1.8</p>
<p>Tourist accommodation Except where any of the following apply:</p> <ul style="list-style-type: none"> Shack Relocation Subzone 	<p>Land Use PO 1.1, PO 1.2</p> <p>Environmental Protection PO 3.1</p> <p>Built Form and Character PO 4.1, PO 4.2, PO 4.3, PO 4.4</p> <p>Access and Car Parking PO 5.1, PO 5.2, PO 5.3, PO 5.4, PO 5.5, PO 5.6</p> <p>Landscaping PO 7.1</p>	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design [All development [External Appearance]] PO 1.4</p> <p>Design [All development [On-site Waste Treatment Systems]] PO 6.1</p> <p>Design [All development [Carparking Appearance]] PO 7.4, PO 7.5</p> <p>Design [All development [Earthworks and sloping land]] PO 8.1</p> <p>Design [All non-residential development [Flooding]] PO 31.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p>	<p>Visitor Experience Subzone [Land Use] PO 1.1</p> <p>Visitor Experience Subzone [Tourist Accommodation] PO 2.1, PO 2.2, PO 2.3, PO 2.4</p> <p>Visitor Experience Subzone [Car parking] PO 4.1</p>	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1, PO 1.2</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3,</p>

		<p>Interface between Land Uses [Interface with Rural Activities] PO 9.3, PO 9.4, PO 9.5</p> <p>Interface between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)] PO 10.1</p> <p>Site Contamination PO 1.1</p> <p>Tourism Development [General] PO 1.1, PO 1.2</p> <p>Tourism Development [Caravan and Tourist Parks] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5, PO 2.6</p> <p>Tourism Development [Tourist accommodation in areas constituted under the National Parks and Wildlife Act 1972] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Transport, Access and Parking [Movement Systems] PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.5</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, PO 6.2, PO 6.6</p>		<p>PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Land Division] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1, PO 1.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p>
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				<p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access -Roads and Driveways] PO 6.1, PO 6.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads and Driveways] PO 5.1, PO 5.2</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access -Roads and Driveways] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p>
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				<p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Alterations and additions] PO 3.1, PO 3.2</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris]</p>
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				<p>PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>Local Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 3.1</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 4.1, PO 4.3</p> <p>River Murray Flood Plain Protection Area Overlay</p>
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				<p>[Environmental Protection] PO 5.1, PO 5.2, PO 5.3, PO 5.4, PO 5.5</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 6.1, PO 6.2, PO 6.3</p> <p>Significant Industry Interface Overlay [General] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Alterations and Additions] PO 2.1</p> <p>State Heritage Area Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place</p>
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				<p>Overlay [Alterations and Additions] PO 2.1</p> <p>State Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 6.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 7.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Urban Transport Routes</p>
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				Overlay [Corner Cut-Offs] PO 9.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7, PO 1.8
All other Code Assessed Development	All	All	All	Any relevant Overlay: All

Table 4 -Restricted Development Classification

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

Class of Development	Exclusions
Dwelling	Any of the following: <ul style="list-style-type: none"> (a) detached dwelling in the Dwelling Subzone and will not result in more than one dwelling per allotment (b) detached dwelling that will replace an existing lawfully erected dwelling (c) detached dwelling in the Small Scale Settlement Subzone and will not result in more than one dwelling on an allotment.
Land division	Any of the following: <ul style="list-style-type: none"> (a) land division that meets Conservation Zone DTS / DPF 2.1 (b) land division in the Visitor Experience Subzone to create an allotment with an area of 5ha or more for existing tourist accommodation (c) land division in the Small Scale Settlement Subzone.
Tourist accommodation	Any of the following: <ul style="list-style-type: none"> (a) tourist accommodation in the Visitor Experience Subzone (b) tourist accommodation in a reserve constituted under the <i>National Parks and Wildlife Act 1972</i> and the relevant reserve plan of management prepared in accordance with that Act identifies tourist accommodation as an envisaged land use.
Renewable energy facility	None specified
All forms of development in the Shack Relocation Subzone	Demolition

Table 5 - Procedural Matters (PM) - Notification

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

Class of Development	Exceptions
<p>1. A kind of development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.</p>	<p>None</p>
<p>2. Subject to (1) any of the following:</p> <ul style="list-style-type: none"> (a) classes of development listed in Conservation Zone Table 1 - Accepted Development Classification where the proposed development is unable to satisfy the relevant criteria set out in that table (b) classes of development listed in Conservation Zone Table 2 - Deemed-to-Satisfy Development Classification where the proposed development is unable to satisfy the relevant criteria set out in that table (c) advertisement (d) agricultural building (e) camp ground (f) demolition (g) dwelling alterations or additions (h) farming (i) fence (j) navigation structures, boat berth, pier, pontoon or similar structure (or any combination thereof) (k) public amenities (l) retaining wall (m) tree damaging activity. 	<p>Except the demolition of a State or Local Heritage Place</p>
<p>Placement of Notices - Exemptions for Performance Assessed Development</p>	
<p>None specified.</p>	
<p>Placement of Notices - Exemptions for Restricted Development</p>	
<p>None specified.</p>	

Part 3 - Overlays

Coastal Areas Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	The natural coastal environment (including environmentally important features such as mangroves, wetlands, saltmarsh, sand dunes, cliff tops, native vegetation, wildlife habitat, shore and estuarine areas) is conserved and enhanced; provision is made for natural coastal processes; and recognition is given to current and future coastal hazards including sea level rise, flooding erosion and dune drift to avoid the need, now and in the future, for public expenditure on protection of the environment and development.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Division	
PO 1.1 Land is divided only if it or the subsequent development and use of the land will not adversely affect the environmental values or 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 removes an anomaly in the current boundaries with respect to the location of 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 has, or can be provided with, appropriate and acceptable coastal protection measures.	DTS/DPF 1.2 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.	DTS/DPF 1.3 None are applicable.
Hazard Risk Minimisation	
PO 2.1 Buildings sited over tidal water or that are not capable of being raised or protected by flood protection measures in the future are protected against the standard sea flood risk level and 1m of sea level rise.	DTS/DPF 2.1 Building floor levels are at least 1.25m above the standard sea flood risk level.
PO 2.2 Development, including associated roads and parking areas, but not minor structures unlikely to be adversely affected by flooding, is protected from the standard sea flood risk level and 1m of sea level rise.	DTS/DPF 2.2 Development incorporates finished ground and floor levels not less than: In instances where no value is specified (i.e. there is a blank field): <ul style="list-style-type: none"> (a) finished ground levels allow for sea level rise by being raised 0.3m or more above the standard sea flood risk level (b) finished floor levels are 0.55m or more above the standard sea flood risk level (c) practical measures can be implemented to provide future protection against an additional sea level rise of 0.7m plus an allowance to accommodate 100 years of land subsidence.
PO 2.3 Development will not create or aggravate coastal erosion or require coast protection works that cause or aggravate coastal erosion.	DTS/DPF 2.3 None are applicable.
PO 2.4	DTS/DPF 2.4

Development is 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:

- (a) the development incorporates appropriate private coastal protection measures to protect it from anticipated erosion
or
- (b) there are formal commitments to protect the existing or proposed public reserve and development from anticipated coastal erosion.

None are applicable.

<p>PO 2.5</p> <p>Additions or alterations to, or replacement of, a dwelling do not increase the risk of effects from natural coastal processes such as flooding, sea-level rise, sand drift and erosion.</p>	<p>DTS/DPF 2.5</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>DTS/DPF 3.1</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 or levee bank.</p>	<p>DTS/DPF 3.2</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> <ul style="list-style-type: none"> (a) have an adverse effect on coastal ecology, processes, conservation, public access and amenity (b) require commitment of public resources including land (c) present an unacceptable risk of failure relative to potential hazard resulting from failure. 	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>
<p>Environment Protection</p>	
<p>PO 4.1</p> <p>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; or the introduction of and spread of marine pests or any other means.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>Development avoids delicate or environmentally sensitive coastal areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation.</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>PO 4.3</p> <p>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.</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>
<p>PO 4.4</p> <p>Development avoids, or in built up areas minimises, impacts on</p>	<p>DTS/DPF 4.4</p> <p>None are applicable.</p>

important habitat areas that support the nesting, breeding and movement/migration patterns of fauna, including threatened shorebirds.	
PO 4.5 Development is designed so that solid and fluid wastes are disposed of in a manner that avoids pollution or other detrimental impacts on the marine and on-shore environment of coastal areas.	DTS/DPF 4.5 On-site wastewater systems are set back a minimum of 100m from the Mean High Water Mark at spring tide.
PO 4.6 Development is designed so that stormwater runoff is disposed of in a manner that avoids pollution or other detrimental impacts on the marine and on-shore environment of coastal areas.	DTS/DPF 4.6 None are applicable.
PO 4.7 Development involving the removal of shell grit, cobbles or sand, other than for coastal protection works purposes, is not undertaken.	DTS/DPF 4.7 Development does not involve the removal of shell grit or sand.
Access	
PO 5.1 Development maintains or enhances appropriate public access to and along the foreshore.	DTS/DPF 5.1 None are applicable.
PO 5.2 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.	DTS/DPF 5.2 None are applicable.
PO 5.3 Access roads to the coast, lookouts and places of interest: (a) do not detract from the amenity or the environment (b) are designed for slow-moving traffic (c) are minimised in number.	DTS/DPF 5.3 None are applicable.
PO 5.4 Development on land adjoining a coastal reserve is sited and designed to be compatible with the purpose, management and amenity of the reserve and to prevent inappropriate access to or use of the reserve.	DTS/DPF 5.4 None are applicable.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>Except where the development is, in the opinion of the relevant authority, minor in nature and would not warrant a referral when considering the purpose of the referral, the following:</p> <ul style="list-style-type: none"> (a) excavation and/or filling where the total volume of material excavated and/or filled exceeds 9m³ (b) dwellings and habitable buildings that: <ul style="list-style-type: none"> (i) do not meet DTS/DPF 2.2 or (ii) are within 100m of the mean high water mark (c) other than within a Rural Settlement Zone: <ul style="list-style-type: none"> (i) buildings with a floor area greater than 60m² or (ii) tourist accommodation, including a caravan park or (iii) division of land that would create 1 or more additional allotments (d) off-shore structures (e) coast protection works (f) infrastructure within 100m landward of the mean high water mark. 	<p>Coast Protection Board.</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). 	<p>Development of a class to which Schedule 9 clause 3 item 3 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>

Marine Parks (Managed Use) Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Marine habitats and biodiversity are protected through limiting development to coastal infrastructure (jetties, marinas, pontoons), aquaculture, tourism, recreation and renewable energy facilities.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use	
PO 1.1 Development avoids or minimises harm to marine habitats, biodiversity or the functioning of ecosystems.	DTS/DPF 1.1 None are applicable.

Procedural Matters (PM) - Referrals

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

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

State Significant Native Vegetation Areas Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Protect, retain and restore significant areas of native vegetation.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Environmental Protection	
<p>PO 1.1</p> <p>Development enhances biodiversity and habitat values through revegetation and avoiding native vegetation clearance except to promote an appreciation and awareness of wildlife areas, including visitor parking and amenities, or for the administration and management of a reserve or park established for the protection and conservation of wildlife.</p>	<p>DTS/DPF 1.1</p> <p>An application is accompanied by:</p> <ul style="list-style-type: none"> (a) a declaration stating that the proposal will not, or would not, involve clearance of native vegetation under the <i>Native Vegetation Act 1991</i>, including any clearance that may occur: <ul style="list-style-type: none"> (i) in connection with a relevant access point and / or driveway (ii) within 10m of a building (other than a residential building or tourist accommodation) (iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control (iv) within 50m of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area or (b) a report prepared in accordance with Regulation 18(2)(a) of the <i>Native Vegetation Regulations 2017</i> that confirms that the clearance is categorised as 'Level 1 clearance'.
Land division	
<p>PO 2.1</p> <p>Land division that contributes to the conservation, protection and enhancement of native vegetation.</p>	<p>DTS/DPF 2.1</p> <p>Land division to:</p> <ul style="list-style-type: none"> (a) create a public road or a public reserve where the application is accompanied by a report prepared in accordance with Regulation 18(2)(a) of the <i>Native Vegetation Regulations 2017</i> in which the extent of native vegetation clearance proposed to be undertaken in connection with the division is categorised as 'Level 1 clearance' or (b) realign allotment boundaries to incorporate land into a park or reserve established under the <i>National Parks and Wildlife Act 1972</i>.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>The following classes of development:</p> <ul style="list-style-type: none"> (a) land division where a report prepared in accordance with Regulation 18(2)(a) of the <i>Native Vegetation Regulations 2017</i> in connection with a development application categorises the clearance, or potential clearance, as 'Level 2 clearance', 'Level 3 clearance' or 'Level 4 clearance' (b) all other classes of development other than where DTS/DPF 1.1(a) is achieved. 	<p>Native Vegetation Council</p>	<p>To provide expert assessment and direction to the relevant authority on the potential impacts of development on native vegetation.</p>	<p>Development of a class to which Schedule 9 clause 3 item 11 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>

Part 4 - General Development Policies

Advertisements

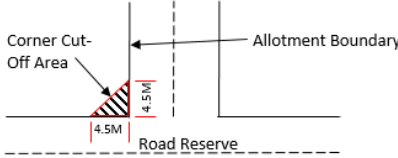
Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Appearance	
<p>PO 1.1</p> <p>Advertisements are compatible and integrated with the design of the building and/or land they are located on.</p>	<p>DTS/DPF 1.1</p> <p>Advertisements attached to a building:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (i) are flush with a wall (ii) do not have any part rising above parapet height (iii) are not attached to the roof of the building. (d) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (e) if attached to a two-storey building, have no part located above the finished floor level of the second storey of the building (f) where they are flush with a wall, do not, in combination with any other existing sign, cover more than 15% of the building facade to which they are attached.
<p>PO 1.2</p> <p>Advertisements conceal their supporting structure.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>Advertising does not encroach on public land or the land of an adjacent allotment.</p>	<p>DTS/DPF 1.3</p> <p>Advertisements and/or advertising hoardings are contained within the boundaries of the site.</p>
<p>PO 1.4</p> <p>Where possible, advertisements on public land are integrated with existing structures and infrastructure.</p>	<p>DTS/DPF 1.4</p> <p>Advertisements on public land:</p> <ul style="list-style-type: none"> (a) achieves Advertisements DTS/DPF 1.1 or (b) are integrated with a bus shelter.
<p>PO 1.5</p> <p>Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality.</p>	<p>DTS/DPF 1.5</p> <p>None are applicable.</p>
Proliferation of Advertisements	
<p>PO 2.1</p> <p>Proliferation of advertisements is minimised to avoid visual clutter and untidiness.</p>	<p>DTS/DPF 2.1</p> <p>No more than one freestanding advertisement is displayed per occupancy.</p>
<p>PO 2.2</p> <p>Multiple business or activity advertisements are co-located and coordinated to avoid visual clutter and untidiness.</p>	<p>DTS/DPF 2.2</p> <p>Advertising of a multiple business or activity complex is located on a single advertisement fixture or structure.</p>

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Advertising Content	
<p>PO 3.1</p> <p>Advertisements are primarily limited to information relating to the lawful use of land they are located on to assist is the ready identification of the activity or activities on the land and have limited unrelated content that contributes to visual clutter and untidiness.</p>	<p>DTS/DPF 3.1</p> <p>Advertisements contain information limited to a lawful existing or proposed activity or activities on the same site as the advertisement.</p>
Amenity Impacts	
<p>PO 4.1</p> <p>Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers.</p>	<p>DTS/DPF 4.1</p> <p>Advertisements do not incorporate any illumination.</p>
Safety	
<p>PO 5.1</p> <p>Advertisements and/or advertising hoardings erected on a verandah or projecting from a building wall are designed and located to allow for safe and convenient pedestrian access.</p>	<p>DTS/DPF 5.1</p> <p>Advertisements have a minimum clearance of 2.5m between the top of the footpath and base of the underside of the sign.</p>
<p>PO 5.2</p> <p>Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.</p>	<p>DTS/DPF 5.2</p> <p>No advertisement illumination is proposed.</p>
<p>PO 5.3</p> <p>Advertisements and/or advertising hoardings do not create a hazard to drivers by:</p> <ul style="list-style-type: none"> (a) being liable to interpretation by drivers as an official traffic sign or signal (b) obscuring or impairing drivers' view of official traffic signs or signals (c) obscuring or impairing drivers' view of features of a road that are potentially hazardous (such as junctions, bends, changes in width and traffic control devices) or other road or rail vehicles at/or approaching level crossings. 	<p>DTS/DPF 5.3</p> <p>Advertisements are:</p> <ul style="list-style-type: none"> (a) not located in a public road or rail reserve (b) located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram  <p>The diagram illustrates a corner cut-off area at a road junction. A red hatched triangular area is shown at the corner, with a 4.5M dimension along the road edge and another 4.5M dimension along the diagonal cut-off. A dashed line represents the 'Allotment Boundary' and another dashed line represents the 'Road Reserve'.</p>
<p>PO 5.4</p> <p>Advertisements and/or advertising hoardings do not create a hazard by distracting drivers from the primary driving task at a location where the demands on driver concentration are high.</p>	<p>DTS/DPF 5.4</p> <p>Advertisements and/or advertising hoardings are not located along or adjacent to a road having a speed limit of 80km/h or more.</p>
<p>PO 5.5</p> <p>Advertisements and/or advertising hoardings provide sufficient clearance from the road carriageway to allow for safe and convenient movement by all road users.</p>	<p>DTS/DPF 5.5</p> <p>Where the advertisement or advertising hoarding is:</p> <ul style="list-style-type: none"> (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

	<p>least 5.5m from the edge of the seal</p> <p>(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:</p> <ul style="list-style-type: none"> (a) 10 km/h road - 14m (b) 100 km/h road - 13m (c) 90 km/h road - 10m (d) 70 or 80 km/h road - 8.5m.
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Animal Keeping and Horse Keeping

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Animal keeping, horse keeping and associated activities do not create adverse impacts on the environment or the amenity of the locality.	DTS/DPF 1.1 None are applicable.
PO 1.2 Animal keeping and horse keeping is located and managed to minimise the potential transmission of disease to other operations where animals are kept.	DTS/DPF 1.2 None are applicable.
Horse Keeping	
PO 2.1 Water from stable wash-down areas is directed to appropriate absorption areas and/or drainage pits to minimise pollution of land and water.	DTS/DPF 2.1 None are applicable.
PO 2.2 Stables, horse shelters or associated yards are sited appropriate distances away from sensitive receivers and/or allotments in other ownership to avoid adverse impacts from dust, erosion and odour.	DTS/DPF 2.2 Stables, horse shelters and associated yards are sited in accordance with the following: <ul style="list-style-type: none"> (a) 30m or more from any sensitive receivers (existing or approved) on land in other ownership (b) where an adjacent allotment is vacant and in other ownership, 30m or more from the boundary of that allotment.
PO 2.3 All areas accessible to horses are separated from septic tank effluent disposal areas to protect the integrity of that system. Stable flooring is constructed with an impervious material to facilitate regular cleaning.	DTS/DPF 2.3 Septic tank effluent disposal areas are enclosed with a horse-proof barrier such as a fence to exclude horses from this area.
PO 2.4 To minimise environmental harm and adverse impacts on water resources, stables, horse shelters and associated yards are appropriately set back from a watercourse.	DTS/DPF 2.4 Stables, horse shelters and associated yards are set back 50m or more from a watercourse.
PO 2.5 Stables, horse shelters and associated yards are located on slopes that are stable to minimise the risk of soil erosion and water runoff.	DTS/DPF 2.5 Stables, horse shelters and associated yards are not located on land with a slope greater than 10% (1-in-10).
Kennels	
PO 3.1 Kennel flooring is constructed with an impervious material to	DTS/DPF 3.1 The floors of kennels are:

<p>facilitate regular cleaning.</p>	<p>(a) constructed of impervious concrete (b) designed to be self-draining when washed down.</p>
<p>PO 3.2 Kennels and exercise yards are designed and sited to minimise noise nuisance to neighbours through measures such as:</p> <p>(a) adopting appropriate separation distances (b) orientating openings away from sensitive receivers.</p>	<p>DTS/DPF 3.2 Kennels are sited 500m or more from the nearest sensitive receiver on land in other ownership.</p>
<p>PO 3.3 Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive receivers from animal behaviour.</p>	<p>DTS/DPF 3.3 Kennels are sited in association with a permanent dwelling on the land.</p>
<p>Wastes</p>	
<p>PO 4.1 Storage of manure, used litter and other wastes (other than wastewater lagoons) is sited, designed, constructed and managed to:</p> <p>(a) avoid attracting and harbouring vermin (b) avoid polluting water resources (c) be located outside 1% AEP flood event areas.</p>	<p>DTS/DPF 4.1 None are applicable.</p>

Aquaculture

Assessment Provisions (AP)

<h2 style="margin: 0;">Desired Outcome</h2>	
<p>DO 1</p>	<p>Aquaculture facilities are developed in an ecologically, economically and socially sustainable manner to support an equitable sharing of marine, coastal and inland resources and mitigate conflict with other water-based and land-based uses.</p>

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land-based Aquaculture	
PO 1.1 Land-based aquaculture and associated components are sited and designed to mitigate adverse impacts on nearby sensitive receivers.	DTS/DPF 1.1 Land-based aquaculture and associated components are located: <ul style="list-style-type: none"> (a) 200m or more from a sensitive receiver in other ownership (b) 500m or more from the boundary of a zone primarily intended to accommodate sensitive receivers.
PO 1.2 Land-based aquaculture and associated components are sited and designed to prevent surface flows from entering ponds in a 1% AEP sea flood level event.	DTS/DPF 1.2 None are applicable.
PO 1.3 Land-based aquaculture and associated components are sited and designed to prevent pond leakage that would pollute groundwater.	DTS/DPF 1.3 None are applicable.
PO 1.4 Land-based aquaculture and associated components are sited and designed to prevent farmed species escaping and entering into any waters.	DTS/DPF 1.4 None are applicable.
PO 1.5 Land-based aquaculture and associated components, including intake and discharge pipes, are designed to minimise the need to traverse sensitive areas to minimise impact on the natural environment.	DTS/DPF 1.5 None are applicable.
PO 1.6 Pipe inlets and outlets associated with land-based aquaculture are sited and designed to minimise the risk of disease transmission.	DTS/DPF 1.6 None are applicable.
PO 1.7 Storage areas associated with aquaculture activity are integrated with the use of the land and sited and designed to minimise their visual impact on the surrounding environment.	DTS/DPF 1.7 None are applicable.
Marine Based Aquaculture	
PO 2.1 Marine aquaculture is sited and designed to minimise its adverse impacts on sensitive ecological areas including: <ul style="list-style-type: none"> (a) creeks and estuaries (b) wetlands (c) significant seagrass and mangrove communities 	DTS/DPF 2.1 None are applicable.

(a) marine habitats and ecosystems.	
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<p>PO 2.2</p> <p>Marine aquaculture is sited in areas with adequate water current to disperse sediments and dissolve particulate wastes to prevent the build-up of waste that may cause environmental harm.</p>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
<p>PO 2.3</p> <p>Marine aquaculture is designed to not involve discharge of human waste on the site, on any adjacent land or into nearby waters.</p>	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>
<p>PO 2.4</p> <p>Marine aquaculture (other than inter-tidal aquaculture) is located an appropriate distance seaward of the high water mark.</p>	<p>DTS/DPF 2.4</p> <p>Marine aquaculture development is located 100m or more seaward of the high water mark.</p>
<p>PO 2.5</p> <p>Marine aquaculture is sited and designed to not 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 (d) areas of high tourism value (e) areas of important regional or state economic activity, including commercial ports, wharfs and jetties (f) the operation of infrastructure facilities including inlet and outlet pipes associated with the desalination of sea water. 	<p>DTS/DPF 2.5</p> <p>None are applicable.</p>
<p>PO 2.6</p> <p>Marine aquaculture is sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment.</p>	<p>DTS/DPF 2.6</p> <p>None are applicable.</p>
<p>PO 2.7</p> <p>Marine aquaculture is designed to be as unobtrusive as practicable by incorporating measures such as:</p> <ul style="list-style-type: none"> (a) using feed hoppers that are painted in subdued colours and suspended as close as possible to the water surface (b) positioning structures to protrude the minimum distance practicable above the water surface (c) avoiding the use of shelters and structures above cages and platforms unless necessary to exclude predators and protected species from interacting with the farming structures and/or stock inside the cages, or for safety reasons (d) positioning racks, floats and other farm structures in unobtrusive locations from the shoreline. 	<p>DTS/DPF 2.7</p> <p>None are applicable.</p>
<p>PO 2.8</p> <p>Access, launching and maintenance facilities utilise existing established roads, tracks, ramps and paths to or from the sea</p>	<p>DTS/DPF 2.8</p> <p>None are applicable.</p>

where possible.

<p>PO 2.9</p> <p>Access, launching and maintenance facilities are developed as common user facilities and are co-located where practicable to mitigate adverse impacts on coastal areas.</p>	<p>DTS/DPF 2.9</p> <p>None are applicable.</p>
<p>PO 2.10</p> <p>Marine aquaculture is sited to minimise potential impacts on, and to protect the integrity of, reserves under the <i>National Parks and Wildlife Act 1972</i>.</p>	<p>DTS/DPF 2.10</p> <p>Marine aquaculture is located 1000m or more seaward of the boundary of any reserve under the <i>National Parks and Wildlife Act 1972</i>.</p>
<p>PO 2.11</p> <p>Onshore storage, cooling and processing facilities do not impair the coastline and its visual amenity and are:</p> <ul style="list-style-type: none"> (a) sited, designed, landscaped and developed at a scale that minimise any adverse visual impact on the coastal landscape (b) sited and designed with appropriate vehicular access arrangements (c) incorporate appropriate waste treatment and disposal. 	<p>DTS/DPF 2.11</p> <p>None are applicable.</p>
<p>Navigation and Safety</p>	
<p>PO 3.1</p> <p>Marine aquaculture sites are suitably marked to maintain navigational safety.</p>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>PO 3.2</p> <p>Marine aquaculture is sited to provide adequate separation between farms for safe navigation.</p>	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>
<p>Environmental Management</p>	
<p>PO 4.1</p> <p>Marine aquaculture is maintained to prevent hazards to people and wildlife, including breeding grounds and habitats of native marine mammals and terrestrial fauna, especially migratory species.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>Marine aquaculture is designed to facilitate the relocation or removal of structures in the case of emergency such as oil spills, algal blooms and altered water flows.</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>PO 4.3</p> <p>Marine aquaculture provides for progressive or future reclamation of disturbed areas ahead of, or upon, decommissioning.</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>
<p>PO 4.4</p> <p>Aquaculture operations incorporate measures to ensure satisfactory removal and disposal of litter, disused material, shells,</p>	<p>DTS/DPF 4.4</p> <p>None are applicable.</p>

debris, detritus, dead animals and animal waste to prevent pollution of waters, wetlands, or the nearby coastline.	
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Beverage Production in Rural Areas

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Odour and Noise	
PO 1.1 Beverage production activities are designed and sited to minimise odour impacts on rural amenity.	DTS/DPF 1.1 None are applicable.
PO 1.2 Beverage production activities are designed and sited to minimise noise impacts on sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Fermentation, distillation, manufacturing, storage, packaging and bottling activities occur within enclosed buildings.	DTS/DPF 1.3 None are applicable.
PO 1.4 Breweries are designed to minimise odours emitted during boiling and fermentation stages of production.	DTS/DPF 1.4 Brew kettles are fitted with a vapour condenser.
PO 1.5 Beverage production solid wastes are stored in a manner that minimises odour impacts on sensitive receivers in other ownership.	DTS/DPF 1.5 Solid waste from beverage production is collected and stored in sealed containers and removed from the site within 48 hours.
Water Quality	
PO 2.1 Beverage production wastewater management systems (including wastewater irrigation) are set back from watercourses to minimise adverse impacts on water resources.	DTS/DPF 2.1 Wastewater management systems are set back 50m or more from the banks of watercourses and bores.
PO 2.2 Water resources are protected from pollution by ensuring development does not involve the storage or disposal of chemicals or hazardous substances in a manner that would pose a water pollution risk.	DTS/DPF 2.2 None are applicable.
PO 2.3 Stormwater runoff from areas subject to contamination by beverage production activities (including vehicle movements and machinery operations) is drained to an onsite stormwater treatment system.	DTS/DPF 2.3 None are applicable.
PO 2.4 Stormwater runoff from areas not likely to be subject to contamination by beverage production and associated activities (such as roof catchments and clean hard-paved surfaces) is diverted away from beverage production areas and wastewater	DTS/DPF 2.4 None are applicable.

management systems.	
Wastewater Irrigation	
<p>PO 3.1</p> <p>Beverage production wastewater irrigation systems are designed and located to not contaminate soil and surface and ground water resources or damage crops.</p>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>PO 3.2</p> <p>Beverage production wastewater irrigation systems are designed and located to minimise impact on amenity and avoid spray drift onto adjoining land.</p>	<p>DTS/DPF 3.2</p> <p>Beverage production wastewater is not irrigated within 50m of any dwelling in other ownership.</p>
<p>PO 3.3</p> <p>Beverage production wastewater is not irrigated onto:</p> <ul style="list-style-type: none"> (a) waterlogged areas (b) land within 50m of a creek, swamp or domestic or stock water bore (c) land subject to flooding (d) steeply sloping land (e) rocky or highly permeable soil overlaying an unconfined aquifer. 	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>

Bulk Handling and Storage Facilities

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
<p>PO 1.1</p> <p>Bulk handling and storage facilities are sited and designed to minimise risks of adverse air quality and noise impacts on sensitive receivers.</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 from sensitive receivers:</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 (including sea-port grain terminals), where the handling of these materials into or from vessels does not exceed 100 tonnes per day: 300m or more from residential premises not associated with the facility (b) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility: 300m or more from residential premises not associated with the facility (c) bulk petroleum storage involving individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1,000 cubic metres: 500m or more (d) coal handling with: <ul style="list-style-type: none"> a. capacity up to 1 tonne per day or a storage capacity up to 50 tonnes: 500m or more b. capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes: 1000m or more.
Buffers and Landscaping	
<p>PO 2.1</p> <p>Bulk handling and storage facilities incorporate a buffer area for the establishment of dense landscaping adjacent road frontages.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p> <p>Bulk handling and storage facilities incorporate landscaping to assist with screening and dust filtration.</p>	<p>DTS/DPF 2.2</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 are designed and surfaced to control dust emissions and prevent drag out of material from the site.</p>	<p>DTS/DPF 3.1</p> <p>Roadways and vehicle parking areas are sealed with an all-weather surface.</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) incorporate catchment devices to avoid the release of materials into adjacent waters.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>

Clearance from Overhead Powerlines

Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.	DTS/DPF 1.1 One of the following is satisfied: <ul style="list-style-type: none"> (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 aboveground powerlines adjoining the site that are the subject of the proposed development.

Design

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development is: <ul style="list-style-type: none"> (a) contextual - responds to its natural surroundings and positively contributes to the character of the immediate area (b) durable - is fit for purpose, adaptable and long lasting (c) inclusive - integrates landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and also promotes the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors (d) sustainable - integrates sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All development	
External Appearance	
PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	DTS/DPF 1.1 None are applicable.
PO 1.2 Where zero or minor setbacks are desirable, development provides shelter over footpaths to positively contribute to the walkability and comfort of the public realm.	DTS/DPF 1.2 None are applicable.
PO 1.3 Buildings (other than ancillary buildings, group dwellings or buildings on a battle-axe allotment) are designed so that the main façade faces the primary street frontage.	DTS/DPF 1.3 None are applicable.
PO 1.4 Plant, exhaust and intake vents and other technical equipment is integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: <ul style="list-style-type: none"> (a) positioning plant and equipment in unobtrusive locations viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses. 	DTS/DPF 1.4 Development does not incorporate any structures that protrude beyond the roofline.
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.
Safety	
PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is designed to differentiate public, communal and private areas.	DTS/DPF 2.2 None are applicable.

<p>PO 2.3</p> <p>Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.</p>	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>
<p>PO 2.4</p> <p>Development at street level is designed to maximise opportunities for passive surveillance of adjacent public realm.</p>	<p>DTS/DPF 2.4</p> <p>None are applicable.</p>
<p>PO 2.5</p> <p>Common areas and entry points of buildings (such as the foyer areas of residential buildings), and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.</p>	<p>DTS/DPF 2.5</p> <p>None are applicable.</p>
<p>Landscaping</p>	
<p>PO 3.1</p> <p>Soft landscaping and tree planting is incorporated to:</p> <ul style="list-style-type: none"> (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes. 	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>Environmental Performance</p>	
<p>PO 4.1</p> <p>Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>PO 4.3</p> <p>Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>
<p>Water Sensitive Design</p>	
<p>PO 5.1</p> <p>Development is sited and designed to maintain natural hydrological systems without negatively impacting:</p> <ul style="list-style-type: none"> (a) the quantity and quality of surface and groundwater (b) the depth and directional flow of surface and groundwater (c) the quality and function of natural springs. 	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>

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On-site Waste Treatment Systems	
<p>PO 6.1</p> <p>Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.</p>	<p>DTS/DPF 6.1</p> <p>Effluent disposal drainage areas do not:</p> <ul style="list-style-type: none"> (a) encroach within an area used as private open space or result in less private open space than that specified in Design [Residential Development - Private Open Space] DTS/DPF 15.1 (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking [Vehicle Parking Rates] DTS/DPF 5.1.
Carparking Appearance	
<p>PO 7.1</p> <p>Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the street scape.</p>	<p>DTS/DPF 7.1</p> <p>The protrusion of undercroft car parks does not exceed 1.2m above finished ground level and is screened through appropriate plantings, except in a location or zone where a continuous ground floor façade aligned with the front property boundary is desired.</p>
<p>PO 7.2</p> <p>Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, and screen fenced.</p>	<p>DTS/DPF 7.2</p> <p>None are applicable.</p>
<p>PO 7.3</p> <p>Pedestrian connections are safe, legible, direct and accessible and are provided between parking areas and the development.</p>	<p>DTS/DPF 7.3</p> <p>None are applicable.</p>
<p>PO 7.4</p> <p>Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.</p>	<p>DTS/DPF 7.4</p> <p>None are applicable.</p>
<p>PO 7.5</p> <p>Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.</p>	<p>DTS/DPF 7.5</p> <p>None are applicable.</p>
<p>PO 7.6</p> <p>Vehicle parking areas and associated driveways are landscaped to shade and positively contribute to amenity.</p>	<p>DTS/DPF 7.6</p> <p>None are applicable.</p>
<p>PO 7.7</p> <p>Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.</p>	<p>DTS/DPF 7.7</p> <p>None are applicable.</p>

Earthworks and sloping land	
<p>PO 8.1</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 8.1</p> <p>Development does not involve:</p> <ul style="list-style-type: none"> (a) excavation exceeding a vertical height of 1m or (b) filling exceeding a vertical height of 1m or (c) a total combined excavation and filling vertical height of 2m or more.
<p>PO 8.2</p> <p>Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8).</p>	<p>DTS/DPF 8.2</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):</p> <ul style="list-style-type: none"> (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
<p>PO 8.3</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):</p> <ul style="list-style-type: none"> (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land. 	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>
<p>PO 8.4</p> <p>Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on-site drainage systems to minimise erosion.</p>	<p>DTS/DPF 8.4</p> <p>None are applicable.</p>
<p>PO 8.5</p> <p>Development does not occur on land at risk of landslip or increases the potential for landslip or land surface instability.</p>	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>
Fences and Walls	
<p>PO 9.1</p> <p>Fences, walls and retaining walls are of sufficient height to maintain privacy and security without unreasonably impacting the visual amenity and adjoining land's access to sunlight or the amenity of public places.</p>	<p>DTS/DPF 9.1</p> <p>None are applicable.</p>
<p>PO 9.2</p> <p>Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual impacts.</p>	<p>DTS/DPF 9.2</p> <p>A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.</p>

Residential development	
Fenestration and passive surveillance	
PO 10.1 Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 10.1 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room (b) has an aggregate window area of at least 2m ² facing the primary street.
Outlook and amenity	
PO 11.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 11.1 The primary living room of a dwelling incorporates a window with an outlook towards the street frontage or private open space.
PO 11.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	DTS/DPF 11.2 None are applicable.
Ancillary Development	
PO 12.1 Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.	DTS/DPF 12.1 None are applicable.
PO 12.2 Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision or car parking requirements and do not result in over-development of the site.	DTS/DPF 12.2 None are applicable.
PO 12.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa is positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.	DTS/DPF 12.3 The pump and/or filtration system is ancillary to a dwelling erected on the same site and is: (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
Garage appearance	
PO 13.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling.	DTS/DPF 13.1 Garages and carports facing a street: (a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street

	<ul style="list-style-type: none">(c) have a garage door / opening not exceeding 7m in width(d) have a garage door /opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
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Massing	
<p>PO 13.2</p> <p>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p>	<p>DTS/DPF 13.2</p> <p>None are applicable</p>
Dwelling additions	
<p>PO 13.3</p> <p>Dwelling additions are sited and designed to not detract from the streetscape or amenity of adjoining properties and do not impede on-site functional requirements.</p>	<p>DTS / DPF 13.3</p> <p>Dwelling additions:</p> <ul style="list-style-type: none"> (a) are not constructed, added to or altered so that any part is situated closer to a public street (b) do not result in: <ul style="list-style-type: none"> (i) excavation exceeding a vertical height of 1m (ii) filling exceeding a vertical height of 1m (iii) a total combined excavation and filling vertical height of 2m or more (iv) less Private Open Space than specified in Design [Residential Development - Private Open Space] DTS / DPF 15.1 (v) less on-site parking than specified in Transport Access and Parking [Vehicle Parking Rates] DTS / DPF 5.1 (vi) upper level windows facing side or rear boundaries unless: <ul style="list-style-type: none"> A. they are permanently obscured to a height of 1.5m above finished floor level that is fixed or not capable of being opened more than 200mm or B. have sill heights greater than or equal to 1.5m above finished floor level or C. incorporate screening to a height of 1.5m above finished floor level (vii) balconies or terraces on upper building levels (unless permanently obscured to a height of 1.7m above finished floor level) other than where the longest side of the balcony will face a road (including any road reserve) or reserve (including land held as open space) that is at least 15m wide in all places faced by the balcony.
Overlooking / Visual Privacy	
<p>PO 14.1</p> <p>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of other dwellings.</p>	<p>DTS/DPF 14.1</p> <p>Upper level windows facing side or rear boundaries shared with another residential allotment/site:</p> <ul style="list-style-type: none"> (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm or (b) have sill heights greater than or equal to 1.5m above finished floor level or (c) incorporate screening to a height of 1.5m above finished floor level.

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<p>PO 14.2</p> <p>Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of other dwellings.</p>	<p>DTS/DPF 14.2</p> <p>All sides of balconies or terraces on upper building levels are permanently obscured to a height of 1.7m above finished floor level, other than where the longest side of the balcony will face a road (including any road reserve) or reserve (including land held as open space) that is at least 15m wide in all places faced by the balcony.</p>
<p>Private Open Space</p>	
<p>PO 15.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 15.1</p> <p>Private open space is provided in accordance with Design Table 1 - Private Open Space.</p>
<p>Water Sensitive Design</p>	
<p>PO 16.1</p> <p>Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.</p>	<p>DTS/DPF 16.1</p> <p>Residential development creating a common driveway / access achieves the following stormwater runoff outcomes:</p> <ul style="list-style-type: none"> (a) 80 per cent reduction in average annual total suspended solids (b) 60 per cent reduction in average annual total phosphorus (c) 45 per cent reduction in average annual total nitrogen.
<p>PO 16.2</p> <p>Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.</p>	<p>DTS/DPF 16.2</p> <p>Development creating a common driveway / access:</p> <ul style="list-style-type: none"> (a) maintains the pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 18.1% AEP 30-minute storm and the stormwater runoff time to peak is not increased or captures and retains the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for an 18.1% AEP 30-minute storm; and (b) manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of buildings.
<p>Car parking, access and manoeuvrability</p>	
<p>PO 17.1</p> <p>Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 17.1</p> <p>Covered parking spaces are enclosed by fencing, walls or other obstructions with the following internal dimensions:</p> <ul style="list-style-type: none"> (a) single parking spaces: <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width parking spaces: <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 5.5m (iii) minimum garage door width of 2.4m per space.

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<p>PO 17.2</p> <p>Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 17.2</p> <p>Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m
<p>PO 17.3</p> <p>Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages, domestic waste collection and on-street parking.</p>	<p>DTS/DPF 17.3</p> <p>Driveways and access points on sites with a frontage to a public road of 12m or less have a single access point with a maximum width of 3.2m measured at the property boundary.</p>
<p>PO 17.4</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 17.4</p> <p>Vehicle access to designated car parking spaces:</p> <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) where newly proposed: <ul style="list-style-type: none"> (i) is set back 6m or more from the tangent point of an intersection of 2 or more roads or a pedestrian-actuated crossing (ii) does not involve the removal or relocation of mature street trees, street furniture or utility infrastructure services.
<p>PO 17.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 17.5</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1:4 on average (b) they are aligned relative to the street boundary so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the street boundary (c) if located to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site
<p>PO 17.6</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 17.6</p> <p>Where on-street parking is available directly adjacent the site, parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> (a) minimum 0.33 on-street spaces per proposed dwellings (rounded up to the nearest whole number) (b) minimum car park length of 5.5m.

<p>PO 18.1</p> <p>Provision is made for the convenient storage of waste bins in a location screened from public view.</p>	<p>DTS/DPF 18.1</p> <p>None are applicable.</p>										
<p>Design of Transportable Dwellings</p>											
<p>PO 19.1</p> <p>The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.</p>	<p>DTS/DPF 19.1</p> <p>Buildings:</p> <ul style="list-style-type: none"> (a) are not transportable or (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building façade. 										
<p>Group dwelling, residential flat buildings and battle-axe development</p>											
<p>Amenity</p>											
<p>PO 20.1</p> <p>Dwellings are of a suitable size to accommodate a layout that is well organised and provides a high standard of amenity for occupants.</p>	<p>DTS/DPF 20.1</p> <p>Dwellings have a minimum internal floor area in accordance with the following table:</p> <table border="1" data-bbox="831 920 1520 1469"> <thead> <tr> <th data-bbox="831 920 1177 1010">Number of bedrooms</th> <th data-bbox="1177 920 1520 1010">Minimum internal floor area</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 1010 1177 1099">Studio</td> <td data-bbox="1177 1010 1520 1099">35m²</td> </tr> <tr> <td data-bbox="831 1099 1177 1189">1 bedroom</td> <td data-bbox="1177 1099 1520 1189">50m²</td> </tr> <tr> <td data-bbox="831 1189 1177 1279">2 bedroom</td> <td data-bbox="1177 1189 1520 1279">65m²</td> </tr> <tr> <td data-bbox="831 1279 1177 1469">3+ bedrooms</td> <td data-bbox="1177 1279 1520 1469">80m² and any dwelling over 3 bedrooms provides and additional 15m² for every additional bedroom</td> </tr> </tbody> </table>	Number of bedrooms	Minimum internal floor area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	65m ²	3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides and additional 15m ² for every additional bedroom
Number of bedrooms	Minimum internal floor area										
Studio	35m ²										
1 bedroom	50m ²										
2 bedroom	65m ²										
3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides and additional 15m ² for every additional bedroom										
<p>PO 20.2</p> <p>The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.</p>	<p>DTS/DPF 20.2</p> <p>None are applicable.</p>										
<p>PO 20.3</p> <p>Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented to towards adjoining properties.</p>	<p>DTS/DPF 20.3</p> <p>None are applicable.</p>										
<p>Communal Open Space</p>											
<p>PO 21.1</p> <p>Communal open space is 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</p>	<p>DTS/DPF 21.1</p> <p>None are applicable.</p>										

not ordinarily provided.

Carparking, access and manoeuvrability	
<p>PO 22.1</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 22.1</p> <p>Where on-street parking is available directly adjacent the site, parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> (a) minimum 0.33 on-street car parks per proposed dwellings (rounded up to the nearest whole number) (b) minimum car park length of 6m.
<p>PO 22.2</p> <p>The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.</p>	<p>DTS/DPF 22.2</p> <p>Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.</p>
<p>PO 22.3</p> <p>Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.</p>	<p>DTS/DPF 22.3</p> <p>Driveways that service more than one dwelling:</p> <ul style="list-style-type: none"> (a) have a minimum width of 3m (b) where the driveway length exceeds 30m: <ul style="list-style-type: none"> (i) incorporate at least one passing point with a minimum width of 5.5m and a minimum length of 6m (ii) locate the passing point in DTS/DPF 24.3(b)(i) within 12m of the primary street boundary and incorporate an additional passing point at least every 30m thereafter.
<p>PO 22.4</p> <p>Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement.</p>	<p>DTS/DPF 22.4</p> <p>Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m.</p>
<p>PO 22.5</p> <p>Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.</p>	<p>DTS/DPF 22.5</p> <p>Driveways providing access to more than one dwelling allow a B85 passenger vehicle to:</p> <ul style="list-style-type: none"> (a) enter and exit the site in a forward direction (b) undertake all manoeuvring through circulation around the site of no more than a 3 point turn.
<p>PO 22.6</p> <p>Dwellings are adequately separated from common driveways and manoeuvring areas.</p>	<p>DTS/DPF 22.6</p> <p>Vehicle movement paths required to achieve DTS 22.5 are at least 1.5m from habitable room windows of dwellings.</p>
Soft Landscaping	
<p>PO 23.1</p> <p>Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.</p>	<p>DTS/DPF 23.1</p> <p>Other than where located directly in front of a garage or a building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.</p>

PO 23.2

Soft landscaping is provided that improves the appearance of common driveways.

DTS/DPF 23.2

Where a common driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point required in DTS 22.3).

Site Facilities / Waste Storage	
PO 24.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 24.1 None are applicable.
PO 24.2 Provision is made for suitable external clothes drying facilities.	DTS/DPF 24.2 None are applicable.
PO 24.3 Provision is made for suitable household waste and recyclable material storage facilities conveniently located from public view.	DTS/DPF 24.3 None are applicable.
PO 24.4 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 24.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 24.5 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	DTS/DPF 24.5 None are applicable.
PO 24.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 24.6 None are applicable.
Supported accommodation and retirement facilities	
Siting and Configuration	
PO 25.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	DTS/DPF 25.1 None are applicable.
Movement and Access	
PO 26.1 Development is designed to support safe and convenient access and movement for residents by providing: (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40 and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points.	DTS/DPF 26.1 None are applicable.
Communal Open Space	
PO 27.1	DTS/DPF 27.1

Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.

None are applicable.

<p>PO 27.2</p> <p>Communal open space is 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.</p>	<p>DTS/DPF 27.2</p> <p>None are applicable.</p>
<p>Site Facilities / Waste Storage</p>	
<p>PO 28.1</p> <p>Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles.</p>	<p>DTS/DPF 28.1</p> <p>None are applicable.</p>
<p>PO 28.2</p> <p>Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.</p>	<p>DTS/DPF 28.2</p> <p>None are applicable.</p>
<p>PO 28.3</p> <p>Provision is made for suitable external clothes drying facilities.</p>	<p>DTS/DPF 28.3</p> <p>None are applicable.</p>
<p>PO 28.4</p> <p>Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view.</p>	<p>DTS/DPF 28.4</p> <p>None are applicable.</p>
<p>PO 28.5</p> <p>Waste and recyclable material storage areas are located away from dwellings.</p>	<p>DTS/DPF 28.5</p> <p>Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.</p>
<p>PO 28.6</p> <p>Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.</p>	<p>DTS/DPF 28.6</p> <p>None are applicable.</p>
<p>PO 28.7</p> <p>Services including gas and water meters are conveniently located and screened from public view.</p>	<p>DTS/DPF 28.7</p> <p>None are applicable.</p>
<p>All non-residential development</p>	
<p>Water Sensitive Design</p>	
<p>PO 29.1</p> <p>Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to minimise pollutants entering stormwater.</p>	<p>DTS/DPF 29.1</p> <p>Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to achieve the following gross pollutant outcomes:</p> <p>(a) 90 per cent reduction of litter/gross pollutants compared to untreated stormwater runoff</p>

	(b) no visible oils/grease for flows up to the 4 EY (exceedances per year).
<p>PO 29.2</p> <p>Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.</p>	<p>DTS/DPF 29.2</p> <p>None are applicable.</p>
Wash-down and Waste Loading and Unloading	
<p>PO 30.1</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, vessels, plant or equipment 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 (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 (ii) a holding tank and its subsequent removal off-site on a regular basis. 	<p>DTS/DPF 30.1</p> <p>None are applicable.</p>
Flooding	
<p>PO 31.1</p> <p>Development is sited, designed and constructed to prevent the entry of floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.</p>	<p>DTS/DPF 31.1</p> <p>Development incorporates finished ground and floor levels not less than:</p> <p>In instances where no finished floor level value is specified, development incorporates a finished floor level at least 300mm above:</p> <ul style="list-style-type: none"> (a) the top of the kerb level of the primary street or (b) natural ground level where there is no kerb or (c) the height of a 1% AEP flood event <p>whichever is the greater.</p>

Table 1 - Private Open Space

Dwelling Type	Minimum Rate
Dwelling (at ground level)	Total area: 24m ² Minimum directly accessible from a living room : 16m ² with a minimum dimension 3m
Dwelling (above ground level)	Studio: 4m ² / minimum dimension 1.8m One bedroom: 8m ² / minimum dimension 2.1m Two bedroom dwelling: 11m ² / minimum dimension 2.4m Three + bedroom dwelling: 15m ² / minimum dimension 2.6m
Cabin or caravan (permanently fixed to the ground) in a residential park or a caravan and tourist park	Total area: 16m ² , which may be used as second car parking space, provided on each site intended for residential occupation.

Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development is: <ul style="list-style-type: none"> (a) contextual - by considering, recognising and carefully responding to its natural surroundings and positively contributing to the character of the immediate area (b) durable - fit for purpose, adaptable and long lasting (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
External Appearance	
PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	DTS/DPF 1.1 None are applicable.
PO 1.2 Where zero or minor setbacks are desirable, development provides shelter over footpaths to positively contribute to the walkability and comfort of the public realm.	DTS/DPF 1.2 None are applicable.
PO 1.3 Buildings (other than ancillary buildings, group dwellings or buildings on a battle-axe allotment) are designed so that the main façade faces the primary street frontage.	DTS/DPF 1.3 None are applicable.
PO 1.4 Plant, exhaust and intake vents and other technical equipment are integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: <ul style="list-style-type: none"> (a) positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses. 	DTS/DPF 1.4 Development does not incorporate any structures that protrude beyond the roofline.
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form), taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.
Safety	
PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is designed to differentiate public, communal and private areas.	DTS/DPF 2.2 None are applicable.

<p>PO 2.3</p> <p>Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.</p>	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>
<p>PO 2.4</p> <p>Development at street level is designed to maximise opportunities for passive surveillance of adjacent public realm.</p>	<p>DTS/DPF 2.4</p> <p>None are applicable.</p>
<p>PO 2.5</p> <p>Common areas and entry points of buildings (such as the foyer areas of residential buildings) and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.</p>	<p>DTS/DPF 2.5</p> <p>None are applicable.</p>
<p>Landscaping</p>	
<p>PO 3.1</p> <p>Soft landscaping and tree planting are incorporated to:</p> <ul style="list-style-type: none"> (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes. 	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>Environmental Performance</p>	
<p>PO 4.1</p> <p>Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>PO 4.3</p> <p>Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>
<p>Water Sensitive Design</p>	
<p>PO 5.1</p> <p>Development is sited and designed to maintain natural hydrological systems without negatively impacting:</p> <ul style="list-style-type: none"> (a) the quantity and quality of surface and groundwater (b) the depth and directional flow of surface and groundwater (c) the quality and function of natural springs. 	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>

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Car parking appearance	
<p>PO 6.1</p> <p>Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes.</p>	<p>DTS/DPF 6.1</p> <p>The protrusion of semi-basement and undercroft car parking structures does not exceed 1.2m above finished ground level and is screened through appropriate plantings, except in a location or zone where a continuous ground floor façade aligned with the front property boundary is desired.</p>
<p>PO 6.2</p> <p>Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.</p>	<p>DTS/DPF 6.2</p> <p>None are applicable.</p>
<p>PO 6.3</p> <p>Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.</p>	<p>DTS/DPF 6.3</p> <p>None are applicable.</p>
<p>PO 6.4</p> <p>Street-level vehicle parking areas incorporate tree planting to provide shade, reduce solar heat absorption and reflection.</p>	<p>DTS/DPF 6.4</p> <p>Vehicle parking areas that are open to the sky and comprise 10 or more car parking spaces include a shade tree with a mature canopy of 4m diameter spaced for each 10 car parking spaces provided and a landscaped strip on any road frontage of a minimum dimension of 1m.</p>
<p>PO 6.5</p> <p>Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.</p>	<p>DTS/DPF 6.5</p> <p>Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping with a minimum dimension of:</p> <ul style="list-style-type: none"> (a) 1m along all public road frontages and allotment boundaries (b) 1m between double rows of car parking spaces.
<p>PO 6.6</p> <p>Vehicle parking areas and associated driveways are landscaped to shade and positively contribute to amenity.</p>	<p>DTS/DPF 6.6</p> <p>None are applicable.</p>
<p>PO 6.7</p> <p>Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.</p>	<p>DTS/DPF 6.7</p> <p>None are applicable.</p>
Earthworks and sloping land	
<p>PO 7.1</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 7.1</p> <p>Development does not involve:</p> <ul style="list-style-type: none"> (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m

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

<p>PO 7.2</p> <p>Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land (with a gradient greater than 1 in 8).</p>	<p>DTS/DPF 7.2</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):</p> <ul style="list-style-type: none"> (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
<p>PO 7.3</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):</p> <ul style="list-style-type: none"> (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land. 	<p>DTS/DPF 7.3</p> <p>None are applicable.</p>
<p>PO 7.4</p> <p>Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.</p>	<p>DTS/DPF 7.4</p> <p>None are applicable.</p>
<p>PO 7.5</p> <p>Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.</p>	<p>DTS/DPF 7.5</p> <p>None are applicable.</p>
<p>Fences and walls</p>	
<p>PO 8.1</p> <p>Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight.</p>	<p>DTS/DPF 8.1</p> <p>None are applicable.</p>
<p>PO 8.2</p> <p>Landscaping is incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts.</p>	<p>DTS/DPF 8.2</p> <p>A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.</p>
<p>All Development - 4 or more Building Levels</p>	
<p>External Appearance</p>	
<p>PO 9.1</p> <p>Buildings positively contribute to the character of the local area by responding to local context.</p>	<p>DTS/DPF 9.1</p> <p>None are applicable.</p>
<p>PO 9.2</p> <p>Fine-grain detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale.</p>	<p>DTS/DPF 9.2</p> <p>None are applicable.</p>

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<p>PO 9.3</p> <p>Buildings are designed to reduce visual mass by breaking up building façades into distinct elements.</p>	<p>DTS/DPF 9.3</p> <p>None are applicable.</p>
<p>PO 9.4</p> <p>Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.</p>	<p>DTS/DPF 9.4</p> <p>None are applicable.</p>
<p>PO 9.5</p> <p>External materials and finishes are durable and age well to minimise ongoing maintenance requirements.</p>	<p>DTS/DPF 9.5</p> <p>Buildings utilise a combination of the following external materials and finishes:</p> <ul style="list-style-type: none"> (a) masonry (b) natural stone (c) pre-finished materials that minimise staining, discolouring or deterioration.
<p>PO 9.6</p> <p>Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages.</p>	<p>DTS/DPF 9.6</p> <p>Building street frontages incorporate:</p> <ul style="list-style-type: none"> (a) active uses such as shops or offices (b) prominent entry areas for multi-storey buildings (where it is a common entry) (c) habitable rooms of dwellings (d) areas of communal public realm with public art or the like, where consistent with the zone and/or subzone provisions.
<p>PO 9.7</p> <p>Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.</p>	<p>DTS/DPF 9.7</p> <p>Entrances to multi-storey buildings are:</p> <ul style="list-style-type: none"> (a) oriented towards the street (b) clearly visible and easily identifiable from the street and vehicle parking areas (c) designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses (d) provide shelter, a sense of personal address and transitional space around the entry (e) located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors (f) avoid the creation of potential areas of entrapment.
<p>PO 9.8</p> <p>Building services, plant and mechanical equipment are screened from the public realm.</p>	<p>DTS/DPF 9.8</p> <p>None are applicable.</p>
<p>Landscaping</p>	
<p>PO 10.1</p> <p>Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.</p>	<p>DTS/DPF 10.1</p> <p>Buildings provide a 4m by 4m deep soil space in front of the building to accommodate a medium to large tree, except where no building setback from front property boundaries is desired.</p>

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<p>PO 10.2</p> <p>Deep soil zones are provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the appearance of multi-storey buildings.</p>	<p>DTS/DPF 10.2</p> <p>Multi-storey development provides deep soil zones and incorporate trees at not less than the following rates, except in a location or zone where full site coverage is desired.</p> <table border="1" data-bbox="831 293 1522 909"> <thead> <tr> <th>Site area</th> <th>Minimum deep soil area</th> <th>Minimum dimension</th> <th>Tree / deep soil zones</th> </tr> </thead> <tbody> <tr> <td><300 m²</td> <td>10 m²</td> <td>1.5m</td> <td>1 small tree / 10 m² deep soil</td> </tr> <tr> <td>300-1500 m²</td> <td>7% site area</td> <td>3m</td> <td>1 medium tree / 30 m² deep soil</td> </tr> <tr> <td>>1500 m²</td> <td>7% site area</td> <td>6m</td> <td>1 large or medium tree / 60 m² deep soil</td> </tr> </tbody> </table> <p>Tree size and site area definitions</p> <table border="1" data-bbox="831 965 1522 1339"> <tbody> <tr> <td>Small tree</td> <td>4-6m mature height and <4m canopy spread</td> </tr> <tr> <td>Medium tree</td> <td>6-12m mature height and 4-8m canopy spread</td> </tr> <tr> <td>Large tree</td> <td>12m mature height and >8m canopy spread</td> </tr> <tr> <td>Site area</td> <td>The total area for development site, not average area per dwelling</td> </tr> </tbody> </table>	Site area	Minimum deep soil area	Minimum dimension	Tree / deep soil zones	<300 m ²	10 m ²	1.5m	1 small tree / 10 m ² deep soil	300-1500 m ²	7% site area	3m	1 medium tree / 30 m ² deep soil	>1500 m ²	7% site area	6m	1 large or medium tree / 60 m ² deep soil	Small tree	4-6m mature height and <4m canopy spread	Medium tree	6-12m mature height and 4-8m canopy spread	Large tree	12m mature height and >8m canopy spread	Site area	The total area for development site, not average area per dwelling
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<p>PO 10.3</p> <p>Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.</p>	<p>DTS/DPF 10.3</p> <p>None are applicable.</p>																								
<p>PO 10.4</p> <p>Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more storeys in height.</p>	<p>DTS/DPF 10.4</p> <p>Building elements of 3 or more storeys in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated.</p>																								
<p>Environmental</p>																									
<p>PO 11.1</p> <p>Development minimises detrimental micro-climatic impacts on adjacent land and buildings.</p>	<p>DTS/DPF 11.1</p> <p>None are applicable.</p>																								

<p>PO 11.2</p> <p>Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.</p>	<p>DTS/DPF 11.2</p> <p>None are applicable.</p>
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<p>PO 11.3</p> <p>Development of 5 or more storeys, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as:</p> <ul style="list-style-type: none"> (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street (b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas (c) the placement of buildings and use of setbacks to deflect the wind at ground level (d) avoiding tall shear facades that create windy conditions at street level. 	<p>DTS/DPF 11.3</p> <p>None are applicable.</p>
<p>Site Facilities / Waste Storage</p>	
<p>PO 12.1</p> <p>Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.</p>	<p>DTS/DPF 12.1</p> <p>None are applicable.</p>
<p>PO 12.2</p> <p>Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings.</p>	<p>DTS/DPF 12.2</p> <p>None are applicable.</p>
<p>PO 12.3</p> <p>Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.</p>	<p>DTS/DPF 12.3</p> <p>None are applicable.</p>
<p>PO 12.4</p> <p>Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.</p>	<p>DTS/DPF 12.4</p> <p>None are applicable.</p>
<p>PO 12.5</p> <p>For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate.</p>	<p>DTS/DPF 12.5</p> <p>None are applicable.</p>
<p>Car Parking</p>	
<p>PO 13.1</p> <p>Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings.</p>	<p>DTS/DPF 13.1</p> <p>Multi-level vehicle parking structures within buildings:</p> <ul style="list-style-type: none"> (a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages (b) incorporate facade treatments along major street frontages that are sufficiently enclosed and detailed to

complement adjacent buildings.

<p>PO 13.2</p> <p>Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.</p>	<p>DTS/DPF 13.2</p> <p>None are applicable.</p>
<p>All residential development</p>	
<p>External Appearance</p>	
<p>PO 14.1</p> <p>Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p>	<p>DTS/DPF 14.1</p> <p>Each dwelling with a frontage to a public street:</p> <ul style="list-style-type: none"> (a) includes at least one window facing the primary street from a habitable room (b) has an aggregate window area of at least 2m² facing the primary street.
<p>PO 14.2</p> <p>Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.</p>	<p>DTS/DPF 14.2</p> <p>Dwellings with a frontage to a public street have an entry door visible from the street boundary.</p>
<p>Outlook and Amenity</p>	
<p>PO 15.1</p> <p>Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 15.1</p> <p>The primary living room of a dwelling incorporates a window with an external outlook towards the street frontage or private open space.</p>
<p>PO 15.2</p> <p>Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.</p>	<p>DTS/DPF 15.2</p> <p>None are applicable.</p>
<p>Ancillary Development</p>	
<p>PO 16.1</p> <p>Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.</p>	<p>DTS/DPF 16.1</p> <p>Ancillary buildings and structures:</p> <ul style="list-style-type: none"> (a) are ancillary to a dwelling erected on the site (b) have a floor area not exceeding 60m² (c) are not 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) (d) in the case of a garage or carport, the garage or carport is set back at least 5.5m from the boundary of the primary street (e) not exceeding 7m or 50% of the site frontage (whichever is the lesser) when facing a primary street or secondary street (f) if situated on a boundary (not being a boundary with a primary street or secondary street), a length not exceeding

11m unless:

- (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and
 - (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
- (g) 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
- (h) 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
- (i) have a wall height or post height not exceeding 3m above natural ground level
- (j) have a roof height where no part of the roof is more than 5m above the natural ground level
- (k) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.

<p>PO 16.2</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 16.2</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 Design in Urban Areas [Private Open Space] DTS/DPF 20.1 (b) less on-site car parking than specified in Transport, Access and Parking [Vehicle Parking Rates] DTS / DPF 5.1
<p>PO 16.3</p> <p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.</p>	<p>DTS/DPF 16.3</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>Flooding</p>	
<p>PO 17.1</p> <p>Development sited, designed and constructed to prevent the entry of floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.</p>	<p>DTS/DPF 17.1</p> <p>Development incorporates finished ground and floor levels not less than:</p> <p>In instances where no finished floor level value is specified development incorporates a finished floor level at least 300mm above:</p> <ul style="list-style-type: none"> (a) the top of the kerb level of the primary street or (b) natural ground level where there is no kerb or (c) the height of a 1% AEP flood event <p>whichever is greatest.</p>
<p>Residential Development - 3 Building Levels or less</p>	
<p>External appearance</p>	
<p>PO 18.1</p> <p>Garaging is designed to not detract from the streetscape or appearance of a dwelling.</p>	<p>DTS/DPF 18.1</p> <p>Garages and carports facing a street:</p> <ul style="list-style-type: none"> (a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening width not exceeding 7m in width (d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line along a public street.
<p>PO 18.2</p>	<p>DTS/DPF 18.2</p>

Dwelling facades make a positive contribution to streetscapes and common areas by providing variation of light and shadow and creating a sense of depth.

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

- (a) a minimum of 30% of the façade is set back an additional 300mm from the primary building line
- (b) a porch or portico that projects at least 1m from the building façade that is open on at least 2 sides
- (c) a balcony that projects from the building façade
- (d) a verandah that projects at least 1m from the building façade
- (e) eaves surrounding the dwelling of a minimum 400mm width
- (f) a minimum 30% of the upper level projects forward from the lower level primary building line.

<p>PO 18.3</p> <p>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p>	<p>DTS/DPF 18.3</p> <p>Buildings of 2 or more building levels and a length exceeding 20m adjacent a secondary street or side boundary incorporate a step back of the building façade of more than 300mm for a minimum length of 1m, at least every 10m.</p>
<p>Overlooking / Visual Privacy</p>	
<p>PO 19.1</p> <p>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of other dwellings.</p>	<p>DTS/DPF 19.1</p> <p>Upper level windows facing side or rear boundaries shared with another residential allotment/site:</p> <ul style="list-style-type: none"> (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm or (b) have sill heights greater than or equal to 1.5m above finished floor level or (c) incorporate screening to a height of 1.5m above finished floor level.
<p>PO 19.2</p> <p>Development mitigates direct overlooking from balconies to habitable rooms and private open space of other dwellings.</p>	<p>DTS/DPF 19.2</p> <p>All sides of balconies or terraces on upper building levels are permanently obscured to a height of 1.7m above finished floor level, other than where the longest side of the balcony will face a road (including any road reserve) or reserve (including land held as open space) that is at least 15m wide in all places faced by the balcony.</p>
<p>Private Open Space</p>	
<p>PO 20.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 20.1</p> <p>Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.</p>
<p>PO 20.2</p> <p>Private open space is positioned to provide convenient access from internal living areas.</p>	<p>DTS/DPF 20.2</p> <p>Private open space is directly accessible from a habitable room, other than a bedroom or study.</p>
<p>PO 20.3</p> <p>Private open space is positioned and designed to:</p> <ul style="list-style-type: none"> (a) provide useable outdoor space that suits the needs of occupants (b) take advantage of desirable orientation and vistas (c) animate the street frontage by encouraging activity between buildings and public streets (d) adequately define public and private space when located forward of the building (e) prolong activity along street frontages by protecting against inclement weather. 	<p>DTS/DPF 20.3</p> <p>A portion of the private open space specified in DTS/DPF 20.1 can be provided forward of the primary building line where:</p> <ul style="list-style-type: none"> (a) the area is fenced to a maximum height of 1.8m (b) the area incorporates a verandah with a minimum dimension of 1.5m (c) an area is provided behind the primary building line that has the minimum dimensions identified in DTS/DPF 20.1

<p>PO 21.1</p> <p>Soft landscaping is incorporated into development to:</p> <ul style="list-style-type: none"> (a) minimise heat absorption and reflection (b) contribute shade and shelter (c) provide for stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes. 	<p>DTS/DPF 21.1</p> <p>Residential development incorporates areas for soft landscaping with a minimum dimension of 0.5m provided in accordance with the following:</p> <table border="1" data-bbox="917 313 1524 728"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th>Percentage of site</th> </tr> </thead> <tbody> <tr> <td><200</td> <td>15%</td> </tr> <tr> <td>201-450</td> <td>20%</td> </tr> <tr> <td>>450</td> <td>25%</td> </tr> </tbody> </table> <ul style="list-style-type: none"> (a) and (b) 25% of any land between the road boundary and the primary building line is provided for soft landscaping with a minimum dimension of 0.5m. 	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Percentage of site	<200	15%	201-450	20%	>450	25%																				
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<p>PO 21.2</p> <p>Tree planting is provided to:</p> <ul style="list-style-type: none"> (a) contribute shade and shelter (b) improve the outlook for occupants of buildings (c) reduce the visual mass of buildings (d) contribute to biodiversity (e) mitigate urban heat (f) improve the amenity and character of streetscapes and contribute to attractive vistas. 	<p>DTS/DPF 21.2</p> <p>Tree planting is provided in accordance with the following tables:</p> <table border="1" data-bbox="829 1086 1524 1456"> <thead> <tr> <th>Allotment size (m²)</th> <th>Tree size* and number required per dwelling</th> </tr> </thead> <tbody> <tr> <td><450</td> <td>1 small tree</td> </tr> <tr> <td>450-800</td> <td>1 medium tree</td> </tr> <tr> <td>>800</td> <td>1 large tree</td> </tr> </tbody> </table> <ul style="list-style-type: none"> (a) <p>*refer Table DTS/DPF 21.2 Tree Size</p> <table border="1" data-bbox="829 1556 1524 2116"> <thead> <tr> <th colspan="4">Table DTS/DPF 21.2 Tree Size</th> </tr> <tr> <th>Tree size</th> <th>Mature height</th> <th>Mature spread</th> <th>Minimum soil area</th> </tr> </thead> <tbody> <tr> <td>Small</td> <td>4-6 m</td> <td>2-4m</td> <td>10m² and min. dimension of 1.5m</td> </tr> <tr> <td>Medium</td> <td>6-12 m</td> <td>4-8 m</td> <td>30m² and min. dimension of 2m</td> </tr> <tr> <td>Large</td> <td>>12 m</td> <td>> 8m</td> <td>60m² and min. dimension of 4m</td> </tr> </tbody> </table>	Allotment size (m ²)	Tree size* and number required per dwelling	<450	1 small tree	450-800	1 medium tree	>800	1 large tree	Table DTS/DPF 21.2 Tree Size				Tree size	Mature height	Mature spread	Minimum soil area	Small	4-6 m	2-4m	10m ² and min. dimension of 1.5m	Medium	6-12 m	4-8 m	30m ² and min. dimension of 2m	Large	>12 m	> 8m	60m ² and min. dimension of 4m
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Tree size	Mature height	Mature spread	Minimum soil area																										
Small	4-6 m	2-4m	10m ² and min. dimension of 1.5m																										
Medium	6-12 m	4-8 m	30m ² and min. dimension of 2m																										
Large	>12 m	> 8m	60m ² and min. dimension of 4m																										

(b) The following discounts apply where existing trees are retained on the subject land that are not a species identified in Regulation3F(4)(b):

Retained tree height	Retained tree spread	Retained soil area within development site	Discount applied
4-6m	<4m	10m ² and min. dimension of 1.5m	2 small
6-12m	4-8m	30m ² and min. dimension of 3m	2 medium
>12m	>8m	60m ² and min. dimension of 6m	2 large

(c) Trees can be replaced with smaller trees in accordance with the following rates:

Tree size*	Equivalent planting
Medium tree	2 small trees
Large tree	4 small trees or 2 medium trees

*refer Table DTS/DPF 21.2 Tree Size

Water Sensitive Design

PO 22.1

Residential development is designed to capture and re-use stormwater to:

- (a) maximise conservation of water resources
- (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded
- (c) manage stormwater runoff quality.

DTS/DPF 22.1

Residential development in the form of:

- (a) detached, semi-detached or row dwellings include a retention rainwater tank storage:
 - (i) connected to at least 80% of the roof area of the dwelling (for row dwellings) or at least 60% of the roof area of the dwelling (for detached and semi-detached dwellings)
 - (ii) connected to all toilets and either the laundry cold water outlets or hot water service
 - (iii) that has a minimum total capacity in accordance with Table 1
 - (iv) the roof is at least 80% of the impervious area

Table 1: Retention Rainwater Tank

Allotment size (m ²)	Minimum site perviousness	Minimum rainwater tank volume (L)	Additional site permeability discount opportunity	
			Minimum site perviousness	Minimum rainwater tank volume (L)
<200	15%	2000	-	-
201-400	20%	3000	30%	2000
401-500	25%	5000	35%	3000

- (b) battle-axe dwellings have driveways and pathways constructed of a minimum of 50% permeable or porous material and include a retention rainwater tank storage:
- (i) connected to at least 60% of the roof area of the dwelling
 - (ii) connected to all toilets and either the laundry cold water outlets or hot water service
 - (iii) that has a minimum total capacity in accordance with Table 2.

Table 2: Retention Rainwater Tank Option

Allotment size (m ²)	Site perviousness	Rainwater tank volume (L)
<200	15%	2000
201-400	20%	3000
401-500	25%	5000

Water sensitive urban design	
<p>PO 22.2</p> <p>Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.</p>	<p>DTS/DPF 22.2</p> <p>Residential development creating a common driveway / access achieves the following stormwater runoff outcomes:</p> <ul style="list-style-type: none"> (a) 80 per cent reduction in average annual total suspended solids (b) 60 per cent reduction in average annual total phosphorus (c) 45 per cent reduction in average annual total nitrogen.
<p>PO 22.3</p> <p>Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.</p>	<p>DTS/DPF 22.3</p> <p>Development creating a common driveway / access:</p> <ul style="list-style-type: none"> (a) maintains a pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 18.1% AEP 30-minute storm and the stormwater runoff time to peak is not increased or (b) captures and retains the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for a 18.1% AEP 30-minute stormv and (c) manages up to and including the 1% AEP flood event to avoid flooding of buildings.
Car parking, access and manoeuvrability	
<p>PO 23.1</p> <p>Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 23.1</p> <p>Residential parking spaces are enclosed by fencing, walls or other obstructions with the following internal dimensions:</p> <ul style="list-style-type: none"> (a) single parking spaces: <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double parking spaces (side by side): <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 5.5m (iii) minimum garage door width of 2.4m per space.
<p>PO 23.2</p> <p>Uncovered car parking space are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 23.2</p> <p>Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.
<p>PO 23.3</p> <p>Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street</p>	<p>DTS/DPF 23.3</p> <p>Driveways and access points on sites with a frontage to a public road of 12m or less have a single access point with a maximum</p>

tree planting, domestic waste collection, landscaped street frontages and on-street parking.

width of 3.2m measured at the property boundary.

<p>PO 23.4</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 23.4</p> <p>Vehicle access to designated car parking spaces:</p> <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: <ul style="list-style-type: none"> (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from a street tree unless consent is provided from the tree owner (iii) 6m or more from the tangent point of an intersection of 2 or more roads or a pedestrian-actuated crossing.
<p>PO 23.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 23.5</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1:4 on average (b) they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the road boundary. (c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site
<p>PO 23.6</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 23.6</p> <p>Where on-street parking is available directly adjacent the site, parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> (a) minimum 0.33 on-street spaces per proposed dwellings (rounded up to the nearest whole number) (b) minimum car park length of 6m.
<p>Waste storage</p>	
<p>PO 24.1</p> <p>Provision is made for the convenient storage of waste bins in a location screened from public view.</p>	<p>DTS/DPF 24.1</p> <p>A waste bin storage area is provided behind the primary building line that:</p> <ul style="list-style-type: none"> (a) is capable of accommodating the domestic waste bins associated with the waste and recycling collection service for the site (b) can be accessed from the street for the purpose of moving waste bins from the storage location to the street for collection.
<p>Design of Transportable Buildings</p>	
<p>PO 25.1</p>	<p>DTS/DPF 25.1</p>

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

Buildings:

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

Residential Development - 4 or more Building Levels (including serviced apartments)	
Outlook and Visual Privacy	
<p>PO 26.1</p> <p>Ground level dwellings have a satisfactory short range visual outlook to public, communal or private open space.</p>	<p>DTS/DPF 26.1</p> <p>Buildings:</p> <ul style="list-style-type: none"> (a) provide a habitable room at ground or first level with a window facing toward the street (b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage.
<p>PO 26.2</p> <p>The visual privacy of ground level dwellings within multi-level buildings is protected.</p>	<p>DTS/DPF 26.2</p> <p>The finished floor level of ground level dwellings in multi-storey developments is raised by up to 1.2m.</p>
Private Open Space	
<p>PO 27.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 27.1</p> <p>Private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space.</p>
Apartment Amenity	
<p>PO 28.1</p> <p>Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces.</p>	<p>DTS/DPF 28.1</p> <p>Habitable rooms and balconies of independent dwellings and accommodation are separated by at least 6m from one another where there is a direct line of sight between them and 3m or more from a side or rear property boundary.</p>
<p>PO 28.2</p> <p>Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to:</p> <ul style="list-style-type: none"> (a) respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy (b) allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas. 	<p>DTS/DPF 28.2</p> <p>Balconies utilise a combination (or thereof) of the following design elements:</p> <ul style="list-style-type: none"> (a) sun screens (b) pergolas (c) louvres (d) green facades (e) openable walls.
<p>PO 28.3</p> <p>Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.</p>	<p>DTS/DPF 28.3</p> <p>Balconies open directly from a habitable room and incorporate:</p> <ul style="list-style-type: none"> (a) a minimum dimension of 2m or more and are well proportioned to accommodate a table and 2 chairs or (b) a minimum dimension of 2.4m and are well proportioned to accommodate a table and 4 chairs.
<p>PO 28.4</p> <p>Dwellings are provided with sufficient space for storage to meet likely occupant needs.</p>	<p>DTS/DPF 28.4</p> <p>Dwellings (not including student accommodation or serviced apartments) are provided with storage at the following rates with</p>

at least 50% or more of the storage volume to be provided within the dwelling:

- (a) studio: not less than 6m³
- (b) 1 bedroom dwelling / apartment: not less than 8m³
- (c) 2 bedroom dwelling / apartment: not less than 10m³
- (d) 3+ bedroom dwelling / apartment: not less than 12m³.

<p>PO 28.5</p> <p>Universal design features are incorporated to provide options for people living with disabilities or limited mobility and / or to facilitate ageing in place.</p>	<p>DTS/DPF 28.5</p> <p>None are applicable.</p>										
<p>Apartment Configuration</p>											
<p>PO 29.1</p> <p>Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity.</p>	<p>DTS/DPF 29.1</p> <p>Buildings containing in excess of 10 dwellings provide at least one of each of the following:</p> <ul style="list-style-type: none"> (a) studio (where there is no separate bedroom) (b) 1 bedroom dwelling / apartment with a floor area of at least 50m² (c) 2 bedroom dwelling / apartment with a floor area of at least 65m² (d) 3+ bedroom dwelling / apartment with a floor area of at least 80m², and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom. 										
<p>PO 29.2</p> <p>Dwellings located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible.</p>	<p>DTS/DPF 29.2</p> <p>None are applicable.</p>										
<p>Common Areas</p>											
<p>PO 30.1</p> <p>The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.</p>	<p>DTS/DPF 30.1</p> <p>Common corridor or circulation areas:</p> <ul style="list-style-type: none"> (a) have a minimum ceiling height of 2.7m (b) provide access to no more than 8 dwellings (c) incorporate a wider section of apartment entries where the corridors exceed 12m in length from a core. 										
<p>Group Dwellings, Residential Flat Buildings and Battle axe Development</p>											
<p>Amenity</p>											
<p>PO 31.1</p> <p>Dwellings are of a suitable size to provide high standard of amenity for occupants.</p>	<p>DTS/DPF 31.1</p> <p>Dwellings have a minimum internal floor area in accordance with the following table:</p> <table border="1" data-bbox="831 1715 1520 2128"> <thead> <tr> <th data-bbox="831 1715 1177 1800">Number of bedrooms</th> <th data-bbox="1177 1715 1520 1800">Minimum internal floor area</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 1800 1177 1886">Studio</td> <td data-bbox="1177 1800 1520 1886">35m²</td> </tr> <tr> <td data-bbox="831 1886 1177 1971">1 bedroom</td> <td data-bbox="1177 1886 1520 1971">50m²</td> </tr> <tr> <td data-bbox="831 1971 1177 2056">2 bedroom</td> <td data-bbox="1177 1971 1520 2056">65m²</td> </tr> <tr> <td data-bbox="831 2056 1177 2128">3+ bedrooms</td> <td data-bbox="1177 2056 1520 2128">80m² and any dwelling over 3</td> </tr> </tbody> </table>	Number of bedrooms	Minimum internal floor area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	65m ²	3+ bedrooms	80m ² and any dwelling over 3
Number of bedrooms	Minimum internal floor area										
Studio	35m ²										
1 bedroom	50m ²										
2 bedroom	65m ²										
3+ bedrooms	80m ² and any dwelling over 3										

	bedrooms provides and additional 15m ² for every additional bedroom
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<p>PO 31.2</p> <p>The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.</p>	<p>DTS/DPF 31.2</p> <p>None are applicable.</p>
<p>PO 31.3</p> <p>Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.</p>	<p>DTS/DPF 31.3</p> <p>None are applicable.</p>
Communal Open Space	
<p>PO 32.1</p> <p>Communal open space is 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.</p>	<p>DTS/DPF 32.1</p> <p>None are applicable.</p>
Car parking, access and manoeuvrability	
<p>PO 33.1</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 33.1</p> <p>Where on-street parking is available directly adjacent the site, parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> (a) 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number) (b) minimum car park length of 5.5m.
<p>PO 33.2</p> <p>The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.</p>	<p>DTS/DPF 33.2</p> <p>Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.</p>
<p>PO 33.3</p> <p>Residential driveways that service more than one dwelling of a dimension allow safe and convenient movement.</p>	<p>DTS/DPF 33.3</p> <p>Driveways that service more than one dwelling:</p> <ul style="list-style-type: none"> (a) have a minimum width of 3m (b) where the driveway length exceeds 30m: <ul style="list-style-type: none"> (i) incorporate at least one passing point with a minimum width of 5.5m and a minimum length of 6m (ii) locate the passing point in DTS/DPF 33.3(b)(i) within 12m of the primary street boundary and incorporate an additional passing point at least every 30m thereafter.
<p>PO 33.4</p> <p>Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.</p>	<p>DTS/DPF 33.4</p> <p>Driveways providing access to more than one dwelling allow a B85 passenger vehicle to:</p> <ul style="list-style-type: none"> (a) enter and exit the site in a forward direction (b) undertake all manoeuvring through circulation within the site of no more than a 3 point turn.

PO 33.5 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 33.5 Vehicle movement paths required to achieve DTS/DPF 33.4 are at least 1.5m from habitable room windows of dwellings.
Soft landscaping	
PO 34.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF 34.1 Other than where located directly in front of a garage or building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
PO 34.2 Soft landscaping is provided that improves the appearance of common driveways.	DTS/DPF 34.2 Where a common driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point required in DTS 34.3).
Site Facilities / Waste Storage	
PO 35.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 35.1 None are applicable.
PO 35.2 Provision is made for suitable external clothes drying facilities.	DTS/DPF 35.2 None are applicable.
PO 35.3 Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from public view.	DTS/DPF 35.3 None are applicable.
PO 35.4 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 35.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 35.5 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	DTS/DPF 35.5 None are applicable.
PO 35.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 35.6 None are applicable.
Supported Accommodation and retirement facilities	
Siting and Configuration	
PO 36.1	DTS/DPF 36.1

Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.

None are applicable.

Movement and Access	
PO 37.1 Development is designed to support safe and convenient access and movement for residents by providing: <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 resting places (c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points. 	DTS/DPF 37.1 None are applicable.
Communal Open Space	
PO 38.1 Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	DTS/DPF 38.1 None are applicable.
PO 38.2 Communal open space is provided where private open space provision is inadequate to meet the needs of occupants or where the nature of the development is such that private open space is not ordinarily provided.	DTS/DPF 38.2 None are applicable.
Site Facilities / Waste Storage	
PO 39.1 Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric-powered vehicles.	DTS/DPF 39.1 None are applicable.
PO 39.2 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 39.2 None are applicable.
PO 39.3 Provision is made for suitable external clothes drying facilities.	DTS/DPF 39.3 None are applicable.
PO 39.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view.	DTS/DPF 39.4 None are applicable.
PO 39.5 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 39.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.

<p>PO 39.6</p> <p>Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.</p>	<p>DTS/DPF 39.6</p> <p>None are applicable.</p>
<p>PO 39.7</p> <p>Services, including gas and water meters, are conveniently located and screened from public view.</p>	<p>DTS/DPF 39.7</p> <p>None are applicable.</p>
<p>Student Accommodation</p>	
<p>PO 40.1</p> <p>Student accommodation is designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of student life and promote social interaction.</p>	<p>DTS/DPF 40.1</p> <p>Student accommodation provides:</p> <ul style="list-style-type: none"> (a) a range of living options meet a variety of accommodation needs, such as one-bedroom, two-bedroom and disability access units (b) common or shared facilities enable a more efficient use of space, including: <ul style="list-style-type: none"> (i) shared cooking, laundry and external drying facilities (ii) internal and external communal and private open space provided in accordance with Design in Urban Areas [Private Open Space] DTS / DPF 22.1 (iii) common storage facilities at the rate of 8m³ for every 2 dwellings or students (iv) common on-site parking to meet anticipated demand in accordance with Transport, Access and Parking [Vehicle Parking Rates] DTS / DPF 5.1 (v) secure and sheltered bicycle parking at the rate of one space for every 2 students.
<p>PO 40.2</p> <p>Student accommodation is designed to provide easy adaptation of the building to accommodate an alternative use of the building in the event it is no longer required for student housing.</p>	<p>DTS/DPF 40.2</p> <p>None are applicable.</p>
<p>All non-residential development</p>	
<p>Water Sensitive Design</p>	
<p>PO 41.1</p> <p>Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems is designed to minimise pollutants entering stormwater.</p>	<p>DTS/DPF 41.1</p> <p>Development includes stormwater management systems designed to achieve the following pollutant reduction outcomes:</p> <ul style="list-style-type: none"> (a) 80 per cent reduction in average annual total suspended solids (b) 60 per cent reduction in average annual total phosphorus (c) 45 per cent reduction in average annual total nitrogen (d) 90 per cent reduction of litter/gross pollutants compared to untreated stormwater runoff (e) no visible oils/grease for flows up to the 4 EY (Exceedances per year).
<p>PO 41.2</p>	<p>DTS/DPF 41.2</p>

<p>Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.</p>	<p>None are applicable.</p>
<p>PO 41.3</p> <p>Development includes stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that development does not increase peak flows in downstream systems.</p>	<p>DTS/DPF 41.3</p> <p>Development includes stormwater management systems that:</p> <ul style="list-style-type: none"> (a) maintain a pre-development peak flow rate from the site, based upon a 0.35 runoff coefficient for the 5% AEP 30 minute storm, unless a lower performance measure is specified in an approved catchment based Stormwater Management Plan (b) maintains the stormwater runoff time to peak to match that of the pre-development (c) manages up to and including the 1% AEP flood event to avoid flooding of buildings.
<p>Wash-down and Waste Loading and Unloading</p>	
<p>PO 42.1</p> <p>Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, plant or equipment are:</p> <ul style="list-style-type: none"> (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) are designed to drain wastewater to either: <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 (ii) a holding tank and its subsequent removal off-site on a regular basis. 	<p>DTS/DPF 42.1</p> <p>None are applicable.</p>
<p>On-site Waste Treatment Systems</p>	
<p>PO 43.1</p> <p>Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.</p>	<p>DTS/DPF 43.1</p> <p>Effluent disposal drainage areas do not:</p> <ul style="list-style-type: none"> (a) encroach within an area used as private open space or would result in less private open space than that specified in Design in Urban Areas Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or would result in less on-site car parking than that specified in Transport, Access and Parking [Vehicle Parking Rates] DTS / DPF 5.1.

Table 1 - Private Open Space

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Dwelling (other than apartment)		Total area: 24m ² Minimum directly accessible from a living room: 16m ² / minimum dimension 3m
Cabin or caravan (permanently fixed to the ground) in a residential park or caravan and tourist park		Total area: 16m ² , which may be uses as second car parking space, provided on each site intended for residential occupation.
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

Forestry

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Commercial forestry plantations are established where there is no clearance of valued trees or substantially intact strata of native vegetation, or where there is no detrimental effect on the physical environment or scenic quality of the rural landscape.	DTS/DPF 1.1 None are applicable.
PO 1.2 Commercial forestry plantations are established on slopes that are stable to minimise the risk of soil erosion.	DTS/DPF 1.2 Commercial forestry plantations are not located on land with a slope exceeding 20% (1-in-5).
PO 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are appropriately set back from any sensitive receiver to minimise fire risk and noise disturbance.	DTS/DPF 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from any sensitive receiver.
PO 1.4 Commercial forestry plantations are separated from reserves gazetted under the <i>National Parks and Wildlife Act 1972</i> and/or <i>Wilderness Protection Act 1992</i> to minimise fire risk and potential for weed infestation.	DTS/DPF 1.4 Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more of a reserve gazetted under the <i>National Parks and Wildlife Act 1972</i> and/or <i>Wilderness Protection Act 1992</i> .
Water Protection	
PO 2.1 Commercial forestry plantations incorporate artificial drainage lines (i.e. culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas.	DTS/DPF 2.1 None are applicable.
PO 2.2 Appropriate siting, layout and design measures are adopted to minimise the impact of commercial forestry plantations on surface water resources.	DTS/DPF 2.2 Commercial forestry plantations: <ul style="list-style-type: none"> (a) do not involve cultivation (excluding spot cultivation) in drainage lines (b) are set back 20m or more from the banks of any major watercourse (a third order or higher watercourse), lake, reservoir, wetland or sinkhole (with direct connection to an aquifer) (c) are set back 10m or more from the banks of any first or second order watercourse or sinkhole (with no direct connection to an aquifer).
Fire Management	
PO 3.1 Commercial forestry plantations incorporate appropriate firebreaks and fire management design elements.	DTS/DPF 3.1 Commercial forestry plantations provide:

	<ul style="list-style-type: none"> (a) 7m or more wide external boundary firebreaks for plantations of 40ha or less (b) 10m or more wide external boundary firebreaks for plantations of between 40ha and 100ha (c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater. 																					
<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 7m or more wide with a vertical clearance of 4m or more (c) are aligned to provide straight through access at junctions, or if they are a no through access track are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles (d) partition the plantation into units of 40ha or less in area. 																					
<p>Power-line Clearances</p>																						
<p>PO 4.1</p> <p>Commercial forestry plantations achieve and maintain appropriate clearances from aboveground powerlines.</p>	<p>DTS/DPF 4.1</p> <p>Commercial forestry plantations incorporating trees with an expected mature height of greater than 6m meet the clearance requirements listed in the following table:</p> <table border="1" data-bbox="831 1061 1520 1756"> <thead> <tr> <th data-bbox="831 1061 1099 1245">Voltage of transmission line</th> <th data-bbox="1099 1061 1230 1245">Tower or Pole</th> <th data-bbox="1230 1061 1520 1245">Minimum horizontal clearance distance between plantings and transmission lines</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 1245 1099 1330">500 kV</td> <td data-bbox="1099 1245 1230 1330">Tower</td> <td data-bbox="1230 1245 1520 1330">38m</td> </tr> <tr> <td data-bbox="831 1330 1099 1415">275 kV</td> <td data-bbox="1099 1330 1230 1415">Tower</td> <td data-bbox="1230 1330 1520 1415">25m</td> </tr> <tr> <td data-bbox="831 1415 1099 1500">132 kV</td> <td data-bbox="1099 1415 1230 1500">Tower</td> <td data-bbox="1230 1415 1520 1500">30m</td> </tr> <tr> <td data-bbox="831 1500 1099 1585">132 kV</td> <td data-bbox="1099 1500 1230 1585">Pole</td> <td data-bbox="1230 1500 1520 1585">20m</td> </tr> <tr> <td data-bbox="831 1585 1099 1671">66 kV</td> <td data-bbox="1099 1585 1230 1671">Pole</td> <td data-bbox="1230 1585 1520 1671">20m</td> </tr> <tr> <td data-bbox="831 1671 1099 1756">Less than 66 kV</td> <td data-bbox="1099 1671 1230 1756">Pole</td> <td data-bbox="1230 1671 1520 1756">20m</td> </tr> </tbody> </table>	Voltage of transmission line	Tower or Pole	Minimum horizontal clearance distance between plantings and transmission lines	500 kV	Tower	38m	275 kV	Tower	25m	132 kV	Tower	30m	132 kV	Pole	20m	66 kV	Pole	20m	Less than 66 kV	Pole	20m
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Housing Renewal

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Residential development provides a range of housing choices.	DTS/DPF 1.1 Development comprises: <ul style="list-style-type: none"> (a) detached dwellings (b) semi-detached dwellings (c) row dwellings (d) group dwellings (e) residential flat buildings.
PO 1.2 Higher density housing options (such as medium rise residential flat buildings) are provided in close proximity to public transit, open space and/or activity centres.	DTS/DPF 1.2 None are applicable.
Building Height	
PO 2.1 Buildings generally do not exceed 3 building levels unless in locations close to public transport, centres and/or open space.	DTS/DPF 2.1 Building height (excluding garages, carports and outbuildings) does not exceed 3 building levels and 12m and wall height does not exceed 9m (not including a gable end).
PO 2.2 Medium-rise buildings are in locations close to public transport, centres and/or open space.	DTS/DPF 2.2 None are applicable.
PO 2.3 Medium-rise residential flat buildings located within or at the interface with zones which restrict heights to a maximum of 2 storeys, transition down in scale and height towards the the boundary of that zone, other than where it is a street boundary.	DTS/DPF 2.3 None are applicable.
Primary Street Setback	
PO 3.1 Buildings are set back from the primary street boundary to contribute to an attractive streetscape character.	DTS/DPF 3.1 Buildings are no closer to the primary street (excluding any balcony, verandah, porch, awning or similar structure) than 3m.
Secondary Street Setback	
PO 4.1 Buildings are set back from secondary street boundaries to maintain separation between building walls and public streets and contribute to a suburban streetscape character.	DTS/DPF 4.1 Buildings are set back at least 900mm from the boundary of the allotment with the secondary street frontage.
Boundary Walls	
PO 5.1	DTS/DPF 5.1

<p>PU 5.1</p> <p>Boundary walls are limited in height and length to manage visual impacts and access to natural light and ventilation.</p>	<p>DTS/DPT 5.1</p> <p>Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, dwellings with side boundary walls are sited on only one side boundary and:</p> <ul style="list-style-type: none">(a) adjoin or abut a boundary wall of a building on adjoining land for the same length and height or(b) do not exceed the following:<ul style="list-style-type: none">(i) 3m in height(ii) 11m in length(iii) when combined with other walls on the boundary of the subject development site, a maximum 45% of the length of the boundary(iv) at least 3 metres from any other existing or proposed boundary walls on the subject land.
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<p>PO 5.2</p> <p>Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.</p>	<p>DTS/DPF 5.2</p> <p>Dwellings in a semi-detached or row arrangement are set back .9m or more from side boundaries shared with allotments outside the development site, except for a carport or garage.</p>
<p>Side Boundary Setback</p>	
<p>PO 6.1</p> <p>Buildings are set back from side boundaries to provide:</p> <ul style="list-style-type: none"> (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours. 	<p>DTS/DPF 6.1</p> <p>Other than walls located on a side boundary, buildings are set back from side boundaries:</p> <ul style="list-style-type: none"> (a) .9m or more where the wall height is up to 3m (b) other than for a wall facing a southern side boundary, .9m or more plus 1/3 of the wall height above 3m (c) 1.9m or more plus 1/3 of the wall height above 3m for walls facing a southern side boundary.
<p>Rear Boundary Setback</p>	
<p>PO 7.1</p> <p>Buildings are set back from rear boundaries to provide:</p> <ul style="list-style-type: none"> (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation. 	<p>DTS/DPF 7.1</p> <p>Dwellings are set back from rear boundary:</p> <ul style="list-style-type: none"> (a) 3m or more for the first building level (b) 5m or more for any subsequent building level.
<p>Façade design</p>	
<p>PO 8.1</p> <p>Dwelling facades facing public streets and common driveways make a positive contribution to the streetscape.</p>	<p>DTS/DPF 8.1</p> <p>Each dwelling includes at least 2 of the following design features along each façade facing a public road or common driveway:</p> <ul style="list-style-type: none"> (a) a minimum of 25% of the façade is set back an additional 300mm (b) a porch or portico that projects at 1m or more from the building façade and is open on least 2 sides (c) a balcony that projects 1m or more from the building façade (d) a verandah that projects at least 1m from the building façade (e) eaves surrounding the dwelling of a minimum 400mm width (f) a minimum 50% of the upper level projects forward a minimum of 300mm from the lower level building line.
<p>PO 8.2</p> <p>Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p>	<p>DTS/DPF 8.2</p> <p>Each dwelling with a frontage to a public street:</p> <ul style="list-style-type: none"> (a) includes at least one window facing the primary street from a habitable room (b) has a minimum aggregate window area of at least 2m² facing the primary street
<p>PO 8.3</p>	<p>DTS/DPF 8.3</p>

<p>PU 8.3</p> <p>The visual bulk of large buildings is reduced when viewed from adjoining allotments or public streets, such as through the incorporation of windows, articulation, building materials and textures.</p>	<p>DTS/DPT 8.3</p> <p>None are applicable.</p>
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<p>PO 8.4</p> <p>Built form considers local context and provides a quality design response through scale, massing, materials, colours and architectural expression.</p>	<p>DTS/DPF 8.4</p> <p>None are applicable.</p>																
<p>PO 8.5</p> <p>Entrances to apartment buildings are:</p> <ul style="list-style-type: none"> (a) oriented towards the street (b) visible and easily identifiable from the street (c) designed to include a common mail box structure. 	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>																
<p>Outlook and amenity</p>																	
<p>PO 9.1</p> <p>Primary living rooms have an external outlook to provide a high standard of internal amenity for occupants.</p>	<p>DTS/DPF 9.1</p> <p>Living rooms incorporate a window with an outlook towards the street frontage or private open space.</p>																
<p>PO 9.2</p> <p>Ground level bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.</p>	<p>DTS/DPF 9.2</p> <p>None are applicable.</p>																
<p>Private Open Space</p>																	
<p>PO 10.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 10.1</p> <p>Private open space is provided in accordance with the following table:</p> <table border="1" data-bbox="831 1285 1517 2123"> <thead> <tr> <th data-bbox="831 1285 1034 1431">Dwelling Type</th> <th data-bbox="1034 1285 1259 1431">Dwelling / Site Configuration</th> <th data-bbox="1259 1285 1517 1431">Minimum Rate</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 1431 1034 1675">Dwelling (other than apartment)</td> <td data-bbox="1034 1431 1259 1675"></td> <td data-bbox="1259 1431 1517 1675"> Total area: 24m² Minimum adjacent to a living room: 16m² / minimum dimension 3m </td> </tr> <tr> <td data-bbox="831 1675 1034 2123" rowspan="3">Apartments</td> <td data-bbox="1034 1675 1259 1787">Dwellings at ground level:</td> <td data-bbox="1259 1675 1517 1787"></td> </tr> <tr> <td data-bbox="1034 1787 1259 1899" style="text-align: center;">- All types</td> <td data-bbox="1259 1787 1517 1899">15m² / minimum dimension 3m</td> </tr> <tr> <td data-bbox="1034 1899 1259 2011">Dwellings located above ground level:</td> <td data-bbox="1259 1899 1517 2011"></td> </tr> <tr> <td data-bbox="1034 2011 1259 2123" style="text-align: center;">- Studio</td> <td data-bbox="1259 2011 1517 2123">4m² / minimum dimension 1.8m</td> <td data-bbox="1259 2011 1517 2123"></td> </tr> </tbody> </table>	Dwelling Type	Dwelling / Site Configuration	Minimum Rate	Dwelling (other than apartment)		Total area: 24m ² Minimum adjacent to a living room: 16m ² / minimum dimension 3m	Apartments	Dwellings at ground level:		- All types	15m ² / minimum dimension 3m	Dwellings located above ground level:		- Studio	4m ² / minimum dimension 1.8m	
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		- 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

Visual privacy									
<p>PO 11.1</p> <p>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of other dwellings.</p>	<p>DTS/DPF 11.1</p> <p>Upper level windows facing side or rear boundaries shared with another residential allotment/site:</p> <ul style="list-style-type: none"> (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm or (b) have sill heights greater than or equal to 1.5m above finished floor level or (c) incorporate screening to a height of 1.5m above finished floor level. 								
<p>PO 11.2</p> <p>Development mitigates direct overlooking from balconies to habitable rooms and private open space of other dwellings.</p>	<p>DTS/DPF 11.2</p> <p>All sides of balconies or terraces on upper building levels are:</p> <ul style="list-style-type: none"> (a) permanently obscured / screened to a height of 1.7m above finished floor level or (b) the longest side of the balcony faces a road (including any road reserve) or reserve (including land held as open space) that is at least 15m wide in all places faced by the balcony. 								
Landscaping									
<p>PO 12.1</p> <p>Soft landscaping is incorporated into development to:</p> <ul style="list-style-type: none"> (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes. 	<p>DTS/DPF 12.1</p> <p>Residential development incorporates areas for soft landscaping with a minimum dimension of .5m provided in accordance with the following:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="background-color: #d9ead3;">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th style="background-color: #d9ead3;">Percentage of si</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;"><200</td> <td style="text-align: center;">15%</td> </tr> <tr> <td style="text-align: center;">201-450</td> <td style="text-align: center;">20%</td> </tr> <tr> <td style="text-align: center;">>450</td> <td style="text-align: center;">25%</td> </tr> </tbody> </table> <ul style="list-style-type: none"> (a) <li style="padding-left: 20px;">and (b) 25% of land between the road boundary and the primary building line is provided for soft landscaping with a minimum dimension of 1.5 metres. 	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Percentage of si	<200	15%	201-450	20%	>450	25%
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<200	15%								
201-450	20%								
>450	25%								
Water Sensitive Design									
<p>PO 13.1</p>	<p>DTS/DPF 13.1</p>								

Residential development is designed to capture and reuse stormwater to maximise conservation of water resources; manage peak stormwater runoff flows and volume; and manage runoff quality to maintain, as close as practical, pre-development conditions.

None are applicable.

Parking	
<p>PO 14.1</p> <p>On-site car parking is provided to meet the anticipated demand of residents, with less on-site parking in areas in close proximity to public transport.</p>	<p>DTS/DPF 14.1</p> <p>On-site car parking is provided at the following rates per dwelling:</p> <ul style="list-style-type: none"> (a) 2 or fewer bedrooms - 1 car parking space (b) 3 or more bedrooms - 2 car parking spaces.
<p>PO 14.2</p> <p>Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 14.2</p> <p>Residential parking spaces are enclosed by fencing, walls or other obstructions with the following internal dimensions:</p> <ul style="list-style-type: none"> (a) single parking spaces: <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double parking spaces (side by side): <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 5.5m (iii) minimum garage door width of 2.4m per space.
<p>PO 14.3</p> <p>Uncovered car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 14.3</p> <p>Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.
<p>PO 14.4</p> <p>Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand.</p>	<p>DTS/DPF 14.4</p> <p>Visitor car parking for group and residential flat buildings incorporating 4 or more dwellings is provided on-site at a minimum ratio of 0.25 car parking spaces per dwelling.</p>
<p>PO 14.5</p> <p>Residential flat buildings provide dedicated areas for bicycle parking.</p>	<p>DTS/DPF 14.5</p> <p>Residential flat buildings provide one bicycle parking space per dwelling.</p>
Overshadowing	
<p>PO 15.1</p> <p>Development minimises overshadowing of the private open spaces of adjoining land by ensuring that ground level open space associated with residential buildings receive direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.</p>	<p>DTS/DPF 15.1</p> <p>None are applicable.</p>
Waste	
<p>PO 16.1</p> <p>Provision is made for the convenient storage of waste bins in a location screened from public view.</p>	<p>DTS/DPF 16.1</p> <p>A waste bin storage area is provided behind the primary building line that:</p>

- (a) is capable of accommodating the domestic waste bins associated with the waste and recycling collection service for the site
- (b) can be accessed from the street for the purpose of moving waste bins from the storage location to the street for collection.

<p>PO 16.2</p> <p>Residential apartment buildings provide a dedicated area for the on-site storage of waste which is:</p> <ul style="list-style-type: none"> (a) easily and safely accessible for residents and for collection vehicles (b) screened from adjoining land and public roads (c) of sufficient dimensions to be able to accommodate the waste storage needs of the development considering the intensity and nature of the development and the frequency of collection. 	<p>DTS/DPF 16.2</p> <p>None are applicable.</p>
<p>Vehicle Access</p>	
<p>PO 17.1</p> <p>Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages and on-street parking.</p>	<p>DTS/DPF 17.1</p> <p>None are applicable.</p>
<p>PO 17.2</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 17.2</p> <p>Vehicle access to designated car parking spaces:</p> <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: <ul style="list-style-type: none"> (i) 500mm or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from a street tree unless consent is provided from the tree owner (iii) 6m or more from the tangent point of an intersection of 2 or more roads or a pedestrian-actuated crossing.
<p>PO 17.3</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 17.3</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1:4 on average (b) they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the road boundary. (c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site.
<p>PO 17.4</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street parking.</p>	<p>DTS/DPF 17.4</p> <p>Where on-street parking is available directly adjacent the site, parking is retained in accordance with the following requirements:</p>

1. minimum 0.33 on-street spaces per proposed dwellings (rounded up to the nearest whole number)
2. minimum car park length of 5.5m.

<p>PO 17.5</p> <p>Residential driveways service more than one dwelling of a dimension to allow safe and convenient movement.</p>	<p>DTS/DPF 17.5</p> <p>Driveways that service more than one dwelling:</p> <ul style="list-style-type: none"> (a) have a minimum width of 3m (b) where the driveway length exceeds 30m: <ul style="list-style-type: none"> (i) incorporate at least one passing point with a minimum width of 5.5m and a minimum length of 6m (ii) locate the passing point in DTS/DPF 17.5 (b)(i) within 12m of the primary street boundary and incorporate an additional passing point at least every 30m thereafter.
<p>PO 17.6</p> <p>Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.</p>	<p>DTS/DPF 17.6</p> <p>Driveways providing access to more than one dwelling allow a B85 passenger vehicle to:</p> <ul style="list-style-type: none"> (a) enter and exit the site in a forward direction (b) undertake all manoeuvring through circulation around the site of no more than a 3 point turn.
<p>PO 17.7</p> <p>Dwellings are adequately separated from common driveways and manoeuvring areas.</p>	<p>DTS/DPF 17.7</p> <p>Vehicle movement paths required to achieve DTS/DPF 17.6 are at least 1.5m from habitable room windows of dwellings.</p>
<p>Storage</p>	
<p>PO 18.1</p> <p>Apartments are provided with sufficient space for storage to meet likely occupant needs.</p>	<p>DTS/DPF 18.1</p> <p>Apartments are provided with storage at the following rates and 50% or more of the storage volume is provided within the dwelling:</p> <ul style="list-style-type: none"> (a) studio: not less than 6m³ (b) 1 bedroom dwelling / apartment: not less than 8m³ (c) 2 bedroom dwelling / apartment: not less than 10m³ (d) 3+ bedroom dwelling / apartment: not less than 12m³.
<p>Earthworks</p>	
<p>PO 19.1</p> <p>Buildings are designed and sited to minimise the alteration of existing landform.</p>	<p>DTS/DPF 19.1</p> <p>The development does not involve:</p> <ul style="list-style-type: none"> (a) excavation exceeding a vertical height of 1m or (b) filling exceeding a vertical height of 1m or (c) a total combined excavation and filling vertical height exceeding 2m.
<p>Service connections and infrastructure</p>	
<p>PO 20.1</p> <p>Dwellings are provided with appropriate service connections and infrastructure.</p>	<p>DTS/DPF 20.1</p> <p>The site and building:</p> <ul style="list-style-type: none"> (a) have the ability to be connected to a permanent potable

	<p>water supply</p> <ul style="list-style-type: none"> (b) have the ability to be connected to a sewerage system, or a waste water control system approved under Public and Environmental Health Act 1987 (c) have the ability to be connected to electricity supply (d) have the ability to be connected to an adequate water supply (and pressure) for fire-fighting purposes where located in a Hazard (Bushfire Risk) Overlay (e) would not be contrary to the Regulations prescribed for the purposes of Section 86 of the Electricity Act 1996.
Site contamination	
<p>PO 21.1</p> <p>Ensure land is suitable for sensitive land use and provides a safe environment.</p>	<p>DTS/DPF 21.1</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 Environment Protection Act 1993 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 the vicinity of the land (other than if the previous use or activity was for residential purposes) or (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) <p>or</p> <ul style="list-style-type: none"> (c) the allotment was the subject of consent granted under the Development Act 1993 or the Planning Development and Infrastructure Act 2016 on or after 1 September 2009 in relation the division of the land.

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

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

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

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

<p>PO 4.1</p> <p>Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
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<p>PO 4.2</p> <p>Facilities for energy generating, power storage and transmission are 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>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>PO 4.3</p> <p>Bushfire hazard risk is minimised for renewable energy facilities by providing appropriate access tracks, safety equipment and water tanks and establishing cleared areas around substations, battery storage and operations compounds.</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>
<p>Electricity Infrastructure and Battery Storage Facilities</p>	
<p>PO 5.1</p> <p>Electricity infrastructure is located to minimise visual impacts through techniques including:</p> <ul style="list-style-type: none"> (a) siting utilities and services: <ul style="list-style-type: none"> (i) on areas already cleared of native vegetation (ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity (b) grouping utility buildings and structures with non-residential development, where practicable. 	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>
<p>PO 5.2</p> <p>Electricity supply (excluding transmission lines) serving new development in urban areas and townships installed underground, excluding lines having a capacity exceeding or equal to 33kV.</p>	<p>DTS/DPF 5.2</p> <p>None are applicable.</p>
<p>PO 5.3</p> <p>Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts.</p>	<p>DTS/DPF 5.3</p> <p>None are applicable.</p>
<p>Telecommunication Facilities</p>	
<p>PO 6.1</p> <p>The proliferation of telecommunications facilities in the form of towers/monopoles in any one locality is managed, where technically feasible, by co-locating a facility with other communications facilities to mitigate impacts from clutter on visual amenity.</p>	<p>DTS/DPF 6.1</p> <p>None are applicable.</p>
<p>PO 6.2</p> <p>Telecommunications antennae are located as close as practicable to support structures to manage overall bulk</p>	<p>DTS/DPF 6.2</p> <p>None are applicable.</p>

and mitigate impacts on visual amenity.

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

<p>PO 8.3</p> <p>Wind turbine generators and ancillary development minimise potential for bird and bat strike.</p>	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>																									
<p>PO 8.4</p> <p>Wind turbine generators incorporate recognition systems or physical markers to minimise the risk to aircraft operations.</p>	<p>DTS/DPF 8.4</p> <p>No Commonwealth air safety (CASA / ASA) or Defence requirement is applicable.</p>																									
<p>PO 8.5</p> <p>Meteorological masts and guidewires are identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes.</p>	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>																									
<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 requiring the clearance of areas of intact native vegetation or on land of high environmental, scenic or cultural value.</p>	<p>DTS/DPF 9.1</p> <p>None are applicable.</p>																									
<p>PO 9.2</p> <p>Solar power facilities allow for movement of wildlife by:</p> <p>(a) incorporating wildlife corridors and habitat refuges</p> <p>(b) avoiding the use of extensive security or perimeter fencing or incorporating fencing that enables the passage of small animals without unreasonably compromising the security of the facility.</p>	<p>DTS/DPF 9.2</p> <p>None are applicable.</p>																									
<p>PO 9.3</p> <p>Amenity impacts of solar power facilities are minimised through separation from sensitive receivers.</p>	<p>DTS/DPF 9.3</p> <p>Solar power facilities are set back from land boundaries, conservation areas and relevant zones in accordance with the following criteria:</p> <table border="1" data-bbox="761 1473 1522 2123"> <thead> <tr> <th>Generation Capacity</th> <th>Approximate size of array</th> <th>Setback from adjoining land boundary</th> <th>Setback from conservation areas</th> <th>Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones</th> </tr> </thead> <tbody> <tr> <td>50MW></td> <td>80ha+</td> <td>30m</td> <td>500m</td> <td>2km</td> </tr> <tr> <td>10MW<50MW</td> <td>16ha-<80ha</td> <td>25m</td> <td>500m</td> <td>1.5km</td> </tr> <tr> <td>5MW<10MW</td> <td>8ha to <16ha</td> <td>20m</td> <td>500m</td> <td>1km</td> </tr> <tr> <td>1MW<5MW</td> <td>1.6ha to <8ha</td> <td>15m</td> <td>500m</td> <td>500m</td> </tr> </tbody> </table>	Generation Capacity	Approximate size of array	Setback from adjoining land boundary	Setback from conservation areas	Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones	50MW>	80ha+	30m	500m	2km	10MW<50MW	16ha-<80ha	25m	500m	1.5km	5MW<10MW	8ha to <16ha	20m	500m	1km	1MW<5MW	1.6ha to <8ha	15m	500m	500m
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100kW<1MW	0.5ha<1.6ha	10m	500m	100m
<100kW	<0.5ha	5m	500m	25m

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

<p>(a) it is wholly located and contained within the allotment of the development it will service</p> <p>(b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources</p> <p>(c) septic tank effluent drainage fields and other waste water disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm.</p>	<p>(b) the system will comply with the requirements of the South Australian Public Health Act 2011.</p>
<p>PO 12.2</p> <p>Effluent drainage fields and other waste water disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.</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>
<p>Temporary Facilities</p>	
<p>PO 13.1</p> <p>In rural and remote locations, development that is likely to generate significant waste material during construction, including packaging waste, makes provision for a temporary on-site waste storage enclosure to minimise the incidence of wind-blown litter.</p>	<p>DTS/DPF 13.1</p> <p>A waste collection and disposal service is used to dispose of the volume of waste at the rate it is generated.</p>
<p>PO 13.2</p> <p>Temporary facilities to support the establishment of renewable energy facilities (including borrow pits, concrete batching plants, laydown, storage, access roads and worker amenity areas) are sited and operated to minimise environmental impact.</p>	<p>DTS/DPF 13.2</p> <p>None are applicable.</p>

Intensive Animal Husbandry and Dairies

Assessment Provisions (AP)

<h2 style="margin: 0;">Desired Outcome</h2>	
<p>DO 1</p>	<p>Development of intensive animal husbandry and dairies in locations that are protected from encroachment by sensitive receivers and in a manner that minimises their adverse effects on amenity and the environment.</p>

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to not unreasonably impact on the environment or amenity of the locality.	DTS/DPF 1.1 None are applicable.
PO 1.2 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to prevent the potential transmission of disease to other operations where animals are kept.	DTS/DPF 1.2 None are applicable.
PO 1.3 Intensive animal husbandry and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.	DTS/DPF 1.3 None are applicable.
PO 1.4 Dairies and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.	DTS/DPF 1.4 Dairies, associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities are located 500m or more from the nearest sensitive receiver in other ownership.
PO 1.5 Lagoons for the storage or treatment of milking shed effluent is adequately separated from roads to minimise impacts from odour on the general public.	DTS/DPF 1.5 Lagoons for the storage or treatment of milking shed effluent are set back 20m or more from public roads.
Waste	
PO 2.1 Storage of manure, used litter and other wastes (other than waste water lagoons) is sited, designed, constructed and managed to: <ul style="list-style-type: none"> (a) avoid attracting and harbouring vermin (b) avoid polluting water resources (c) be located outside 1% AEP flood event areas. 	DTS/DPF 2.1 None are applicable.
Soil and Water Protection	
PO 3.1 To avoid environmental harm and adverse effects on water resources, intensive animal husbandry operations are appropriately set back from: <ul style="list-style-type: none"> (a) public water supply reservoirs 	DTS/DPF 3.1 Intensive animal husbandry operations are set back: <ul style="list-style-type: none"> (a) 800m or more from a public water supply reservoir (b) 200m or more from a major watercourse (third order or higher stream)

<p>(b) major watercourses (third order or higher stream)</p> <p>(c) any other watercourse, bore or well used for domestic or stock water supplies.</p>	<p>(c) 100m or more from any other watercourse, bore or well used for domestic or stock water supplies.</p>
<p>PO 3.2</p> <p>Intensive animal husbandry operations and dairies incorporate appropriately designed effluent and run-off facilities that:</p> <p>(a) have sufficient capacity to hold effluent and runoff from the operations on site</p> <p>(b) ensure effluent does not infiltrate and pollute groundwater, soil or other water resources.</p>	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>

Interface between Land Uses

Assessment Provisions (AP)

<h2 style="text-align: center; background-color: #334d5d; color: white; padding: 5px;">Desired Outcome</h2>	
<p>DO 1</p>	<p>Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.</p>

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature								
General Land Use Compatibility									
<p>PO 1.1</p> <p>Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses and land uses desired in the zone.</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>								
<p>PO 1.2</p> <p>Development adjacent to a site containing a sensitive receiver or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>								
Hours of Operation									
<p>PO 2.1</p> <p>Non-residential development does not unreasonably impact the amenity of sensitive receivers or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:</p> <ul style="list-style-type: none"> (a) the nature of the development (b) measures to mitigate off-site impacts (c) the extent to which the development is desired in the zone (d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land. 	<p>DTS/DPF 2.1</p> <p>Development operating within the following hours:</p> <table border="1" data-bbox="831 871 1489 1391"> <thead> <tr> <th data-bbox="831 871 1098 958">Class of Development</th> <th data-bbox="1098 871 1489 958">Hours of operation</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 958 1098 1102">Consulting room</td> <td data-bbox="1098 958 1489 1102">7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td> </tr> <tr> <td data-bbox="831 1102 1098 1245">Office</td> <td data-bbox="1098 1102 1489 1245">7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td> </tr> <tr> <td data-bbox="831 1245 1098 1391">Shop (other than a restaurant)</td> <td data-bbox="1098 1245 1489 1391">7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday</td> </tr> </tbody> </table>	Class of Development	Hours of operation	Consulting room	7am to 9pm, Monday to Friday 8am to 5pm, Saturday	Office	7am to 9pm, Monday to Friday 8am to 5pm, Saturday	Shop (other than a restaurant)	7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday
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Shop (other than a restaurant)	7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday								
Overshadowing									
<p>PO 3.1</p> <p>Overshadowing of habitable room windows of adjacent residential land uses is minimised to maintain 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 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 is minimised to maintain access to direct winter sunlight.</p>	<p>DTS/DPF 3.2</p> <p>Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm 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 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.

<p>PO 3.3</p> <p>Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account:</p> <ul style="list-style-type: none"> (a) the form of development contemplated in the zone (b) the orientation of the solar energy facilities (c) the extent to which the solar energy facilities are already overshadowed. 	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>
<p>PO 3.4</p> <p>Development that incorporates moving parts, including windmills and wind farms, are located and operated to not cause unreasonable nuisance to nearby dwellings and tourist accommodation caused by shadow flicker.</p>	<p>DTS/DPF 3.4</p> <p>None are applicable.</p>
<p>Activities Generating Noise or Vibration</p>	
<p>PO 4.1</p> <p>Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers.</p>	<p>DTS/DPF 4.1</p> <p>Noise that might affect sensitive receivers 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 receivers and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including:</p> <ul style="list-style-type: none"> (a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (c) housing plant and equipment within an enclosed structure or acoustic enclosure (d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone. 	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<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 are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.</p>	<p>DTS/DPF 4.3</p> <p>The pump and/or filtration system ancillary to a dwelling erected on the same site is:</p> <ul style="list-style-type: none"> (a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
<p>PO 4.4</p> <p>External noise into bedrooms is minimised by separating or</p>	<p>DTS/DPF 4.4</p> <p>Adjacent land is used for residential purposes</p>

External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.

Adjacent land is used for residential purposes.

<p>PO 4.5</p> <p>Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers.</p>	<p>DTS/DPF 4.5</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 receiver or zone primarily intended to accommodate sensitive receivers.</p>	<p>DTS/DPF 4.6</p> <p>Development incorporating music includes noise attenuation measures that will achieve the following noise levels:</p> <table border="1" data-bbox="831 472 1489 748"> <thead> <tr> <th data-bbox="831 472 1098 555">Assessment location</th> <th data-bbox="1098 472 1489 555">Music noise level</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 555 1098 748">Externally at the nearest existing noise sensitive location</td> <td data-bbox="1098 555 1489 748">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 ($LOCT_{10,15} < LOCT_{90,15} + 8dB$)
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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 sensitive receivers within the locality and zones primarily intended to accommodate sensitive receivers.</p>	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>				
<p>PO 5.2</p> <p>Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers by:</p> <ul style="list-style-type: none"> (a) incorporating appropriate treatment technology before exhaust emissions are released (b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers. 	<p>DTS/DPF 5.2</p> <p>None are applicable.</p>				
Light Spill					
<p>PO 6.1</p> <p>External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers.</p>	<p>DTS/DPF 6.1</p> <p>None are applicable.</p>				
<p>PO 6.2</p> <p>External lighting is not hazardous to motorists and cyclists.</p>	<p>DTS/DPF 6.2</p> <p>None are applicable.</p>				
Solar Reflectivity / Glare					
<p>PO 7.1</p> <p>Development is designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a</p>	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>				

result of reflective solar glare.

Electrical Interference	
<p>PO 8.1</p> <p>Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference.</p>	<p>DTS/DPF 8.1</p> <p>The building or structure:</p> <ul style="list-style-type: none"> (a) is no greater than 10m in height, measured from existing ground level or (b) is not within a line of sight between a fixed transmitter and fixed receiver (antenna) other than where an alternative service is available via a different fixed transmitter or cable.
Interface with Rural Activities	
<p>PO 9.1</p> <p>Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities, including spray drift and noise and do not prejudice the continued operation of these activities.</p>	<p>DTS/DPF 9.1</p> <p>None are applicable.</p>
<p>PO 9.2</p> <p>Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing intensive animal husbandry activities and do not prejudice the continued operation of these activities.</p>	<p>DTS/DPF 9.2</p> <p>None are applicable.</p>
<p>PO 9.3</p> <p>Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing land-based aquaculture activities and do not prejudice the continued operation of these activities.</p>	<p>DTS/DPF 9.3</p> <p>Sensitive receivers 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 receivers are located and designed to mitigate potential impacts from lawfully existing dairies including associated wastewater lagoons and liquid/solid waste storage and disposal facilities and do not prejudice the continued operation of these activities.</p>	<p>DTS/DPF 9.4</p> <p>Sensitive receivers are sited at least 500m from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities in other ownership.</p>
<p>PO 9.5</p> <p>Sensitive receivers are located and designed to mitigate the potential impacts from lawfully existing facilities used for the handling, transportation and storage of bulk commodities (recognising the potential for extended hours of operation) and do not prejudice the continued operation of these activities.</p>	<p>DTS/DPF 9.5</p> <p>Sensitive receivers are located away from the boundary of a site used for the handling, transportation and/or storage of bulk commodities in other ownership in accordance with the following:</p> <ul style="list-style-type: none"> (a) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility (b) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals) where the handling of these materials into or from vessels does not exceed 100 tonnes per day (c) 500m or more, where it involves the storage of bulk petroleum in individual containers with a capacity up to 200 litres and a total on-site storage capacity not

	<p>200 litres and a total on-site storage capacity not exceeding 1000 cubic metres</p> <p>(d) 500m or more, where it involves the handling of coal with a capacity up to 1 tonne per day or a storage capacity up to 50 tonnes</p> <p>(e) 1000m or more, where it involves the handling of coal with a capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes.</p>
<p>PO 9.6</p> <p>Setbacks and vegetation plantings along allotment boundaries should be incorporated to mitigate the potential impacts of spray drift and other impacts associated with agricultural and horticultural activities.</p>	<p>DTS/DPF 9.6</p> <p>None are applicable.</p>
<p>PO 9.7</p> <p>Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques.</p>	<p>DTS/DPF 9.7</p> <p>None are applicable.</p>
<p>Interface with Mines and Quarries (Rural and Remote Areas)</p>	
<p>PO 10.1</p> <p>Sensitive receivers are separated from existing mines to minimise the adverse impacts from noise, dust and vibration.</p>	<p>DTS/DPF 10.1</p> <p>Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the <i>Mining Act 1971</i>.</p>

Land Division

Assessment Provisions (AP)

<h2 style="margin: 0;">Desired Outcome</h2>	
<p>DO 1</p>	<p>Land division:</p> <ul style="list-style-type: none"> (a) creates allotments with the appropriate dimensions and shape for their intended use (b) allows efficient provision of new infrastructure and the optimum use of underutilised infrastructure (c) integrates and allocates adequate and suitable land for the preservation of site features of value, including significant vegetation, watercourses, water bodies and other environmental features (d) facilitates solar access through allotment orientation (e) creates a compact urban form that supports active travel, walkability and the use of public transport (f) avoids areas of high natural hazard risk.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All land division	
Allotment configuration	
PO 1.1 Land division creates allotments suitable for their intended use.	DTS/DPF 1.1 Division of land reflects the site boundaries illustrated and approved in an operative or existing development authorisation under the <i>Development Act 1993</i> or the <i>Planning, Development and Infrastructure Act 2016</i> or proposed as part of a combined application for land division and deemed-to-satisfy dwellings that reflects the sites of those dwellings, where the allotments are used, or are proposed to be used, for residential purposes.
PO 1.2 Land division considers the physical characteristics of the land, preservation of environmental and cultural features of value and the prevailing context of the locality.	DTS/DPF 1.2 None are applicable.
Design and Layout	
PO 2.1 Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls.	DTS/DPF 2.1 None are applicable.
PO 2.2 Land division enables the appropriate treatment of the interface between potentially conflicting land uses and/or zones.	DTS/DPF 2.2 None are applicable.
PO 2.3 Land division maximises the number of allotments that face public open space and public streets.	DTS/DPF 2.3 None are applicable.
PO 2.4 Land division is integrated with site features, adjacent land uses, the existing transport network and available infrastructure.	DTS/DPF 2.4 None are applicable.
PO 2.5 Development and infrastructure is provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services.	DTS/DPF 2.5 None are applicable.
PO 2.6 Land division results in watercourses being retained within open space and development taking place on land not subject to flooding.	DTS/DPF 2.6 None are applicable.
PO 2.7	DTS/DPF 2.7

Land division results in legible street patterns connected to the surrounding street network.

None are applicable.

<p>PO 2.8</p> <p>Land division is designed to preserve existing vegetation of value including native vegetation and regulated and significant trees.</p>	<p>DTS/DPF 2.8</p> <p>None are applicable.</p>
<p>Roads and Access</p>	
<p>PO 3.1</p> <p>Land division provides allotments with access to an all-weather public road.</p>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>PO 3.2</p> <p>Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.</p>	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>
<p>PO 3.3</p> <p>Land division does not impede access to publicly owned open space and/or recreation facilities.</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>
<p>PO 3.4</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>DTS/DPF 3.4</p> <p>None are applicable.</p>
<p>PO 3.5</p> <p>Road reserves provide for pedestrian and cycling infrastructure and accommodate street tree planting, landscaping and street furniture.</p>	<p>DTS/DPF 3.5</p> <p>None are applicable.</p>
<p>PO 3.6</p> <p>Road reserves accommodate stormwater drainage and public utilities.</p>	<p>DTS/DPF 3.6</p> <p>None are applicable.</p>
<p>PO 3.7</p> <p>Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites.</p>	<p>DTS/DPF 3.7</p> <p>None are applicable.</p>
<p>PO 3.8</p> <p>Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.</p>	<p>DTS/DPF 3.8</p> <p>None are applicable.</p>
<p>PO 3.9</p> <p>Roads, open space and thoroughfares provide safe and convenient linkages to the surrounding open space and transport network.</p>	<p>DTS/DPF 3.9</p> <p>None are applicable.</p>
<p>PO 3.10</p> <p>Public streets include tree planting to provide shade and enhance</p>	<p>DTS/DPF 3.10</p> <p>None are applicable.</p>

the amenity of streetscapes.

<p>PO 3.11</p> <p>Local streets are designed to create low-speed environments that are safe for cyclists and pedestrians.</p>	<p>DTS/DPF 3.11</p> <p>None are applicable.</p>
<p>Infrastructure</p>	
<p>PO 4.1</p> <p>Land division incorporates public utility services within road reserves or dedicated easements.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>Waste water, sewage and other effluent is capable of being disposed of from each allotment without risk to public health or the environment.</p>	<p>DTS/DPF 4.2</p> <p>Each allotment can be connected to:</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 allotment or (b) a form of on-site waste water treatment and disposal that meets relevant public health and environmental standards.
<p>PO 4.3</p> <p>Septic tank effluent drainage fields and other waste water disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.</p>	<p>DTS/DPF 4.3</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>
<p>PO 4.4</p> <p>Constructed wetland systems, including associated detention and retention basins, are sited and designed to ensure public health and safety is protected, including by minimising potential public health risks arising from the breeding of mosquitoes.</p>	<p>DTS/DPF 4.4</p> <p>None are applicable.</p>
<p>PO 4.5</p> <p>Constructed wetland systems, including associated detention and retention basins, are sited and designed to allow sediments to settle prior to discharge into watercourses or the marine environment.</p>	<p>DTS/DPF 4.5</p> <p>None are applicable.</p>
<p>PO 4.6</p> <p>Constructed wetland systems, including associated detention and retention basins, are sited and designed to function as a landscape feature.</p>	<p>DTS/DPF 4.6</p> <p>None are applicable.</p>
<p>Minor Land Division (Under 20 Allotments)</p>	
<p>Open Space</p>	
<p>PO 5.1</p> <p>Land division proposing an additional allotment under 1 hectare provides or supports the provision of open space.</p>	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>

<p>PO 6.1</p> <p>Land division for residential purposes facilitates solar access through allotment orientation.</p>	<p>DTS/DPF 6.1</p> <p>None are applicable.</p>
<p>Water Sensitive Design</p>	
<p>PO 7.1</p> <p>Land division creating a new road or common driveway includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.</p>	<p>DTS/DPF 7.1</p> <p>Land division creating a new road or common driveway achieves the following stormwater runoff outcomes:</p> <ul style="list-style-type: none"> (a) 80 per cent reduction in average annual total suspended solids (b) 60 per cent reduction in average annual total phosphorus (c) 45 per cent reduction in average annual total nitrogen.
<p>PO 7.2</p> <p>Land division designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.</p>	<p>DTS/DPF 7.2</p> <p>Land division creating a new public road or common driveway:</p> <ul style="list-style-type: none"> (a) maintains a pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 18.1% AEP 30-minute storm and the stormwater runoff time to peak matches that of the pre-development or (b) captures and retains the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for an 18.1% AEP 30-minute storm and manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of buildings.
<p>Major Land Division (20+ Allotments)</p>	
<p>Open Space</p>	
<p>PO 8.1</p> <p>Land division allocates or retains evenly distributed, high quality areas of open space to improve residential amenity and provide urban heat amelioration.</p>	<p>DTS/DPF 8.1</p> <p>None are applicable.</p>
<p>PO 8.2</p> <p>Land allocated for open space is suitable for its intended active and passive recreational use considering gradient and potential for inundation.</p>	<p>DTS/DPF 8.2</p> <p>None are applicable.</p>
<p>PO 8.3</p> <p>Land allocated for active recreation has dimensions capable of accommodating a range of active recreational activities.</p>	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>
<p>Water Sensitive Design</p>	
<p>PO 9.1</p> <p>Land division creating 20 or more residential allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak</p>	<p>DTS/DPF 9.1</p> <p>Land division creating 20 or more residential allotments manages up to and including the 1% AEP flood event and:</p> <ul style="list-style-type: none"> (a) maintains pre-development peak 18.1% AEP flow rate

the site to ensure that the development does not increase the peak flows in downstream systems.

- (a) maintains pre-development peak 18.1% AEP flow rate from the site and maintains the time to peak to match that of the pre-development
or
- (b) captures and retains the difference in pre-development volume vs post development volume from the site for an 18.1% AEP 30-minute storm or where there is no adequate local drainage scheme to connect to, captures and retains post development volume from the site for an 18.1% AEP 30-minute storm.

<p>PO 9.2</p> <p>Land division creating 20 or more non-residential allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.</p>	<p>DTS/DPF 9.2</p> <p>Land division creating 20 or more non-residential allotments manages up to and including the 1% AEP flood event to avoid flooding of buildings and:</p> <ul style="list-style-type: none"> (a) maintains pre-development peak 5% AEP flow rate from the site and, maintains the time to peak to match that of the pre-development or (b) captures and retains the difference in pre-development volume vs post development volume from the site for a 5% AEP 30-minute storm or where there is no adequate local drainage scheme to connect to, captures and retains post development volume from the site for a 5% AEP 30-minute storm.
<p>PO 9.3</p> <p>Land division creating 20 or more allotments includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.</p>	<p>DTS/DPF 9.3</p> <p>Land division creating 20 or more allotments achieves the following stormwater runoff outcomes:</p> <ul style="list-style-type: none"> (a) 80 per cent reduction in average annual total suspended solids (b) 60 per cent reduction in average annual total phosphorus (c) 45 per cent reduction in average annual total nitrogen
<p>Solar Orientation</p>	
<p>PO 10.1</p> <p>Land division creating 20 or more allotments for residential purposes facilitates solar access through allotment orientation and allotment dimensions.</p>	<p>DTS/DPF 10.1</p> <p>Land division for residential purposes results in:</p> <ul style="list-style-type: none"> (a) at least 80% of allotments oriented so that their long axis conforms with the following figure: <div data-bbox="925 1243 1181 1500" data-label="Diagram"> </div> <ul style="list-style-type: none"> (b) 80% of allotments with an east-west orientation having a minimum frontage of 15m (c) no more than 20% of allotments are located on the south side of east-west oriented streets (d) no more than 20% of allotments are located on the south side of east-west oriented streets.

Marinas and On-Water Structures

Assessment Provisions (AP)

Desired Outcome

DO 1	Marinas and on-water structures are located and designed to minimise the impairment of commercial, recreational and navigational activities and adverse impacts on the environment.
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Navigation and Safety	
PO 1.1 Safe public access is provided or maintained to the waterfront, public infrastructure and recreation areas.	DTS/DPF 1.1 None are applicable.
PO 1.2 The operation of wharves is not impaired by marinas and on-water structures.	DTS/DPF 1.2 None are applicable.
PO 1.3 Navigation and access channels are not impaired by marinas and on-water structures.	DTS/DPF 1.3 None are applicable.
PO 1.4 Commercial shipping lanes are not impaired by marinas and on-water structures.	DTS/DPF 1.4 Marinas and on-water structures are set back 250m or more from commercial shipping lanes.
PO 1.5 Marinas and on-water structures are located to avoid interfering with the operation or function of a water supply pumping station.	DTS/DPF 1.5 On-water structures are set back: <ul style="list-style-type: none"> (a) 3km or more from upstream water supply pumping station take-off points (b) 500m or more from downstream water supply pumping station take-off points.
PO 1.6 Maintenance of on-water infrastructure, including revetment walls, is not impaired by marinas and on-water structures.	DTS/DPF 1.6 None are applicable.
Environmental Protection	
PO 2.1 Development is sited and designed to facilitate water circulation and exchange.	DTS/DPF 2.1 None are applicable.

Open Space and Recreation

Assessment Provisions (AP)

Desired Outcome	
DO 1	Pleasant, functional and accessible open space and recreation facilities are provided for active and passive recreation.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Recreation facilities are compatible with surrounding land uses and activities.	DTS/DPF 1.1 None are applicable.
Design and Siting	
PO 2.1 Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility.	DTS/DPF 2.1 None are applicable.
PO 2.2 Open space and recreation facilities incorporate park furniture, shaded areas and resting places.	DTS/DPF 2.2 None are applicable.
PO 2.3 Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities.	DTS/DPF 2.3 None are applicable.
Pedestrians and Cyclists	
PO 3.1 Open space incorporates: <ul style="list-style-type: none"> (a) pedestrian and cycle linkages to other open spaces, centres, schools and public transport nodes; (b) safe crossing points where pedestrian routes intersect the road network; (c) easily identified access points. 	DTS/DPF 3.1 None are applicable.
Usability	
PO 4.1 Land allocated for open space is suitable for its intended active and passive recreational use taking into consideration its gradient and potential for inundation.	DTS/DPF 4.1 No more than 20% of the open space: <ul style="list-style-type: none"> (a) has a slope in excess of 1 in 4; (b) is comprised of watercourses, wetlands or detention basins.
Safety and Security	
PO 5.1 Open space is overlooked by housing, commercial or other development to provide casual surveillance where possible.	DTS/DPF 5.1 None are applicable.
PO 5.2 Play equipment is located where it can be casually observed by nearby residents and users.	DTS/DPF 5.2 None are applicable.

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PO 5.3 Landscaping provided in open space and recreation facilities maximises opportunities for casual surveillance throughout the park.	DTS/DPF 5.3 None are applicable.
PO 5.4 Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment.	DTS/DPF 5.4 None are applicable.
PO 5.5 Adequate lighting is provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities.	DTS/DPF 5.5 None are applicable.
PO 5.6 Pedestrian and bicycle movement after dark is focused along clearly defined, adequately lit routes with observable entries and exits.	DTS/DPF 5.6 None are applicable.
Signage	
PO 6.1 Signage is provided at entrances to and within the open space and recreation facilities to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes, park activities and the like.	DTS/DPF 6.1 None are applicable.
Buildings and Structures	
PO 7.1 Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive.	DTS/DPF 7.1 None are applicable.
PO 7.2 Buildings and structures in open space areas are clustered where practical to ensure that the majority of the site remains open.	DTS/DPF 7.2 None are applicable.
PO 7.3 Development in open space is constructed to minimise the extent of hard paved areas.	DTS/DPF 7.3 None are applicable.
PO 7.4 Development that abuts or includes a coastal reserve or Crown land used for scenic, conservation or recreational purposes is located and designed to have regard to the purpose, management and amenity of the reserve.	DTS/DPF 7.4 None are applicable.
Landscaping	
PO 8.1	DTS/DPF 8.1

<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; (c) in car parking areas. 	<p>DTS/DPF 8.2</p> <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>DTS/DPF 8.3</p> <p>None are applicable.</p>

Resource Extraction

Assessment Provisions (AP)

<h2 style="margin: 0;">Desired Outcome</h2>	
<p>DO 1</p>	<p>Resource extraction activities are developed in a manner that minimises human and environmental impacts.</p>

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

Performance Outcome		Deemed-to-Satisfy Criteria / Designated Performance Feature	
Land Use and Intensity			
PO 1.1	Resource extraction activities minimise landscape damage outside of those areas unavoidably disturbed to access and exploit a resource and provide for the progressive reclamation and betterment of disturbed areas.	DTS/DPF 1.1	None are applicable.
PO 1.2	Resource extraction activities avoid damage to cultural sites or artefacts.	DTS/DPF 1.2	None are applicable.
Water Quality			
PO 2.1	Stormwater and/or wastewater from resource extraction activities is diverted into appropriately sized treatment and retention systems to enable reuse on site.	DTS/DPF 2.1	None are applicable.
Separation Treatments, Buffers and Landscaping			
PO 3.1	Resource extraction activities minimise adverse impacts upon sensitive receivers through incorporation of separation distances and/or mounding/vegetation.	DTS/DPF 3.1	None are applicable.
PO 3.2	Resource extraction activities are screened from view from adjacent land by perimeter landscaping and/or mounding.	DTS/DPF 3.2	None are applicable.

Site Contamination

Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<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 Environment Protection Act 1993 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 the vicinity of the land (other than if the previous use or activity was for residential purposes) or (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) <p>or</p> <ul style="list-style-type: none"> (c) the allotment was the subject of consent granted under the Development Act 1993 or the Planning Development and Infrastructure Act 2016 on or after 1 September 2009 in relation the division of the land.

Tourism Development

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
<p>PO 1.1</p> <p>Tourism development complements and contributes to local, natural, cultural or historical context where:</p> <ul style="list-style-type: none"> (a) it supports immersive natural experiences (b) it showcases South Australia’s landscapes and produce (c) its events and functions are connected to local food, wine and nature. 	<p>DTS/DPF 1.1</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) is clustered to minimise environmental and contextual impact.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
Caravan and Tourist Parks	
<p>PO 2.1</p> <p>Potential conflicts between long-term residents and short-term tourists are minimised through suitable siting and design measures.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p> <p>Occupants are provided privacy and amenity through landscaping and fencing.</p>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
<p>PO 2.3</p> <p>Communal open space and centrally located recreation facilities are provided for guests and visitors.</p>	<p>DTS/DPF 2.3</p> <p>12.5% or more of a caravan park comprises clearly defined communal open space, landscaped areas and areas for recreation.</p>
<p>PO 2.4</p> <p>Perimeter landscaping is used to enhance the amenity of the locality.</p>	<p>DTS/DPF 2.4</p> <p>None are applicable.</p>
<p>PO 2.5</p> <p>Amenity blocks (showers, toilets, laundry and kitchen facilities) are sufficient to serve the full occupancy of the development.</p>	<p>DTS/DPF 2.5</p> <p>None are applicable.</p>
<p>PO 2.6</p> <p>Long-term occupation does not displace tourist accommodation, particularly in important tourist destinations such as coastal and riverine locations.</p>	<p>DTS/DPF 2.6</p> <p>None are applicable.</p>
Tourist accommodation in areas constituted under the National Parks and Wildlife Act 1972	
<p>PO 3.1</p>	<p>DTS/DPF 3.1</p>

<p>Tourist accommodation avoids delicate or environmentally sensitive areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation (including regenerated areas of native vegetation lost through bushfire).</p>	<p>None are applicable.</p>
<p>PO 3.2 Tourist accommodation is sited and designed in a manner that is subservient to the natural environment and where adverse impacts on natural features, landscapes, habitats and cultural assets are avoided.</p>	<p>DTS/DPF 3.2 None are applicable.</p>
<p>PO 3.3 Tourist accommodation and recreational facilities, including associated access ways and ancillary structures, are located on cleared (other than where cleared as a result of bushfire) or degraded areas or where environmental improvements can be achieved.</p>	<p>DTS/DPF 3.3 None are applicable.</p>
<p>PO 3.4 Tourist accommodation is designed to prevent conversion to private dwellings through:</p> <ul style="list-style-type: none"> (a) comprising a minimum of 10 accommodation units (b) clustering separated individual accommodation units (c) being of a size unsuitable for a private dwelling (d) ensuring functional areas that are generally associated with a private dwelling such as kitchens and laundries are excluded from, or physically separated from individual accommodation units, or are of a size unsuitable for a private dwelling. 	<p>DTS/DPF 3.4 None are applicable.</p>

Transport, Access and Parking

Assessment Provisions (AP)

<h2 style="margin: 0;">Desired Outcome</h2>	
<p>DO 1</p>	<p>A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.</p>

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Movement Systems	
PO 1.1 Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Industrial, commercial and service vehicle movements, loading areas and designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimise potential conflict.	DTS/DPF 1.3 None are applicable.
PO 1.4 Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.	DTS/DPF 1.4 All vehicle manoeuvring occurs onsite.
Sightlines	
PO 2.1 Sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians.	DTS/DPF 2.1 None are applicable.
PO 2.2 Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians.	DTS/DPF 2.2 None are applicable.
Vehicle Access	
PO 3.1 Safe and convenient access minimises impact or interruption on the operation of public roads.	DTS/DPF 3.1 The access is: <ul style="list-style-type: none"> (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.

<p>PO 3.2</p> <p>Development incorporating vehicular access ramps ensures vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.</p>	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>
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<p>PO 3.3</p> <p>Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>
<p>PO 3.4</p> <p>Access points are sited and designed to minimise any adverse impacts on neighbouring properties.</p>	<p>DTS/DPF 3.4</p> <p>None are applicable.</p>
<p>PO 3.5</p> <p>Access points are located so as not to interfere with mature street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.</p>	<p>DTS/DPF 3.5</p> <p>Access points do not involve the removal or relocation of mature street trees, street furniture or utility infrastructure services.</p>
<p>PO 3.6</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 3.6</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 3.5m in width is provided (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 are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.</p>	<p>DTS/DPF 3.7</p> <p>None are applicable.</p>
<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>	<p>DTS/DPF 3.8</p> <p>None are applicable.</p>
<p>PO 3.9</p> <p>Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.</p>	<p>DTS/DPF 3.9</p> <p>None are applicable.</p>
<p>Access for People with Disabilities</p>	
<p>PO 4.1</p> <p>Development is sited and designed to provide safe, dignified and convenient access for people with a disability.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>

<p>PO 5.1</p> <p>Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:</p> <ul style="list-style-type: none"> (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site the provision of vehicle parking may be shared. 	<p>DTS/DPF 5.1</p> <p>Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas, whichever is relevant.</p>
<p>Vehicle Parking Areas</p>	
<p>PO 6.1</p> <p>Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.</p>	<p>DTS/DPF 6.1</p> <p>Movement between vehicle parking areas within the site can occur without the need to use a public road.</p>
<p>PO 6.2</p> <p>Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.</p>	<p>DTS/DPF 6.2</p> <p>None are applicable.</p>
<p>PO 6.3</p> <p>Vehicle parking areas are designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points.</p>	<p>DTS/DPF 6.3</p> <p>None are applicable.</p>
<p>PO 6.4</p> <p>Pedestrian linkages between parking areas and the development are provided and are safe and convenient.</p>	<p>DTS/DPF 6.4</p> <p>None are applicable.</p>
<p>PO 6.5</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>	<p>DTS/DPF 6.5</p> <p>None are applicable.</p>
<p>PO 6.6</p> <p>Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.</p>	<p>DTS/DPF 6.6</p> <p>Loading areas and designated parking spaces are wholly located within the site.</p>
<p>PO 6.7</p> <p>On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.</p>	<p>DTS/DPF 6.7</p> <p>None are applicable.</p>
<p>Undercroft and Below Ground Garaging and Parking of Vehicles</p>	

PO 7.1 Undercroft and below ground garaging of vehicles is designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles.	DTS/DPF 7.1 None are applicable.
Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks	
PO 8.1 Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants.	DTS/DPF 8.1 None are applicable.
PO 8.2 Traffic circulation and movement within the park is pedestrian friendly and promotes low speed vehicle movement.	DTS/DPF 8.2 None are applicable.
Bicycle Parking in Designated Areas	
PO 9.1 The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode.	DTS/DPF 9.1 Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements.
PO 9.2 Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft.	DTS/DPF 9.2 None are applicable.
PO 9.3 Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport.	DTS/DPF 9.3 None are applicable.

Table 1 - General Off-Street Car Parking Requirements

Class of Development	Car Parking Rate (unless varied by Table 3 onwards) Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.
Residential Development	
Detached Dwelling	1 or 2 bedroom dwelling -1 space per dwelling. 3 or more bedroom dwelling - 2 spaces per dwelling.
Group Dwelling	1 or 2 bedroom dwelling - 1 space per dwelling. 3 or more bedroom dwelling - 2 spaces per dwelling. 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.
Residential Flat Building	1 or 2 bedroom dwelling - 1 space per dwelling. 3 or more bedroom dwelling - 2 spaces per dwelling. 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.
Row Dwelling	1 or 2 bedroom dwelling - 1 space per dwelling. 3 or more bedroom dwelling - 2 spaces per dwelling.
Semi-Detached Dwelling	1 or 2 bedroom dwelling - 1 space per dwelling. 3 or more bedroom dwelling - 2 spaces per dwelling.
Aged / Supported Accommodation	
Aged person's accommodation	0.3 spaces per bed.
Nursing home	0.3 spaces per bed.
Retirement village	1 or 2 bedroom dwelling - 1 space per dwelling. 3 or more bedroom dwelling - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
Supported accommodation	0.3 spaces per bed.
Residential Development (Other)	
Ancillary accommodation	No additional requirements beyond those associated with the main dwelling.
Residential park	1 or 2 bedroom dwelling - 1 space per dwelling. 3 or more bedroom dwelling - 2 spaces per dwelling.

0.2 spaces per dwelling for visitor parking.

Workers' accommodation	0.5 spaces per bed plus 0.25 spaces per bed for visitor parking.
Tourist	
Caravan park / tourist park	<p>Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation.</p> <p>Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation.</p> <p>A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.</p>
Tourist accommodation	1 car parking space per accommodation unit / guest room.
Commercial Uses	
Auction room/ depot	1 space per 100m ² of building floor area plus an additional 2 spaces.
Automotive collision repair	3 spaces per 100m ² of gross leasable floor area plus 1 space for each vehicle being serviced, repaired or fitted with accessories, including vehicles waiting to be repaired, fitted with accessories or collected by owners.
Bulky goods outlet	3 spaces per 100m ² of gross leasable floor area.
Call centre	8 spaces per 100m ² of gross leasable floor area.
Motor repair station	3 spaces per 100m ² of gross leasable floor area plus 1 space for each vehicle being serviced, repaired or fitted with accessories, including vehicles waiting to be repaired, fitted with accessories or collected by owners.
Office	4 spaces per 100m ² of gross leasable floor area.
Retail fuel outlet	6 spaces per service bay, plus 50% of the spaces calculated to be provided for ancillary uses
Service trade premises	<p>4 spaces per 100m² of gross leasable floor area</p> <p>1 space per 100m² of outdoor area used for display purposes.</p>
Shop other than a bulky goods outlet or restaurant	<p>7 spaces per 100m² of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.</p> <p>6 spaces per 100m² of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.</p>
Community and Civic Uses	
Childcare centre	0.25 spaces per child

Library	4 spaces per 100m ² of total floor area.
Community facility	10 spaces per 100m ² of total floor area.
Hall / meeting hall	0.2 spaces per seat.
Place of worship	1 space for every 3 visitor seats.
Pre-school	1 per employee plus 0.25 per child (drop off/pick up bays)
Educational establishment	<p>For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student.</p> <p>For a secondary school - 1.1 per full time equivalent employee plus 0.16 spaces per student</p> <p>For a tertiary institution - 0.8 per student based on the maximum number of students on the site at any time.</p>
Health Related Uses	
Hospital	5 spaces per bed.
Consulting room	4 spaces per 100m ² of gross leasable floor area.
Recreational and Entertainment Uses	
Amusement machine centre	1 space per 10m ² of total floor area.
Bowling club	10 spaces per bowling green.
Cinema complex	0.33 spaces per seat.
Concert hall / theatre	0.33 spaces per seat.
Hotel	1 space for every 2m ² of total floor area in a public bar plus 1 space for every 6m ² of total floor area available to the public in a lounge, beer garden or other licensed area.
Indoor recreation facility	<p>7 spaces per 100m² of total floor area</p> <p>For a squash court or tennis court - 4 spaces per court.</p>
Restaurant	<p>Premises with a dine-in service only - 0.4 spaces per seat.</p> <p>Premises with a dine-in and take-away services - 0.55 spaces per seat.</p> <p>[Note: requirements associated with a drive-through service are to be considered separately to the parking rates mentioned herein]</p>
Industry/Employment Uses	

Fuel depot	<p>If employee numbers are known - 1 space per employee with a minimum of 2 spaces per premises.</p> <p>If employee numbers are unknown - 1.85 spaces per 100m² of total floor area with a minimum of 2 spaces per premises.</p>
Industry	<p>If employee numbers are known - 1 space per employee with a minimum of 2 spaces per premises.</p> <p>If employee numbers are unknown - 1.85 spaces per 100m² of total floor area with a minimum of 2 spaces per premises.</p>
Store	<p>If employee numbers and known - 1 space per employee with a minimum of 2 spaces per premises.</p> <p>If employee numbers are unknown - 1.85 spaces per 100m² of total building floor area with a minimum of 2 spaces per premises.</p>
Timber yard	<p>If employee numbers are known - 1 space per employee with a minimum of 2 spaces per premises.</p> <p>If employee numbers are unknown - 1.85 spaces per 100m² of total floor area with a minimum of 2 spaces per premises.</p>
Warehouse	<p>If employee numbers are known - 1 space per employee with a minimum of 2 spaces per premises.</p> <p>If employee numbers are unknown - 1.85 spaces per 100m² of total floor area with a minimum of 2 spaces per premises.</p>
Other Uses	
Funeral Parlour	1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour.
Radio or Television Station	5 spaces per 100m ² of total building floor area.

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

Class of Development	Car Parking Rate		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
Development generally			
All classes of development	No minimum.	No maximum.	Capital City Zone City Main Street Zone
Non-residential development			
Non-residential development excluding tourist accommodation	3 spaces per 100m ² of gross leasable floor area.	5 spaces per 100m ² of gross leasable floor area.	Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Non-residential development excluding tourist accommodation	3 spaces per 100m ² of gross leasable floor area.	6 spaces per 100m ² of gross leasable floor area.	Where located in accordance with the Table 2 - Criteria: Innovation Zone Suburban Activity Centre Zone Suburban Business and Innovation Zone Suburban Business Neighbourhood Zone Suburban Main Street Zone Urban Activity Centre Zone
Tourist accommodation	1 space for every 4 bedrooms up to 100 bedrooms plus 1 space for every 5 bedrooms over 100 bedrooms	1 space per 2 bedrooms up to 100 bedrooms and 1 space per 4 bedrooms over 100 bedrooms	Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Residential development			
Residential component of a multi-storey building	Dwelling with no separate bedroom -0.25 spaces per dwelling	None specified.	Urban Activity Centre Zone Urban Corridor (Boulevard) Zone

<p>dwelling</p>	<p>1 bedroom dwelling - 0.75 spaces per dwelling</p> <p>2 bedroom dwelling - 1 space per dwelling</p> <p>3 or more bedroom dwelling - 1.25 spaces per dwelling</p> <p>0.25 spaces per dwelling for visitor parking.</p>		<p>Urban Corridor (Business) Zone</p> <p>Urban Corridor (Living) Zone</p> <p>Urban Corridor (Main Street) Zone</p> <p>Urban Neighbourhood Zone</p>
<p>Residential flat building</p>	<p>Dwelling with no separate bedroom -0.25 spaces per dwelling</p> <p>1 bedroom dwelling - 0.75 spaces per dwelling</p> <p>2 bedroom dwelling - 1 space per dwelling</p> <p>3 or more bedroom dwelling - 1.25 spaces per dwelling</p> <p>0.25 spaces per dwelling for visitor parking.</p>	<p>None specified.</p>	<p>Urban Activity Centre Zone</p> <p>Urban Corridor (Boulevard) Zone</p> <p>Urban Corridor (Business) Zone</p> <p>Urban Corridor (Living) Zone</p> <p>Urban Corridor (Main Street) Zone</p> <p>Urban Neighbourhood Zone</p>

Table 2 - Criteria:

The designated area is wholly located within Metropolitan Adelaide and any part of the area satisfies one of the following:

- (a) is within 400 metres of a bus interchange⁽¹⁾
- (b) is within 400 metres of an O-Bahn interchange⁽¹⁾
- (c) is within 400 metres of a passenger rail station⁽¹⁾
- (d) is within 400 metres of a passenger tram station⁽¹⁾
- (e) is within 400 metres of the Adelaide Parklands.

[NOTE(S): (1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles.]

Table 3 - Off-Street Bicycle Parking Requirements

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

Class of Development	Bicycle Parking Rate
	Where a development comprises more than one development type, then the overall bicycle parking rate will be taken to be the sum of the bicycle parking rates for each development type.
Consulting Room	1 space per 20 employees plus 1 space per 20 consulting rooms for customers.
Educational establishment	For a secondary school - 1 space per 20 full-time time employees plus 10 percent of the total number of employee spaces for visitors. For tertiary education - 1 space per 20 employees plus 1 space per 10 full time students.
Hospital	1 space per 15 beds plus 1 space per 30 beds for visitors.
Indoor recreation facility	1 space per 4 employees plus 1 space per 200m ² of gross leasable floor area for visitors.
Office	1 space for every 200m ² of gross leasable floor area plus 2 spaces plus 1 space per 1000m ² of gross leasable floor area for visitors.
Residential flat building	1 space for every 4 dwellings for residents plus 1 for every 10 dwellings for visitors.
Residential component of a multi-storey building	1 space for every 4 dwellings for residents plus 1 space for every 10 dwellings for visitors.
Shop	1 space for every 300m ² of gross leasable floor area plus 1 space for every 600m ² of gross leasable floor area for customers.
Tourist accommodation	1 space for every 20 employees plus 2 for the first 40 rooms and 1 for every additional 40 rooms for visitors.
Schedule to Table 3	
Designated Area	Relevant part of the State
	The bicycle parking rate applies to a designated area located in a relevant part of the State described below.
All zones	City of Adelaide
Business Neighbourhood Zone Education and Innovation Zone Suburban Activity Centre Zone Suburban Business and Innovation Zone Suburban Main Street Zone Urban Activity Centre Zone	Metropolitan Adelaide

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

Waste Treatment and Management Facilities

Assessment Provisions (AP)

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

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

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

PO 3.3 Litter control measures minimise the incidence of windblown litter.	DTS/DPF 3.3 None are applicable.
PO 3.4 Waste treatment and management facilities are designed to minimise adverse impacts on both the site and surrounding areas from weed and vermin infestation.	DTS/DPF 3.4 None are applicable.
Access	
PO 4.1 Traffic circulation movements within any waste treatment or management site are designed to enable vehicles to enter and exit the site in a forward direction.	DTS/DPF 4.1 None are applicable.
PO 4.2 Suitable access for emergency vehicles is provided to and within waste treatment or management sites.	DTS/DPF 4.2 None are applicable.
Fencing and Security	
PO 5.1 Security fencing provided around waste treatment and management facilities prevents unauthorised access to operations and potential hazard to the public.	DTS/DPF 5.1 Chain wire mesh or pre-coated painted metal fencing 2m or more in height is erected along the perimeter of the waste treatment or waste management facility site.
Landfill	
PO 6.1 Landfill gas emissions are managed in an environmentally acceptable manner.	DTS/DPF 6.1 None are applicable.
PO 6.2 Landfill facilities are separated from areas of environmental significance and land used for public recreation and enjoyment.	DTS/DPF 6.2 Landfill facilities are set back 250m or more from a public open space reserve, forest reserve, national park or Conservation Zone.
PO 6.3 Landfill facilities are located on land that is not subject to land slip.	DTS/DPF 6.3 None are applicable.
PO 6.4 Landfill facilities are separated from areas subject to flooding.	DTS/DPF 6.4 Landfill facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Organic Waste Processing Facilities	
PO 7.1 Organic waste processing facilities are separated from the coast to avoid potential environment harm.	DTS/DPF 7.1 Organic waste processing facilities are set back 500m or more from the coastal high water mark.

<p>PO 7.2</p> <p>Organic waste processing facilities are not located on land where the interface of the engineered liner and natural soils would be within any of the following:</p> <ul style="list-style-type: none"> (a) 15m of unconfined aquifers bearing groundwater with less than 3000mg per litre total dissolved salts; (b) 5m of groundwater with a water quality of 3000mg to 12,000mg per litre total dissolved salts; (c) 2m of groundwater with a water quality exceeding 12,000mg per litre total dissolved salts. 	<p>DTS/DPF 7.2</p> <p>None are applicable.</p>
<p>PO 7.3</p> <p>Organic waste processing facilities are sited away from areas of environmental significance and land used for public recreation and enjoyment.</p>	<p>DTS/DPF 7.3</p> <p>Organic waste processing facilities are set back 250m or more from a public open space reserve, forest reserve, national park or a Conservation Zone.</p>
<p>PO 7.4</p> <p>Organic waste processing facilities are located on land that is not subject to land slip.</p>	<p>DTS/DPF 7.4</p> <p>None are applicable.</p>
<p>PO 7.5</p> <p>Organic waste processing facilities separated from areas subject to flooding.</p>	<p>DTS/DPF 7.5</p> <p>Organic waste processing facilities are set back 500m or more from land inundated in a 1% AEP flood event.</p>
<p>Major Wastewater Treatment Facilities</p>	
<p>PO 8.1</p> <p>Major wastewater treatment and disposal systems, including lagoons, are designed to minimise potential adverse odour impacts on sensitive receivers.</p>	<p>DTS/DPF 8.1</p> <p>None are applicable.</p>
<p>PO 8.2</p> <p>Artificial wetland systems for the storage of treated wastewater are designed and sited to minimise potential public health risks arising from the breeding of mosquitoes.</p>	<p>DTS/DPF 8.2</p> <p>None are applicable.</p>

Workers' accommodation and Settlements

Assessment Provisions (AP)

<h2 style="margin: 0;">Desired Outcome</h2>	
<p>DO 1</p>	<p>Appropriately designed and located accommodation for seasonal and short-term workers in rural areas that minimises environmental and social impacts.</p>

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

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