

DRAFT PLANNING AND DESIGN CODE

→ STATE
PLANNING
REFORM

Phase Two

Development Assessment Scenarios

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Introduction

The Planning and Design Code (the Code) is the cornerstone of South Australia's new planning system, and will become the single source of planning policy for assessing development applications across the state. The Code will replace all South Australian Development Plans by mid-2020.

It will also make the planning process quicker, simpler and more equitable than ever before, affording South Australian's greater access to planning information that is consistent and clear. This in turn will help the community to navigate the planning system when building a house, developing a business, or progressing large commercial developments.

The Code is being progressively introduced across South Australia, commencing in the outback before moving to regional council areas and concluding in Greater Adelaide.

The Planning and Design Code will enable South Australia to establish a user-friendly online ePlanning system which will dramatically alter the way planning rules are stored, retrieved and maintained, and improve how data regarding development and assessment is collected. Further, the digital storage of the Code's policies and rules in a central online database means:

- All rules and maps are held in the ePlanning portal, and can be easily accessed online
- The Code can be readily maintained and updated.

The ePlanning system will deliver the applicable rules and procedures transparently, consistently, and instantly, irrespective of location or the type of development proposed. Online delivery will also include an accessible portal, available 24 hours a day, seven days a week so that information is provided consistently and transparently.

While the Code will exist in a digital format, the various elements of the Code, can be downloaded and printed as a hard copy. For example:

- A council can retrieve and print all of the parts of the Code that apply to its area.
- A developer can retrieve and print the content of a particular zone.
- A home owner who is considering undertaking some kind of development (e.g. building a new shed or a dwelling addition) can print the rules that are applicable to their proposed development.

Planning and Design Code Framework

The Code will be a comprehensive set of planning rules for development assessment and become the single reference point for development assessment throughout South Australia.

The policies, rules and classifications will be structured within the Planning and Design Code as:

- Zones
- Overlays
- Subzones
- General Development Policies
- Land Use Definitions and Land Use Classes
- Assessment Tables.

The three spatial layers used in the Code will principally be used to regulate land use and built form, and each is proposed to be used in a particular manner.

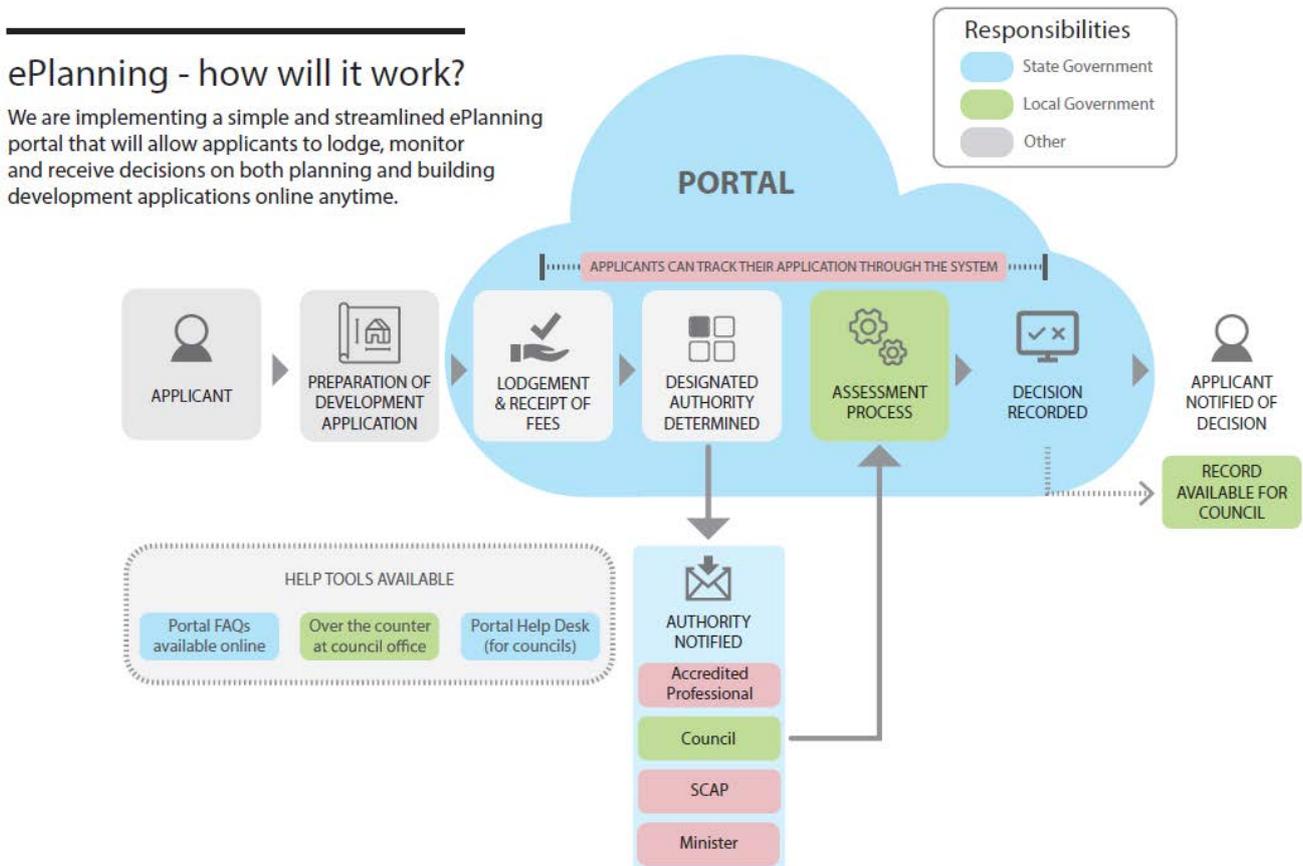
Staged Implementation

The ePlanning solution that supports the new Planning and Design Code is planned to be operational for rural councils by April 2020 and for urban councils by July 2020.

The ePlanning Solution will be able to manage the Code Content, Code Amendment Processes and Consultation on future amendments.

How it will work

If you are proposing a development, or just interested in the planning policies that apply to your land, or even your neighbourhood, your first step is to visit the SA Planning Portal.



Rather than deciphering which rule are relevant to your development, the system will extract the development rules that apply to a particular development type on your land. This includes any zone, subzone, overlay or general development policy that apply. It will also list out what is Accepted, Deemed-to-satisfy, Performance Assessed or Restricted (refer to Guide to the Code that describes these assessment pathways).

Scenario One - Detached Dwelling & Outbuilding in Township Zone

RELEVANT AUTHORITY:	Assessment Manager or Accredited Professional
PLANNING & DESIGN CODE VERSION:	Planning and Design Code as applying on April 2020
NATURE OF DEVELOPMENT:	Construction of a single storey detached dwelling and 2m x 6m Outbuilding (shed)
ELEMENTS:	Element 1 - Detached Dwelling & Element 2- Outbuilding
ZONE	Township Zone
SUB-ZONE	N/A
OVERLAYS	N/A
CATEGORY OF DEVELOPMENT:	Deemed to Satisfy – Detached Dwelling & Accepted Development - Outbuilding (Shed)
PUBLIC NOTIFICATION:	Not required
AGENCY REFERRALS:	N/A

Nature of Development: Element One - Detached Dwelling

Township Zone

Land Use

DTS/DPF 1.1

Residential development comprises detached dwellings or semi-detached dwellings.

Built Form and Character

DTS/DPF 2.2

Building height (excluding garages, carports and outbuildings) is no greater than 2 building levels and 9m and wall height that is no greater than 6m.

DTS/DPF 2.3

Buildings are no closer to the primary street boundary than:

- (a) the average of existing buildings on adjoining sites with the same primary street frontage and, if there is only one such building, the setback of that building; or
- (b) 6m, if no building exists on an adjoining site with the same primary street frontage.

DTS/DPF 2.4

Buildings are no closer than 900mm to the secondary street boundary.

DTS/DPF 2.5

Dwellings no closer to the rear boundary of the site than the following:

- (a) 4m for the ground floor of a building; and

Township Zone

- (b) 6m for the upper floor of a building.

DTS/DPF 2.6

Other than walls located on a side boundary, buildings are setback from side boundaries:

- (a) at least 900mm where the wall height is up to 3m;
- (b) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m; and
- (c) at least 1900mm plus 1/3 of the wall height above 3m for walls facing a southern side boundary.

DTS/DPF 2.7

For buildings that do not have a common wall, any wall sited on or abutting a side allotment boundary:

- (a) does not exceed 3m in height from the top of the footings;
- (b) does not exceed 8m in length;
- (c) when combined with other walls on the boundary, does not exceed 45% of the length of the boundary; and
- (d) is setback at least 3 metres from any existing or proposed boundary walls.

General Development Policies

Clearance from Overhead Powerlines

DTS/DPF 3.1

Roadways and vehicle parking areas are sealed with an all-weather surface.

Infrastructure and Renewable Energy Facilities

Water Supply

DTS/DPF 11.2

A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development. Where this is not available it is instead serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is:

- (a) exclusively for domestic use; and
- (b) connected to the roof drainage system of the dwelling.

Wastewater Services

DTS/DPF 12.1

Development is connected, or will be connected, to an approved common waste water disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead serviced by an on-site waste water treatment system in accordance with the following:

- (a) is wholly located and contained within the allotment of development it will service; and
- (b) ensures no part of a septic tank effluent drainage field or any other waste water disposal system is located:
 - i. within 50m of a watercourse, bore, well or dam;
 - ii. on any land with a slope greater than 20% (1-in-5), or a depth to bedrock or seasonal or
 - iii. permanent water table less than 1.2m; and
 - iv. on land that is waterlogged, saline, part of a runway area or likely to be inundated by a 10%
 - v. AEP flood event.

DTS/DPF 12.2

Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.

General Development Policies

Transport, Access and Parking

Vehicle Access

DTS/DPF 3.1

The access is:

provided via a lawfully existing or authorised driveway or access point or an access point for which

- (a) consent has been granted as part of an application for the division of land; and
- (b) not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing.

DTS/DPF 3.5

The access point does not involve the removal or relocation of mature street trees, street furniture or utility infrastructure services.

DTS/DPF 3.6

Driveways and access points:

- (a) for sites with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided
- (b) for sites with a frontage to a public road greater than 20m:
 - i. a single access point no greater than 6m in width is provided; or
 - ii. not more than two access points with a width of 3.5m each are provided.

Vehicle Parking Rates

DTS/DPF 5.1

Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using Transport, Access and Parking Table 1 – General Off-Street Car Parking Requirements or Transport, Access and Parking Table 2 – Off-Street Vehicle Parking Requirements in Designated Areas, whichever is relevant.

Design in Urban Areas

Car Parking Appearance

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.

External Appearance

DTS/DPF 14.1

Each dwelling with a frontage to a public street includes at least one window with a total window area of at least 2m² facing the primary street, from a habitable room that has a minimum room dimension of 2.7m.

DTS/DPF 14.2

Dwellings with a frontage to a public street have the entry door facing the public street.

Outlook and Amenity

DTS / DPF 15.1

Primary living rooms (other than kitchens) incorporate a window with an external outlook towards the street frontage or private open space.

Access and Servicing

DTS / DPF 16.1

Residential ancillary buildings and structures:

- (a) are not being constructed, added to or altered so that any part is situated:
 - i. in front of any part of the building line of the dwelling to which it is ancillary; or
 - ii. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads);

General Development Policies

- (b) in the case of a garage or carport, the garage or carport is setback at least 5.5m from the boundary of the primary street;
- (c) not exceeding 7m or 50% of the site frontage (whichever is the lesser) when facing a primary street or secondary street;
- (d) if situated on a boundary (not being a boundary with a primary street or secondary street), a length not exceeding 10m unless:
 - i. a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
 - ii. the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent;
- (e) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary not exceeding 45% of the length of that boundary;
- (f) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure;
- (g) have a wall height or post height not exceeding 3m above natural ground level;
- (h) have a roof height where no part of the roof is more than 5m above the natural ground level; and
- (i) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.

Flooding

DTS / DPF 17.1

Residential accommodation has a ground finished floor level 300mm above the top of the kerb level of the primary street.

Design in Urban Areas [All Residential

Residential Development – 3 Building Levels or Less - Water Sensitive Design

DTS / DPF 22.1

Residential development in the form of:

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

Table 1: Retention Rainwater Tank

Allotment size (m ²)	Minimum site % perviousness	Minimum rainwater tank volume	Additional site permeability discount opportunity	
			Site % perviousness	Minimum rainwater tank volume (L)
<200	15%	2,000		
201-400	20%	3,000	30%	2,000
400-500	25%	5,000	35%	3,000

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

Table 2: Retention Rainwater Tank Option

Allotment-size-(m2)	Site-%-pervious-ness	Rainwater-tank-volume-(L)
<200	15%	2,000
201-400	20%	3,000
401-500	25%	5,000

General Development Policies

All Residential Development – 3 Building Levels or Less - Car Parking and Manoeuvrability

DTS / DPF 23.1

Covered car parking spaces:

- (a) where enclosed by fencing or walls, have:
 - i. a minimum internal width of 3.2m and length of 6.0m for a single space;
 - ii. a minimum internal width of 6.0m and length of 6.0m for a double space (side by side); and
 - iii. a minimum internal width of 3.2m and length of 11m for a double space (tandem); or

- (b) where not enclosed by fencing, walls or garage doors, have:
 - i. a minimum width of 3.0m and minimum length of 5.5m for a single space;
 - ii. a minimum width of 5.2m and minimum length of 5.5m for a double (side by side) space; and
 - iii. a minimum width of 3.0m and minimum length of 10.4m for a double (tandem) space.

DTS / DPF 23.2

Uncovered car parking spaces have a minimum width of 2.4m and a minimum length of 5.5m.

DTS / DPF 23.3

Driveways and access points:

- (a) for sites with a frontage to a public road of 12m or less, have a maximum width of 3.2m measured at the property boundary and are the only access point provided on the site; or
- (b) for sites with a frontage to a public road greater than 12m:
 - i. have a maximum width of 6m measured at the property and are the only access point provided on the site; or
 - ii. have a maximum width of 3.2 metres measured at the property boundary and no more than two access points are provided on site.

DTS / DPF 23.4

Vehicle access to designated car parking spaces:

- (a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land where newly proposed, is setback:
 - i. 500mm or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner;
 - ii. 2m or more from a street tree unless consent is provided from the tree owner;
 - iii. 6m or more from the tangent point of an intersection of 2 or more roads or a pedestrian-actuated crossing.

DTS/ DPF 23.5

Driveways are designed and sited so that:

- (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport when work is completed is not steeper than 1:4 on average; and
- (b) the centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access.

DTS / DPF 23.6

Where on-street parking is available directly adjacent the site, parking is retained in accordance with the following requirements:

- (a) 1 on-street car park per 3 proposed dwellings (rounded up to the nearest whole number); and
- (b) minimum car park length of 6m.

All Residential Development – 3 Building Levels or Less – Waste Storage

DTS / DPF 24.1

Dwellings are provided with:

- (a) an area of 3m² or more for the storage of waste (separate from any designated car parking spaces or

General Development Policies

- private open space) is provided behind the building line; and
- (b) a continuous unobstructed path of travel with a minimum width of 800mm between the waste bin storage area and the street.

Interface Between Land Uses

Overshadowing

DTS/DPF 3.1

North-facing windows of habitable rooms of adjacent residential land uses receive at least 3 hours of direct sunlight over their surface between 9.00 am and 3.00 pm on 21 June.

Interface Between Rural Activities

DTS/DPF 9.3

Sensitive receivers are located at least 200m from the boundary of a site used for land-based aquaculture and associated components in other ownership.

DTS/DPF 9.4

Sensitive receivers sited at least 500m from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities in other ownership.

DTS/DPF 9.5

Sensitive receivers are located at least 300m from the boundary of a site used for the handling, transportation and storage of bulk commodities in other ownership.

Interface with Mines and Quarries (Rural and Remote Areas)

DTS/DPF 10.1

Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the Mining Act 1971.

Site Contamination

DTS/DPF 1.1

Development:

- (a) does not incorporate a change of use of land;
- (b) incorporates a change of use of land that is not a more sensitive use of land than previously established uses of the land;
- (c) in respect of which the applicant is able to furnish, or the relevant authority is in possession of, a site contamination audit report less than 5 years old under Part 10A of the *Environment Protection Act 1993* to the effect:
 - i. that site contamination does not exist (or no longer exists) at the land; or
 - ii. that any site contamination at the land has been cleared or addressed to the extent necessary to enable the land to be suitable for sensitive use; or
 - iii. 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.

Element Two – Outbuilding (2000mm x 6000mm shed)

Township Zone - Accepted Development

Outbuilding (not being a garage)

81. 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
82. It is detached from and ancillary to a dwelling erected on the site
83. Primary street setback – at least as far back as the building line of the building to which it is ancillary
84. Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)
85. Side boundary setbacks – at least 900mm from the boundary of the allotment
86. Total floor area does not exceed 40m²
87. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)
88. Building height - does not exceed 5m
89. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:
 - (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
 - (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
90. If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
 - (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
 - (b) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure
91. Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%
92. If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.

Scenario Two - Construction of a 16 metre x 18 metre agricultural shed in Rural Horticulture Zone

RELEVANT AUTHORITY:	Assessment Manager
PLANNING & DESIGN CODE VERSION:	Planning and Design Code as applying on April 2020
NATURE OF DEVELOPMENT:	Construction of a 16 metre x 18 metre agricultural shed
ELEMENTS:	1. Agricultural Building
ZONE	Rural Horticulture Zone
SUB-ZONE	N/A
OVERLAYS	N/A
CATEGORY OF DEVELOPMENT:	Performance Assessed
PUBLIC NOTIFICATION:	Not required
AGENCY REFERRALS:	N/A

Nature of Development: Element One – Agricultural Building

Rural Horticulture Zone

DO 1

Intensive agriculture in the form of horticulture and associated value adding enterprises and activities.

DO 2

The establishment of appropriately scaled industries for washing, processing, bottling and packaging primary produce and servicing and supporting horticulture.

DO 3

Manage interface conflict between horticulture and other land uses.

Land Use and Intensity

PO 1.1

The productive value of horticultural land for a range of agricultural, intensive horticultural activities and associated value adding, processing, warehousing and distribution activities is supported, protected and maintained. The proliferation of dwellings and other land uses that may be sensitive to those activities is avoided.

Siting and Design

DTS/DPF 2.1

Development is serviced by an all-weather trafficable public road.

DTS/DPF 2.2

Buildings:

- (a) are sited on land with a slope not greater than 10% (1-in-10); and
- (b) do not result excavation and filling of land that is greater than 1.5 metres from natural ground level.

Rural Horticulture Zone

PO 2.1

Development is provided with suitable vehicle access.

PO 2.2

Buildings are generally located on flat land to avoid cut and fill and the associated visual impacts.

Built Form and Character

PO 10.1 – Large buildings designed and sited to reduce impacts on scenic and rural vistas by:

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

Agricultural Buildings

DTS/DPF 12.1

Agricultural buildings:

- (a) are located on an allotment having an area of at least 1ha;
- (b) are setback at least 40m from an allotment boundary;
- (c) have a building height not exceeding 10m above natural ground level;
- (d) do not exceed 200m² in total floor area; and
- (e) incorporate the loading and unloading of vehicles within the confines of the allotment.

PO 12.1

Agricultural buildings and associated activities are sited, designed and on a scale that maintains a pleasant rural character and function.

General Development Policies

Clearance from Overhead Powerlines

DTS 1.1

One of the following is satisfied:

- (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996; or
- (b) there are no above ground powerlines adjoining the site that is the subject of the proposed development.

PO 1.1

Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.

Infrastructure and Renewable Energy Facilities

Wastewater Services

DTS/DPF 12.2 – Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.

Interface between Land Uses

Activities Generating Noise or Vibration

DTS/DPF 4.1

Predicted noise at the nearest existing sensitive receiver achieves the relevant Environment Protection (Noise) Policy

General Development Policies

criteria.

PO 4.1 – Development that emits noise (other than music noise) does not unreasonably impact acoustic amenity at the nearest existing sensitive receivers.

Transport, Access and Parking

Movement Systems

DTS/DPF 1.4

All vehicle manoeuvring occurs onsite.

Vehicle Access

DTS/DPF 3.1

The access is:

- (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; and
- (b) not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing.

PO 1.4

Development sited and designed so that loading, unloading and turning of all traffic likely to be generated avoids interrupting the operation of and queuing on public roads and pedestrian paths.

PO 3.1

Safe and convenient access that minimises impact or interruption on the operation of public roads.

Scenario Three - Land Division- Boundary Realignment in Rural Zone

RELEVANT AUTHORITY:	Assessment Manager
PLANNING & DESIGN CODE VERSION:	Planning and Design Code as applying on April 2020
NATURE OF DEVELOPMENT:	Land Division – boundary realignment
ELEMENTS:	Land Division
ZONE	Rural Zone
SUB-ZONE	N/A
OVERLAYS	Limited Land Division Overlay
CATEGORY OF DEVELOPMENT:	Performance Assessed
PUBLIC NOTIFICATION:	Not Required
AGENCY REFERRALS:	N/a

Rural Zone

DO 1

A zone supporting the economic prosperity of South Australia primarily through the production, processing, storage and distribution of primary produce, forestry and the generation of energy from renewable sources.

DO 2

A zone supporting diversification of existing businesses that promote value adding, such as industry, storage and warehousing activities, the sale and consumption of primary produce, tourist development and accommodation.

Land Division

PO 11.1

Land division, including boundary realignments promotes productive, efficient and sustainable primary production.

DTS/DPF 11.1

Allotments have an area not less than that specified in the Minimum Allotment Size Technical and Numeric Variation Overlay.

General Development Policies

Land Division in Rural Areas

DO 1

Land division that:

- (a) creates allotments having appropriate dimensions and shape for intended use;
- (b) allows efficient provision of new infrastructure and optimum use of existing underutilised infrastructure;
- (c) integrates and allocates adequate and suitable land for the preservation of site features of value including significant vegetation, watercourses, water bodies and other environmental features; and
- (d) supports energy efficiency in building orientation;
- (e) creates a compact urban form that supports active travel, walkability and the use of public transport;

General Development Policies

- and
(f) avoids areas of high natural hazard risk.

Design and Layout

PO 2.2

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

PO 2.4

Land division integrated with site features, adjacent land uses, the existing transport network and available infrastructure.

PO 2.5

Development and infrastructure provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services.

PO 2.6

Land division results in watercourses being retained within open space and land subject to flooding free from development.

Roads and Access

PO 3.1 Land division provides allotments with access to a public road.

PO 3.6

Road reserves accommodate stormwater drainage and public utilities.

PO 3.7

Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites.

PO 3.8

Street patterns and intersections designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.

PO 3.9

Roads, open space and thoroughfares provided establish safe and convenient linkages to the surrounding open space and transport network.

Infrastructure

PO 4.2

Waste water, sewage and other effluent is capable of being disposed of from each allotment without unreasonable risk to public health or the environment.

DTS/DPF 4.2

Each allotment can be connected to any of the following:

- (a) a waste water treatment plant that has the hydraulic volume and pollutant load treatment and disposal capacity for the maximum predicted wastewater volume generated by subsequent development of the proposed allotments; or
- (b) a form of on-site waste water treatment and disposal that meets relevant public health and environmental standards.

PO 4.3

Septic tank effluent drainage fields and other waste water disposal areas maintained to ensure the effective operation of waste systems and minimise risks to human health and environmental harm.

DTS/DPF 4.3

Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.

General Development Policies

Minor Land Division (Under 20 Allotments)

Water Sensitive Design

PO 7.1 Land division creating 5-19 allotments includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.

DTS/DPF 7.1

Land division creating 5-19 allotments is accompanied by an approved *Stormwater Management Plan* and achieves the following stormwater runoff outcomes:

- (a) 80 per cent reduction in average annual total suspended solids;
- (b) 60 per cent reduction in average annual total phosphorus;
- (c) 45 per cent reduction in average annual total nitrogen.

PO 7.2

Land division creating 5-19 non-residential allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure the carrying capacities of downstream systems are not overloaded.

DTS/DPF 7.2

Land division creating 5-19 non-residential allotments includes a storm water management system designed to:

- (a) maintain a pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 20-year ARI (5% AEP) 30 minute storm, unless a lower performance measure is specified in an approved catchment based Stormwater Management Plan;
- (b) maintain the stormwater runoff time to peak to match that of the pre-development; and
- (c) Manage site generated stormwater runoff up to and including the 100 –year ARI flood event (1% AEP).

Limited Land Division Overlay

Desired Outcomes (DO)

DO 1 Limitation of land fragmentation to pursue various outcomes.

PO 1.1

Land division does not result in the creation of an additional allotment.

DTS/DPF 1.1 No additional allotments are created.

Scenario Three – Worker’s accommodation and agricultural shed in Rural Zone

RELEVANT AUTHORITY:	Assessment Manager or Assessment Panel
PLANNING & DESIGN CODE VERSION:	Planning and Design Code as applying on April 2020
NATURE OF DEVELOPMENT:	Construction of workers accommodation and agricultural shed
ELEMENTS:	Element 1 - Workers’ accommodation & Element 2 - Agricultural building
ZONE	Rural Zone
SUB-ZONE	N/A
OVERLAYS	Significant Landscape Protection Overlay
CATEGORY OF DEVELOPMENT:	Performance Assessed Development – Workers accommodation Performance Assessed Development - Agricultural building
PUBLIC NOTIFICATION:	
AGENCY REFERRALS:	N/A

Nature of Development: Element One - Workers accommodation

Rural Zone

Desired Outcomes (DO)

DO 1

A zone supporting the economic prosperity of South Australia primarily through the production, processing, storage and distribution of primary produce, forestry and the generation of energy from renewable sources.

DO 2

A zone supporting diversification of existing businesses that promote value adding, such as industry, storage and warehousing activities, the sale and consumption of primary produce, tourist development and accommodation.

Land Use and Intensity

PO 1.1

The productive value of rural land for a range of primary production activities and associated value adding, processing, warehousing and distribution is supported, protected and maintained.

DTS/DPF 1.1

Development comprises one or more of the following land uses:

- (a) Advertisement
- (b) Agricultural building
- (c) Brewery
- (d) Carport
- (e) Cidery
- (f) Distillery
- (g) Demolition
- (h) Detached dwelling

Rural Zone

- (i) Dwelling addition
- (j) Excavation and filling
- (k) Farming
- (l) Fence
- (m) Horse keeping
- (n) Horticulture
- (o) Industry
- (p) Intensive animal husbandry
- (q) Low intensity animal husbandry
- (r) Outbuilding
- (s) Shop
- (t) Small-scale ground mounted solar power facility
- (u) Tourist accommodation
- (v) Transport distribution
- (w) Verandah
- (x) Warehouse
- (y) Winery

Siting and Design

PO 2.1

Development is provided with suitable vehicle access.

DTS/DPF 2.1

Development is serviced by an all-weather trafficable public road.

PO 2.2

Development is provided with suitable vehicle access.

DTS/DPF 2.2

Buildings:

- (a) are sited on land with a slope not greater than 10% (1-in-10); and
- (b) do not result excavation and filling of land that is greater than 1.5 metres from natural ground level.

Dwellings

PO 5.2

Development creating a second dwelling on an allotment should not compromise primary production and value adding industries, or result in the fragmentation of land.

DTS/DPF 5.2

A secondary dwelling on an allotment is:

- (a) located within 20 metres of an existing dwelling on the same allotment;
- (b) utilises existing infrastructure and vehicle access used by an existing dwelling; and
- (c) located on an allotment not less than 40ha in area.

PO 5.3

Residential development resulting in more than one dwelling on an allotment:

- (a) supports aging in place for the owner of the allotment;
- (b) is in the form of a manager's residence or workers' accommodation;
- (c) is located within 20 metres of an existing dwelling on the same allotment;
- (d) does not compromise primary production or value adding industries;
- (e) utilises existing infrastructure and vehicle access used by an existing dwelling

PO5.4

Dwelling are sited, designed and of a scale that maintains a pleasant rural character and amenity.

Rural Zone

DTS/DPF 5.4

Dwellings:

- (a) are setback from all allotment boundaries by at least 40m;
- (b) do not exceed 2 building levels and 9 metres measured from the top of the footings; and
- (c) have a wall height that is no greater than 6 metres.

Adaptive Reuse of Existing Buildings

PO 8.1

Adaptive reuse of existing buildings for small-scale shops, offices, tourist accommodation or ancillary rural activities.

DTS/DPF 8.1

Development within an existing building is for:

- (a) a shop;
- (b) office; or
- (c) tourist accommodation.

Built Form and Character

PO 10.1

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

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

General Development Policies

Clearance from Overhead Powerlines

Desired Outcome (DO)

DO 1

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

PO 1.1

Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.

DTS/DPF 1.1

One of the following is satisfied:

- (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996; or
- (b) there are no above ground powerlines adjoining the site that is the subject of the proposed development.

Infrastructure and Renewable Facilities

Wastewater Services

Desired Outcomes (DO)

DO 1

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

General Development Policies

PO 12.1

Development is connected to an approved common waste water disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the on-going requirements of the intended use in accordance with the following:

- (a) it is wholly located and contained within the allotment of the development they will service.
- (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes are to include disposal systems that minimise the risk of pollution to those water resources
- (c) ensures septic tank effluent drainage fields and other waste water disposal areas located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm.

DTS/DPF 12.1

Development is connected, or will be connected, to an approved common waste water disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead serviced by an on-site waste water treatment system in accordance with the following:

- (a) is wholly located and contained within the allotment of development it will service; and
- (b) ensures no part of a septic tank effluent drainage field or any other waste water disposal system is located:
 - i. within 50m of a watercourse, bore, well or dam;
 - ii. on any land with a slope greater than 20% (1-in-5), or a depth to bedrock or seasonal or permanent water table less than 1.2m; and
 - iii. on land that is waterlogged, saline, part of a runway area or likely to be inundated by a 10% AEP flood event.

PO 12.2

Effluent drainage fields and other waste water disposal areas maintained to ensure the effective operation of waste systems and minimise risks to human health and environmental harm.

DTS/DPF 12.2

Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.

Transport, Access and Parking

Desired Outcomes (DO)

DO 1

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

Movement Systems

PO 1.4

Development sited and designed so that loading, unloading and turning of all traffic likely to be generated avoids interrupting the operation of and queuing on public roads and pedestrian paths.

DTS/DPF 1.4

All vehicle manoeuvring occurs onsite.

Vehicle Access

PO 3.1

The access is:

- (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; and
- (b) not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing.

DTS/DPF 3.1

The access is:

- (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; and

General Development Policies

(b) not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing.

PO 3.5

Access points located so as not to interfere with mature street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.

DTS/DPF 3.5

The access point does not involve the removal or relocation of mature street trees, street furniture or utility infrastructure services.

Vehicle Parking Rates

PO 5.1

The provision of sufficient on-site vehicle parking and specifically marked accessible car parking places to meet the needs of the development or land use having regard to factors that may support a reduced onsite rate such as:

- (a) availability of on-street car parking
- (b) shared usage of other parking areas
- (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site the provision of vehicle parking may be shared.

DTS/DPF 5.1

Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using Transport, Access and Parking Table 1 – General Off-Street Car Parking Requirements or Transport, Access and Parking Table 2 – Off-Street Vehicle Parking Requirements in Designated Areas, whichever is relevant.

Vehicle Parking Areas

PO 6.1

Vehicle parking areas that are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.

DTS/DPF 6.1

Movement between vehicle parking areas within the site can occur without the need to use a public road.

PO 6.6

Loading areas and designated parking spaces for service vehicles provided within the boundary of the site.

DTS/DPF 6.6

Loading areas and designated parking spaces are wholly located within the site.

Workers Accommodation and Settlements

Desired Outcomes (DO)

DO 1

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

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.

PO 1.2

Workers accommodation and settlements sited and designed to minimise nuisance impacts on the amenity of adjacent users of land.

PO 1.3

Workers accommodation and settlements designed with materials and colours that blend with the landscape.

General Development Policies

PO 1.4

Workers accommodation and settlements supplied with service infrastructure such as power, water and effluent disposal sufficient to satisfy the living requirements of workers.

Significant Landscape Protection Overlay

DO 1

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

PO 1.1

Land use intensity restrained to conserve and enhance natural and rural character.

PO 1.2

Development in the form of the following not undertaken:

- (a) renewable energy facilities;
- (b) large scale industry, storage, distribution, warehousing; and
- (c) intensive animal husbandry.

Built Form and Character

PO 2.1

Development carefully sited and designed to:

- (a) complement rural character;
- (b) minimise disruption to natural landform and integrate existing natural environmental features including, particularly, native vegetation;
- (c) minimise impacts on wildlife habitat;
- (d) be visually unobtrusive and blend in with the surrounding area; and
- (e) be located below ridge lines.

PO 2.2

Buildings and structures limited to those that:

- (a) are ancillary, adjacent to and of the same or lesser scale as existing buildings;
- (b) are essential in supporting existing pastoral or rural activities;
- (c) are used for the ancillary sale of produce associated with a pastoral or rural activity;
- (d) are in the form of high quality nature-based tourist accommodation;
- (e) are for rainwater storage;
- (f) are for research or education purposes; or
- (g) support conservation or the interpretation of the environment or cultural features.

Landscaping

PO 3.1

Landscaping comprises locally indigenous species to enhance landscape quality and habitat restoration.

DTS/DPF 3.1

Landscaping plantings exclusively constitute locally indigenous plant species.

Earthworks

PO 4.1

Excavation and filling of land limited to that associated with:

- (a) minimising the visual impact of buildings or structures; or
- (b) construction of water storage facilities.

Significant Landscape Protection Overlay

DTS/DPF 4.1

Excavation and/or filling:

- (a) is undertaken in order to reduce the visual impact of buildings or structures or to construct water storage facilities;
- (b) does not involve excavation exceeding a vertical height of 0.75m;
- (c) does not involve filling exceeding a vertical height of 0.75m;
- (d) (does not involve a total combined excavation and filling vertical height of 1.5m; and
- (e) scree slopes are covered in topsoil and landscaped with locally indigenous plant species.

Nature of Development: Element Two - Agricultural Building

Rural Zone

Land Use and Intensity

PO 1.1

The productive value of rural land for a range of primary production activities and associated value adding, processing, warehousing and distribution is supported, protected and maintained.

DTS/DPF 1.1

Development comprises one or more of the following land uses:

- (a) Advertisement
- (b) Agricultural building
- (c) Brewery
- (d) Carport
- (e) Cidery
- (f) Distillery
- (g) Demolition
- (h) Detached dwelling
- (i) Dwelling addition
- (j) Excavation and filling
- (k) Farming
- (l) Fence
- (m) Horse keeping
- (n) Horticulture
- (o) Industry
- (p) Intensive animal husbandry
- (q) Low intensity animal husbandry
- (r) Outbuilding
- (s) Shop
- (t) Small-scale ground mounted solar power facility
- (u) Tourist accommodation
- (v) Transport distribution
- (w) Verandah
- (x) Warehouse
- (y) Winery

Siting and Design

PO 2.1

Development is provided with suitable vehicle access.

DTS/DPF 2.1

Development is serviced by an all-weather trafficable public road.

Rural Zone

PO 2.2

Buildings are generally located on flat land to avoid cut and fill and the associated visual impacts.

DTS/DPF 2.2

Buildings:

- (a) are sited on land with a slope not greater than 10% (1-in-10); and
- (b) do not result excavation and filling of land that is greater than 1.5 metres from natural ground level.

Built Form and Character

PO 10.1

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

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

Agricultural Buildings

PO 12.1

Agricultural buildings and associated activities are sited, designed and of a scale that maintains rural character and function and respects landscape amenity.

DTS/DPF 12.1

- (a) Agricultural buildings:
- (b) are located on an allotment having an area of at least 10ha;
- (c) are setback at least 50m from an allotment boundary;
- (d) have a building height not exceeding 10m above natural ground level;
- (e) do not exceed 250m² in total floor area; and
- (f) incorporate the loading and unloading of vehicles within the confines of the allotment.

General Development Policies

Clearance from Overhead Powerlines

DO 1

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

PO 1.1

Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.

DTS/DPF 1.1

One of the following is satisfied:

- (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996; or
- (b) there are no above ground powerlines adjoining the site that is the subject of the proposed development.

Infrastructure and Renewable Energy Facilities

Wastewater Services

PO 12.2

Effluent drainage fields and other waste water disposal areas maintained to ensure the effective operation of waste

General Development Policies

systems and minimise risks to human health and environmental harm.

DTS/DPF 12.2

Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.

Interface between Land Uses [Activities Generating Noise or Vibration]

DO 1

Development located and designed to mitigate adverse effects on neighbouring and proximate land uses to reduce potential for conflict.

PO 4.1

Development that emits noise (other than music noise) does not unreasonably impact acoustic amenity at the nearest existing sensitive receivers.

DTS/DPF 4.1

Predicted noise at the nearest existing sensitive receiver achieves the relevant Environment Protection (Noise) Policy criteria.

Transport, Access and Parking

Movement Systems

DO 1

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

PO 1.4

Development sited and designed so that loading, unloading and turning of all traffic likely to be generated avoids interrupting the operation of and queuing on public roads and pedestrian paths.

DTS/DPF 1.4

All vehicle manoeuvring occurs onsite.

Vehicle Access

PO 3.1

Safe and convenient access that minimises impact or interruption on the operation of public roads.

DTS/DPF 3.1

The access is:

- (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; and
- (b) not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing.

Significant Landscape Protection Overlay

Desired Outcome

DO 1

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

PO 1.1

Land use intensity restrained to conserve and enhance natural and rural character.

PO 1.2

Development in the form of the following not undertaken:

- (a) renewable energy facilities;

- (b) large scale industry, storage, distribution, warehousing; and
- (c) intensive animal husbandry.

Built Form and Character

PO 2.1

Development carefully sited and designed to:

- (a) complement rural character;
- (b) minimise disruption to natural landform and integrate existing natural environmental features including, particularly, native vegetation;
- (c) minimise impacts on wildlife habitat;
- (d) be visually unobtrusive and blend in with the surrounding area; and
- (e) be located below ridge lines.

PO 2.2

Buildings and structures limited to those that:

- (a) are ancillary, adjacent to and of the same or lesser scale as existing buildings;
- (b) are essential in supporting existing pastoral or rural activities;
- (c) are used for the ancillary sale of produce associated with a pastoral or rural activity;
- (d) are in the form of high quality nature-based tourist accommodation;
- (e) are for rainwater storage;
- (f) are for research or education purposes; or
- (g) support conservation or the interpretation of the environment or cultural features.

Landscaping

PO 3.1

Landscaping comprises locally indigenous species to enhance landscape quality and habitat restoration.

DTS/DPF 3.1

Landscaping plantings exclusively constitute locally indigenous plant species.

Earthworks

PO 4.1

Excavation and filling of land limited to that associated with:

- (a) minimising the visual impact of buildings or structures; or
- (b) construction of water storage facilities.

DTS/DPF 4.1

Excavation and/or filling:

- (a) is undertaken in order to reduce the visual impact of buildings or structures or to construct water storage facilities;
- (b) does not involve excavation exceeding a vertical height of 0.75m;
- (c) does not involve filling exceeding a vertical height of 0.75m;
- (d) does not involve a total combined excavation and filling vertical height of 1.5m; and
- (e) scree slopes are covered in topsoil and landscaped with locally indigenous plant species.

Scenario Four – Keeping of four horses and construction of a stable in Rural Living Zone

RELEVANT AUTHORITY:	Accredited Professional or Assessment Manager
PLANNING & DESIGN CODE VERSION:	Planning and Design Code as applying on April 2020
NATURE OF DEVELOPMENT:	Keeping of four (4) horses and construction of a Stable
ELEMENTS:	1. Horse Keeping & 2. Outbuilding (presume a dwelling exists on the subject land)
ZONE	Rural Living Zone
SUB-ZONE	N/A
OVERLAYS	N/A
CATEGORY OF DEVELOPMENT:	Deemed to Satisfy – Horse Keeping Deemed to Satisfy – Outbuilding (Stable) – could qualify as Accepted Development subject to the proposed outbuilding satisfying various classification criteria
PUBLIC NOTIFICATION:	Not required – Deemed to Satisfy development not subject to public notification
AGENCY REFERRALS:	N/A

Nature of Development: Element One – Horse Keeping

Rural Living Zone

Land Use and Intensity

DTS/DPF 1.2

The keeping of animals:

- (a) is ancillary to a dwelling located on the same allotment;
- (b) takes place on an allotment with an area of at least 1ha; and
- (c) for horse keeping, is limited to not more than 2 horses per allotment.

DTS/DPF 1.3

Horse keeping includes the provision of:

- (a) stabling or similar sheltering; and
- (b) a grazing area of at least 0.5ha.

Built Form and Character

DTS / DPF 2.3

Kennels, stables, shelters and associated yards:

- (a) are setback from all allotment boundaries by at least 25m;
- (b) have a building height that is no greater than 5m above natural ground level;
- (c) do not exceed 100m² in area; and
- (d) do not comprise more than 10% of the area of the allotment.

General Development Policies

Animal Keeping and Horse Keeping

Desired Outcome 1

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

Horse Keeping

DTS/DPF 2.2

Stables, horse shelters and/or associated yards sited in accordance with the following:

- (a) 30m or more from any sensitive receivers or approved sensitive receivers on land in other ownership;
- (b) where an adjacent allotment is vacant and in other ownership, 30m or more from the boundary of that allotment.

DTS/DPF 2.3

Septic tank effluent disposal areas enclosed with a horse proof barrier such as a fence to exclude horses from this area.

DTS/DPF 2.4

Stables, horse shelters or associated yards setback 50m or more from a watercourse

DTS/DPF 2.5

Stables, horse shelters or associated yards not located on land with a slope greater than 10% (1-in-10).

Nature of Development: Element Two – Outbuilding

Rural Living Zone

Built Form and Character

DTS/DPF 2.5

Outbuildings:

- (a) have a primary street setback that is at least as far back as the building to which it is ancillary;
- (b) have a total floor area that does not exceed 100m²;
- (c) have walls that do not exceed 4m in height measured from natural ground level and not including a gable end;
- (d) have a total roof height that does not exceed 5m;
- (e) if clad in sheet metal, are pre-colour treated or painted in a non-reflective colour; and
- (f) are limited to no more than 2 outbuildings on the same allotment.

General Development Policies

Infrastructure and Renewable Energy Facilities

Wastewater Services

DTS/DPF 12.2

Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.

Scenario Five – Construction of a replacement single storey dwelling in Conservation Zone

RELEVANT AUTHORITY:	Assessment Manager
PLANNING & DESIGN CODE VERSION:	Planning and Design Code as applying on April 2020
NATURE OF DEVELOPMENT:	Construction of a replacement single storey dwelling
ELEMENTS:	1. Dwelling
ZONE	Conservation Zone
SUB-ZONE	Dwelling Subzone
OVERLAYS	Coastal Areas Overlay
CATEGORY OF DEVELOPMENT:	Performance Assessed – Dwelling
PUBLIC NOTIFICATION:	Not required – All classes of development are excluded from requiring notification except where they involve (a) the site of the development is adjacent to land in a different zone, or (b) development identified as “all other code assessed development” in Conservation Zone Table 3.
AGENCY REFERRALS:	Coastal Protection Board (only if the dwelling / habitable building (i) do not meet site and building floor level requirements set out in the Coastal Areas Overlay; or (ii) are within 100m of the mean high water mark)

Nature of Development: Element One - Dwelling

Conservation Zone

Desired Outcome DO 1

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

Land use

PO 1.1

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

DTS/DPF 1.1

Development comprises one or more of the following land uses:

- Advertisement
- Camp ground
- Farming
- Public amenity
- Renewable energy facility

Conservation Zone

Built Form and Character

PO 4.1

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

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

PO 4.2

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

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

PO 4.4

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

Hazard Risk Minimisation

PO 8.1

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

Dwelling Subzone (all policies)

Desired Outcome DO1

Replacement dwellings and limited new dwellings located within a conservation area and therefore designed and located to minimise detrimental impacts on the natural environment and natural ecological processes including their historic, scientific, landscape, faunal habitat, biodiversity and cultural values.

Land use

PO 1.1

Low-scale residential development.

DTS 1.1

Development comprises one or more of the land uses listed in DTS 1.1 of the Zone, or one or more of the following:

- (a) Single Storey Detached Dwelling
- (b) Domestic Outbuilding
- (c) Verandah

Dwellings

PO 2.1

Replacement dwellings or new dwellings minimise impacts on the environment and are protected from hazards.

DTS 2.1

Detached dwellings, or dwelling extensions that:

- (a) are no closer to a water frontage than the associated existing dwelling;
- (b) are replacing an existing dwelling on substantially the same building footprint, allowing for up to 10% variation in total footprint area.

PO 2.2

Dwellings are appropriately serviced by essential infrastructure.

DTS 2.2

Dwellings are self-sufficient in terms of water, sewerage, electricity and waste disposal unless existing infrastructure is

Dwelling Subzone (all policies)

available.

Environment Protection and Hazard Risk Minimisation

PO 3.1

Alterations to existing dwellings result in environmental improvements by:

- (a) the provision of approved waste control systems and effluent disposal;
- (b) increased setbacks from coastal hazards;
- (c) reduced site coverage; and/or
- (d) a reduction of the level of hazard risk.

Ancillary Structures

PO 4.1

Ancillary structures are associated with a dwelling and are clustered to minimise impacts on the natural environment.

PO 4.2

Ancillary structures are limited in number and size to minimise impacts on the natural environment.

General Development Policies

Clearance from Overhead Powerlines

Desired Outcome DO1

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

PO 1.1

Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.

DTS/DPF 1.1

One of the following is satisfied:

- (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996; or
- (b) there are no above ground powerlines adjoining the site that is the subject of the proposed development.

Design in Rural Areas

Desired Outcome DO1

Development that is:

- (a) contextual – by considering, recognising and carefully responding to its natural surroundings and positively contributing to the character of the immediate area;
- (b) durable – fit for purpose, adaptable and long lasting;
- (c) inclusive – by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and also promote the provision of quality spaces integrated with the public realm
- (d) that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors alike; and
- (e) 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.

All Development - On-site Waste Treatment Systems

PO 6.1

Dedicated on-site effluent disposal areas that do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.

General Development Policies

DTS / DPF 6.1

Effluent disposal drainage areas do not:

- (a) encroach within an area used as private open space or would result in less private open space than that specified in Design in Rural Areas Table 1 - Private Open Space;
- (b) use an area also used as a driveway; and
- (c) encroach within an area used for on-site car parking or would result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - Off-Street Car Parking Requirements.

All Residential Development – External Appearance

PO 10.1

Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.

DTS/DPF 10.1

Each dwelling with a frontage to a public street includes at least one window (or windows) with a total window area of at least 2m² facing the primary street, from a habitable room that has minimum room dimension of 2.7m.

PO 10.2

Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.

DTS/DPF 10.2

Dwellings with a frontage to a public street has the entry door facing the public street.

All Residential Development – Outlook and Amenity

PO 11.1

Primary living rooms have an external outlook to provide a high standard of amenity for occupants.

DTS / DPF 11.1

Primary living rooms (other than kitchens) incorporate a window with an external outlook towards the street frontage or private open space.

All Residential Development – Ancillary Development

PO 12.1

Residential ancillary buildings and structures sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.

DTS / DPF 12.1

Residential ancillary buildings and structures:

- (a) are not being constructed, added to or altered so that any part is situation:
 - i. in front of any part of the building line of the dwelling to
 - ii. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)
- (b) in the case of a garage or carport, the garage or carport is setback at least 5.5m from the boundary of the primary street;
- (c) not exceeding 7m or 50% of the site frontage (whichever is the lesser) when facing a primary street or secondary street;
- (d) if situated on a boundary (not being a boundary with a primary street or secondary street), a length not exceeding 10m unless:
 - i. a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
 - ii. the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
- (e) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary

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- street), all walls or structures on the boundary not exceeding 45% of the length of that boundary;
- (f) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure;
 - (g) have a wall height or post height not exceeding 3m above natural ground level;
 - (h) have a roof height where no part of the roof is more than 5m above the natural ground level; and
 - (i) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.

Residential Development – 3 Building Levels or Less – External Appearance

PO 13.1

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

DTS/DPF 13.1

Garages and carports facing a street:

- (a) do not exceed 7m in width or 50% of the sites frontage (whichever is less); and
- (b) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling
- (c) are setback at least 5.5m from the boundary of the primary street;
- (d) unless the dwelling has two storeys along the street frontage:
 - i. have single width car parking with a maximum garage door not exceeding 3.5m on sites with a frontage of 12m or less
 - ii. have a garage door not exceeding 50% of the site frontage or 7m (whichever is less) on sites with a frontage greater than 12m.

PO 13.2

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

DTS/DPF 13.2

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

- (a) a minimum of 30% of the façade is setback an additional 300mm from the primary building line;
- (b) a porch or portico that projects at least 1m from the building façade that is open on at least 2 sides;
- (c) a balcony that projects from the building façade;
- (d) a verandah that projects at least 1m from the building façade;
- (e) eaves surrounding the dwelling of a minimum 450mm width;
- (f) a minimum 30% of the upper level projects forward from the lower level primary building line.

PO 13.3

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

DTS/DPF 13.3

Buildings of 2 or more building levels and a length exceeding 20m adjacent a secondary street or side boundary incorporate a step back of the building façade of at least 300mm for a minimum length of 1m, at least every 10m.

Residential Development – 3 Building Levels or Less – Car Parking, Access and Manoeuvrability

PO 17.3

Driveways located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages and on-street parking.

DTS / DPF 17.3

Driveways and access points:

- (a) for sites with a frontage to a public road of 12m or less, have a maximum width of 3.2m measured at the property boundary and are the only access point provided on the site; or
- (b) for sites with a frontage to a public road greater than 12m:

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- i. have a maximum width of 6m measured at the property and are the only access point provided on the site; or
- ii. have a maximum width of 3.2 metres measured at the property boundary and no more than two access points are provided on site.

PO 17.4

Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.

DTS / DPF 17.4

Vehicle access to designated car parking spaces:

- (a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land
- (b) where newly proposed, is setback:
 - i. 500mm or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner;
 - ii. 2m or more from a street tree unless consent is provided from the tree owner;
 - iii. 6m or more from the tangent point of an intersection of 2 or more roads or a pedestrian actuated crossing.

PO 17.5

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

DTS/ DPF 17.5

Driveways are designed and sited so that:

- (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport when work is completed is not steeper than 1:4 on average; and
- (b) the centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access.

Design of Transportable Dwellings

PO 19.1

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

Infrastructure and Renewable Energy Facilities

Desired Outcome DO1

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

Water Supply

PO 11.2

Dwellings connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided.

DTS/DPF 11.2

A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development. Where this is not available it is instead serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is:

- (a) exclusively for domestic use; and
- (b) connected to the roof drainage system of the dwelling.

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Wastewater Services

PO 12.1

Development is connected to an approved common waste water disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the on-going requirements of the intended use in accordance with the following:

- (a) it is wholly located and contained within the allotment of the development they will service.
- (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes are to include disposal systems that minimise the risk of pollution to those water resources
- (c) ensures septic tank effluent drainage fields and other waste water disposal areas located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm.

DTS/DPF 12.1

Development is connected, or will be connected, to an approved common waste water disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead serviced by an on-site waste water treatment system in accordance with the following:

- (a) is wholly located and contained within the allotment of development it will service; and
- (b) ensures no part of a septic tank effluent drainage field or any other waste water disposal system is located:
 - i. within 50m of a watercourse, bore, well or dam;
 - ii. on any land with a slope greater than 20% (1-in-5), or a depth to bedrock or seasonal or permanent water table less than 1.2m; and
 - iii. on land that is waterlogged, saline, part of a runway area or likely to be inundated by a 10% AEP flood event.

PO 12.2

Effluent drainage fields and other waste water disposal areas maintained to ensure the effective operation of waste systems and minimise risks to human health and environmental harm.

DTS/DPF 12.2

Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.

Interface Between Land Uses

Desired Outcome DO1

Development located and designed to mitigate adverse effects on neighbouring and proximate land uses to reduce potential for conflict.

Interface Between Rural Activities

PO 9.6

Setbacks and vegetation plantings along allotment boundaries should be incorporated to mitigate the potential impacts of chemical spray drift and other impacts associated with agricultural and horticultural activities.

PO 9.7

Urban development should not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques.

Interface with Mines and Quarries (Rural and Remote Areas)

PO 10.1

Sensitive receivers are separated from existing mines to minimise adverse impacts from noise, dust and vibration.

DTS/DPF 10.1

Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the *Mining Act 1971*.

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Site Contamination

Desired Outcome DO1

Protection of human health and the environment wherever site contamination has been identified or is suspected to have occurred.

PO 1.1

Ensure land is suitable for sensitive use in circumstances where it is, or may have been, subject to site contamination as a result of previously established uses of land or activities in the vicinity of the land.

DTS/DPF 1.1

Development:

- (a) does not incorporate a change of use of land;
- (b) incorporates a change of use of land that is not a more sensitive use of land than previously established uses of the land;
- (c) in respect of which the applicant is able to furnish, or the relevant authority is in possession of, a site contamination audit report less than 5 years old under Part 10A of the Environment Protection Act 1993 to the effect:
 - i. that site contamination does not exist (or no longer exists) at the land; or
 - ii. that any site contamination at the land has been cleared or addressed to the extent necessary to enable the land to be suitable for sensitive use; or

Transport, Access and Parking

Desired Outcome DO 1

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

Vehicle Access

PO 3.1

Safe and convenient access that minimises impact or interruption on the operation of public roads.

DTS/DPF 3.1

The access is:

- (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; and
- (b) not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing.

PO 3.5

Access points located so as not to interfere with mature street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.

DTS/DPF 3.5

The access point does not involve the removal or relocation of mature street trees, street furniture or utility infrastructure services.

PO 3.6

Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).

DTS/DPF 3.6

Driveways and access points:

- (a) for sites with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided.
- (b) for sites with a frontage to a public road greater than 20m:
 - i. a single access point no greater than 6m in width is provided; or
 - ii. not more than two access points with a width of 3.5m each are provided.

Coastal Areas Overlay (all policies)

Desired Outcome DO1

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

Land Division

PO 1.1

Land divided only if it or the subsequent development and use of the land will not adversely affect environmental values or the ability of the land or adjoining land to adapt to changing coastal processes.

DTS/DPF 1.1

Land division for minor adjustment of allotment boundaries to remove an anomaly in the current boundaries with respect to the location of existing buildings or structures.

PO 1.2

Land is not divided unless a layout is achieved whereby roads, parking areas and development sites for each allotment are at least 0.3m above the standard sea flood risk level, unless the land is, or can be provided with appropriate and acceptable coastal protection measures.

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.

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 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, protected from the standard sea flood risk level and sea level rise.

DTS/DPF 2.2

Development:

- (a) site levels are 0.3m or more above the standard sea flood risk level;
- (b) building floor levels are 0.55m or more above the standard sea flood risk level; and
- (c) practical measures to provide protection against an additional sea level rise of 0.7m plus an allowance to accommodate 100 years of land subsidence are incorporated.

PO 2.3

Development will not create or aggravate coastal erosion or require coast protection works that cause or aggravate coastal erosion.

PO 2.4

Development set back a sufficient distance from the coast to provide an erosion buffer in addition to a public reserve that will allow for at least 100 years of coastal retreat for single buildings or small-scale developments, or 200 years of coastal retreat for large scale developments unless:

- (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.

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PO 2.5

Additions or alterations to or replacement of an existing dwelling does not increase the risk of effects from natural coastal processes such as flooding, sea-level rise, sand drift and erosion.

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.

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.

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:

- (a) have an adverse effect on coastal ecology, processes, conservation, public access and amenity;
- (b) require commitment of public resources including land; and
- (c) present an unacceptable risk of failure relative to potential hazard resulting from failure.

Environment Protection

PO 4.1

Development will not unreasonably affect the marine and onshore coastal environment by pollution, erosion, damage or depletion of physical or biological resources, interference with natural coastal processes, introduction of and spread of marine pests or any other means.

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.

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.

PO 4.4

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.

PO 4.5

Development designed so that solid and fluid wastes and stormwater runoff are disposed of in a manner that avoids pollution or other detrimental impacts on the marine and on-shore environment of coastal areas.

PO 4.6

Development involving the removal of shell grit, cobbles or sand, other than for coastal protection works purposes, is not undertaken.

DTS/DPF 4.6

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.

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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.

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; and
- (c) are minimised in number.

PO 5.4

Development on land adjoining a coastal reserve should be sited and designed to be compatible with the purpose, management and amenity of the reserve, as well as to prevent inappropriate access to or use of the reserve.

Scenario Six – Two Storey detached dwelling and free standing carport and shed in Rural Living Zone

RELEVANT AUTHORITY:	Assessment Manager
PLANNING & DESIGN CODE VERSION:	Planning and Design Code as applying on April 2020
NATURE OF DEVELOPMENT:	Construction of a two storey detached dwelling, free standing carport and shed
ELEMENTS:	1. Detached Dwelling 2.Carport 3.Outbuilding (Shed)
ZONE	Rural Living Zone
SUB-ZONE	N/A
OVERLAYS	Hazards (Bushfire – Regional) Overlay
CATEGORY OF DEVELOPMENT:	Performance Accessed – Detached Dwelling Accepted Development – Carport (assumed accepted development criteria was met) Deemed to Satisfy – Outbuilding (shed)
PUBLIC NOTIFICATION:	Not required
AGENCY REFERRALS:	None

Nature of Development: Element One - Detached Dwelling

Rural Living Zone
<p>Desired Outcome DO1 A spacious, secluded and peaceful residential lifestyle within semi-rural or semi-natural environments, providing opportunities for a range of low-intensity rural activities and home based business activities that complement that lifestyle choice.</p> <p>Land Use and Intensity PO 1.1 Low-scale and low-density residential development in the form of detached dwellings sympathetic to the surrounding natural environment.</p> <p>DTS/DPF 1.1 No more than one dwelling per allotment.</p> <p>Built Form and Character PO 2.1 Development sited and designed unobtrusively to minimise its 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; and (c) being screened by existing vegetation.

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Clearance from Overhead Powerlines

Desired Outcome DO1

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

PO 1.1

Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.

DTS/DPF 1.1

One of the following is satisfied:

- (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996; or
- (b) there are no above ground powerlines adjoining the site that is the subject of the proposed development.

Infrastructure and Renewable Energy Facilities

Desired Outcome DO1

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

Water Supply

PO 11.2

Dwellings connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided.

DTS/DPF 11.2

A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development. Where this is not available it is instead serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is:

- (a) exclusively for domestic use; and
- (b) connected to the roof drainage system of the dwelling.

Wastewater Services

PO 12.1

Development is connected to an approved common waste water disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the on-going requirements of the intended use in accordance with the following:

- (a) it is wholly located and contained within the allotment of the development they will service.
- (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes are to include disposal systems that minimise the risk of pollution to those water resources
- (c) ensures septic tank effluent drainage fields and other waste water disposal areas located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm.

DTS/DPF 12.1

Development is connected, or will be connected, to an approved common waste water disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead serviced by an on-site waste water treatment system in accordance with the following:

- (a) is wholly located and contained within the allotment of development it will service; and
- (b) ensures no part of a septic tank effluent drainage field or any other waste water disposal system is located:
 - i. within 50m of a watercourse, bore, well or dam;

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- ii. on any land with a slope greater than 20% (1-in-5), or a depth to bedrock or seasonal or permanent water table less than 1.2m; and
- iii. on land that is waterlogged, saline, part of a runway area or likely to be inundated by a 10% AEP flood event.

PO 12.2

Effluent drainage fields and other waste water disposal areas maintained to ensure the effective operation of waste systems and minimise risks to human health and environmental harm.

DTS/DPF 12.2

Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.

Transport, Access and Parking

Desired Outcome DO1

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

Vehicle Access

PO 3.1

Safe and convenient access that minimises impact or interruption on the operation of public roads.

DTS/DPF 3.1

The access is:

- (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; and
- (b) not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing.

PO 3.5

Access points located so as not to interfere with mature street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.

DTS/DPF 3.5

The access point does not involve the removal or relocation of mature street trees, street furniture or utility infrastructure services.

PO 3.6

Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).

DTS/DPF 3.6

Driveways and access points:

- (a) for sites with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided.
- (b) for sites with a frontage to a public road greater than 20m:
 - i. a single access point no greater than 6m in width is provided; or
 - ii. not more than two access points with a width of 3.5m each are provided.

Design in Rural Areas

Desired Outcome DO1

Development that is:

- (a) contextual – by considering, recognising and carefully responding to its natural surroundings and positively contributing to the character of the immediate area;
- (b) durable – fit for purpose, adaptable and long lasting;

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- (c) inclusive – by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and also promote the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors alike; and
- (d) sustainable – by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.

All Development - On-site Waste Treatment Systems

PO 6.1

Dedicated on-site effluent disposal areas that do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.

DTS / DPF 6.1

Effluent disposal drainage areas do not:

- (a) encroach within an area used as private open space or would result in less private open space than that specified in Design in Rural Areas Table 1 - Private Open Space;
- (b) use an area also used as a driveway; and
- (c) encroach within an area used for on-site car parking or would result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - Off-Street Car Parking Requirements.

All Residential Development – External Appearance

PO 10.1

Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.

DTS/DPF 10.1

Each dwelling with a frontage to a public street includes at least one window (or windows) with a total window area of at least 2m² facing the primary street, from a habitable room that has minimum room dimension of 2.7m.

PO 10.2

Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.

DTS/DPF 10.2

Dwellings with a frontage to a public street has the entry door facing the public street.

All Residential Development - Outlook and Amenity

PO 11.1

Primary living rooms have an external outlook to provide a high standard of amenity for occupants.

DTS / DPF 11.1

Primary living rooms (other than kitchens) incorporate a window with an external outlook towards the street frontage or private open space.

All Residential Development – Access and Servicing

PO 12.1

Residential ancillary buildings and structures sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.

DTS / DPF 12.1

Residential ancillary buildings and structures:

- (a) are not being constructed, added to or altered so that any part is situation:
 - i. in front of any part of the building line of the dwelling to
 - ii. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)

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- (b) in the case of a garage or carport, the garage or carport is setback at least 5.5m from the boundary of the primary street;
- (c) not exceeding 7m or 50% of the site frontage (whichever is the lesser) when facing a primary street or secondary street;
- (d) if situated on a boundary (not being a boundary with a primary street or secondary street), a length not exceeding 10m unless:
 - i. a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
 - ii. the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
- (e) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary not exceeding 45% of the length of that boundary;
- (f) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure;
- (g) have a wall height or post height not exceeding 3m above natural ground level;
- (h) have a roof height where no part of the roof is more than 5m above the natural ground level; and
- (i) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.

Residential Development – 3 Building Levels or Less – External Appearance

PO 13.1

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

DTS/DPF 13.1

Garages and carports facing a street:

- (a) do not exceed 7m in width or 50% of the sites frontage (whichever is less); and
- (b) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling
- (c) are setback at least 5.5m from the boundary of the primary street;
- (d) unless the dwelling has two storeys along the street frontage:
 - i. have single width car parking with a maximum garage door not exceeding 3.5m on sites with a frontage of 12m or less
 - ii. have a garage door not exceeding 50% of the site frontage or 7m (whichever is less) on sites with a frontage greater than 12m.

PO 13.2

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

DTS/DPF 13.2

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

- (a) a minimum of 30% of the façade is setback an additional 300mm from the primary building line;
- (b) a porch or portico that projects at least 1m from the building façade that is open on at least 2 sides;
- (c) a balcony that projects from the building façade;
- (d) a verandah that projects at least 1m from the building façade;
- (e) eaves surrounding the dwelling of a minimum 450mm width;
- (f) a minimum 30% of the upper level projects forward from the lower level primary building line.

PO 13.3

The apparent mass of larger buildings is recued when viewed from adjoining allotments or public streets.

DTS/DPF 13.3

Buildings of 2 or more building levels and a length exceeding 20m adjacent a secondary street or side boundary incorporate a step back of the building façade of at least 300mm for a minimum length of 1m, at least every 10m.

General Development Policies

Residential Development – 3 Building Levels or Less – Car Parking, Access and Manoeuvrability

PO 17.3

Driveways located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages and on-street parking.

DTS / DPF 17.3

Driveways and access points:

- (a) for sites with a frontage to a public road of 12m or less, have a maximum width of 3.2m measured at the property boundary and are the only access point provided on the site; or
- (b) for sites with a frontage to a public road greater than 12m:
 - i. have a maximum width of 6m measured at the property and are the only access point provided on the site; or
 - ii. have a maximum width of 3.2 metres measured at the property boundary and no more than two access points are provided on site.

PO 17.4

Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.

DTS / DPF 17.4

Vehicle access to designated car parking spaces:

- (a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land
- (b) where newly proposed, is setback:
 - i. 500mm or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner;
 - ii. 2m or more from a street tree unless consent is provided from the tree owner;
 - iii. 6m or more from the tangent point of an intersection of 2 or more roads or a pedestrian actuated crossing.

PO 17.5

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

DTS/ DPF 17.5

Driveways are designed and sited so that:

- (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport when work is completed is not steeper than 1:4 on average; and
- (b) the centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access.

Design of Transportable Dwellings

PO 19.1

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

Infrastructure and Renewable Energy Facilities

Desired Outcome DO1

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

Water Supply

PO 11.1

Development connected to an appropriate water supply to meet the ongoing requirements of the intended use.

General Development Policies

DTS/DPF 11.1

Development is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the on-going requirements of the development.

Wastewater Services

PO 12.1

Development is connected to an approved common waste water disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the on-going requirements of the intended use in accordance with the following:

- (a) it is wholly located and contained within the allotment of the development they will service.
- (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes are to include disposal systems that minimise the risk of pollution to those water resources
- (c) ensures septic tank effluent drainage fields and other waste water disposal areas located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm.

DTS/DPF 12.1

Development is connected, or will be connected, to an approved common waste water disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead serviced by an on-site waste water treatment system in accordance with the following:

- (a) is wholly located and contained within the allotment of development it will service; and
- (b) ensures no part of a septic tank effluent drainage field or any other waste water disposal system is located:
 - i. within 50m of a watercourse, bore, well or dam;
 - ii. on any land with a slope greater than 20% (1-in-5), or a depth to bedrock or seasonal or permanent water table less than 1.2m; and
 - iii. on land that is waterlogged, saline, part of a runway area or likely to be inundated by a 10% AEP flood event.

PO 12.2

Effluent drainage fields and other waste water disposal areas maintained to ensure the effective operation of waste systems and minimise risks to human health and environmental harm.

DTS/DPF 12.2

Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.

Interface Between Land Uses

Desired Outcome DO1

Development located and designed to mitigate adverse effects on neighbouring and proximate land uses to reduce potential for conflict.

Interface with Mines and Quarries (Rural and Remote Areas)

PO 10.1

Sensitive receivers are separated from existing mines to minimise adverse impacts from noise, dust and vibration.

DTS/DPF 10.1

Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the *Mining Act 1971*.

Site Contamination

Desired Outcome DO1

Protection of human health and the environment wherever site contamination has been identified or is suspected to have occurred.

General Development Policies

PO 1.1

Ensure land is suitable for sensitive use in circumstances where it is, or may have been, subject to site contamination as a result of previously established uses of land or activities in the vicinity of the land.

DTS/DPF 1.1

Development:

- (a) does not incorporate a change of use of land;
- (b) incorporates a change of use of land that is not a more sensitive use of land than previously established uses of the land;
- (c) in respect of which the applicant is able to furnish, or the relevant authority is in possession of, a site contamination audit report less than 5 years old under Part 10A of the Environment Protection Act 1993 to the effect:
 - i. that site contamination does not exist (or no longer exists) at the land; or
 - ii. that any site contamination at the land has been cleared or addressed to the extent necessary to enable the land to be suitable for sensitive use; or
 - iii. 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.

Hazards (Bushfire – Regional) Overlay

Desired Outcome DO1

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

Desired Outcome DO2

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

Siting

PO 1.1

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

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

Built Form

PO 2.1

Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts

PO 2.2

Extensions to existing buildings, outbuildings and other ancillary structures are sited and constructed using materials to minimise the threat of fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers accommodation) in the event of bushfire.

Habitable Buildings

PO 3.1

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

- (a) upper slopes;

Hazards (Bushfire – Regional) Overlay

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

PO 3.2

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

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

DTS/DPF 3.2

Development meets the following requirements:

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

PO 3.3

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

DTS/DPF 3.3

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

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

Land Division

PO 4.1

Land division is designed to:

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

Nature of Development: Element Two - Accepted Development – Carport

Rural Living Zone

Carport - (Criteria Achieved)

51 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

52 It is ancillary to a dwelling erected on the site

53 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

54 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)

55 Total floor area - does not exceed 40m²

56 Post height - does not exceed 3m measured from natural ground level (and not including a gable end)

57 Building height - does not exceed 5m

58 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:

- (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and

Rural Living Zone

- (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

59 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):

- (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
- (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure

60 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment

61 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)

62 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors

63 The carport:

- (a) is located so that vehicle access:
 - i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or
 - ii. will use a driveway that:
 - A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and
 - B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or
 - iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and
- (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and
- (c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access

Nature of Development: Element Three – Deemed to Satisfy – Outbuilding

Rural Living Zone

Built Form and Character

DTS/DPF 2.5

Outbuildings:

- (a) have a primary street setback that is at least as far back as the building to which it is ancillary;
- (b) have a total floor area that does not exceed 100m²;
- (c) have walls that do not exceed 4m in height measured from natural ground level and not including a gable end;
- (d) have a total roof height that does not exceed 5m;
- (e) if clad in sheet metal, are pre-colour treated or painted in a non-reflective colour; and
- (f) are limited to no more than 2 outbuildings on the same allotment.

General Development Policies

Design in Rural Areas

All Residential Development – Ancillary Development

DTS/DPF 13.1

Residential ancillary buildings and structures:

- (a) are not being constructed, added to or altered so that any part is situated:

General Development Policies

- i. in front of any part of the building line of the dwelling to
- ii. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)
 - (b) in the case of a garage or carport, the garage or carport is setback at least 5.5m from the boundary of the primary street;
 - (c) not exceeding 7m or 50% of the site frontage (whichever is the lesser) when facing a primary street or secondary street;
 - (d) if situated on a boundary (not being a boundary with a primary street or secondary street), a length not exceeding 10m unless:
- i. a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
- ii. the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
 - (e) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary not exceeding 45% of the length of that boundary;
 - (f) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure;
 - (g) have a wall height or post height not exceeding 3m above natural ground level;
 - (h) have a roof height where no part of the roof is more than 5m above the natural ground level; and
 - (i) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.

Residential Development – 3 Building Levels or Less – External Appearance

DTS/DPF 13.1

Garages and carports facing a street:

- (a) do not exceed 7m in width or 50% of the sites frontage (whichever is less); and
- (b) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling
- (c) are setback at least 5.5m from the boundary of the primary street;
- (d) unless the dwelling has two storeys along the street frontage:
 - i. have single width car parking with a maximum garage door not exceeding 3.5m on sites with a frontage of 12m or less
 - ii. have a garage door not exceeding 50% of the site frontage or 7m (whichever is less) on sites with a frontage greater than 12m.

Design in Rural Areas [Residential Development – 3 Building Levels or Less –Car parking, Access and Manoeuvrability]

DTS / DPF 17.1

Covered car parking spaces:

- (a) where enclosed by fencing or walls, have:
 - i. a minimum internal width of 3.2m and length of 6.0m for a single space;
 - ii. a minimum internal width of 6.0m and length of 6.0m for a double space (side by side); and
 - iii. a minimum internal width of 3.2m and length of 11m for a double space (tandem); or
- (a) where not enclosed by fencing, walls or garage doors, have:
 - i. a minimum width of 3.0m and minimum length of 5.5m for a single space;
 - ii. a minimum width of 5.2m and minimum length of 5.5m for a double (side by side) space; and
 - iii. a minimum width of 3.0m and minimum length of 10.4m for a double (tandem) space.,

DTS / DPF 17.3

Driveways and access points:

- (a) for sites with a frontage to a public road of 12m or less, have a maximum width of 3.2m measured at the property boundary and are the only access point provided on the site; or
- (b) for sites with a frontage to a public road greater than 12m:
 - i. have a maximum width of 6m measured at the property and are the only access point provided on the site; or
 - ii. have a maximum width of 3.2 metres measured at the property boundary and no more than two access points are provided on site.

General Development Policies

DTS / DPF 17.4

Vehicle access to designated car parking spaces:

- (a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land
- (b) where newly proposed, is setback:
 - i. 500mm or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner;
 - ii. 2m or more from a street tree unless consent is provided from the tree owner;
 - iii. 6m or more from the tangent point of an intersection of 2 or more roads or a pedestrian actuated crossing.

DTS/ DPF 17.5

Driveways are designed and sited so that:

- (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport when work is completed is not steeper than 1:4 on average; and
- (b) the centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access.

Infrastructure and Renewable Energy Facilities

Wastewater Services

DTS/DPF 12.2

Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.

Vehicle Access

DTS/DPF 3.1

The access is:

- (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; and
- (b) not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing.

DTS/DPF 3.5

The access point does not involve the removal or relocation of mature street trees, street furniture or utility infrastructure services.

Scenario Seven - Construction of a 450sqm retail shop and free-standing pylon sign in Township Activity Centre Zone

RELEVANT AUTHORITY:	Assessment Panel
PLANNING & DESIGN CODE VERSION:	Planning and Design Code as applying on April 2020
NATURE OF DEVELOPMENT:	Construction of a 450sqm retail shop and free-standing pylon sign
ELEMENTS:	2
ZONE	Township Activity Centre Zone
SUB-ZONE	N/A
OVERLAYS	All
CATEGORY OF DEVELOPMENT:	Element 1 - Performance Assessed & Element 2 - Deemed to Satisfy
PUBLIC NOTIFICATION:	Required
AGENCY REFERRALS:	None

Nature of Development: Element One - Shop

Township Activity Centre Zone

Desired Outcomes

DO 1

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

DO 2

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

Land use and intensity

PO 1.1

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

DTS/DPF 1.1

Development comprises one or more of the following land uses:

- Cinema
- Community facility
- Consulting room
- Educational establishment
- Emergency services facility
- Health facility
- Hospital
- Hotel
- Indoor recreation facility

Township Activity Centre Zone

Library
Office
Place of worship
Pre-school
Public transport terminal
Recreation area
Restaurant
Retail fuel outlet
Service trade premises
Shop
Tourist accommodation.

Built Form and Character

PO 2.1

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

PO 2.2

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

Building height and setbacks:

PO 3.1

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

DTS/DPF 3.1

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

PO 3.2

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

DTS/DPF 3.2

Building height does not exceed:

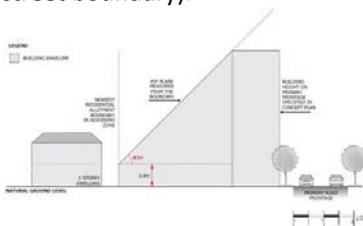
- (a) where provided, the relevant maximum height provided within the Building Height Technical and Numeric Variation Overlay; or
- (b) in all other cases – 3 building levels or 12 metres.

PO 3.3

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

DTS / DPF 3.3

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



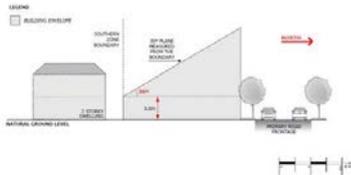
PO 3.4

Township Activity Centre Zone

Buildings mitigate overshadowing of residential development within a neighbourhood zone.

DTS / DPF 3.4

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



General Development Policies

Clearance from Overhead Powerlines

DO 1

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

PO 1.1

Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.

DTS/DPF 1.1

One of the following is satisfied:

- a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996; or
- there are no above ground powerlines adjoining the site that is the subject of the proposed development.

Design in Urban Areas

Desired Outcome DO 1

Development that is:

- contextual – by considering, recognising and carefully responding to its natural surroundings and positively contributing to the character of the immediate area;
- durable – fit for purpose, adaptable and long lasting;
- inclusive – by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and also promote the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors alike; and
- 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.

ALL DEVELOPMENT

External Appearance

PO 1.1

Buildings that reinforce corners through changes in setback, articulation, materials, colour and massing (including

General Development Policies

height, width, bulk, roof form and slope).

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.

PO 1.3

Buildings (other than ancillary buildings, group dwellings or buildings on a battle-axe allotment) designed so the main façade faces the primary street frontage of the land on which they are situated.

PO 1.4

Plant, exhaust and intake vents and other technical equipment integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by:

- (a) positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces;
- (b) screening rooftop plant and equipment from view; and
- (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.

DTS / DPF 1.4

Development does not incorporate any structures that protrude beyond the roofline.

PO 1.5

The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.

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.

PO 2.2

Development designed to differentiate public, communal and private areas.

PO 2.3

Buildings designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.

PO 2.4

Development at street level designed to maximise opportunities for passive surveillance of adjacent public realm.

PO 2.5

Common areas and entry points of buildings (such as the foyer areas of residential buildings), and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.

Landscaping

PO 3.1

Landscaped (including trees), permeable open spaces incorporated to:

- (a) minimise heat absorption and reflection;
- (b) maximise shade and shelter;
- (c) maximise stormwater infiltration; and
- (d) enhance the appearance of land and streetscapes.

PO 4.1

Buildings sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas,

General Development Policies

habitable rooms, common areas and open spaces.

PO 4.2

Buildings sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.

PO 4.3

Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.

Water Sensitive Design

PO 5.1

Development sited and designed to maintain natural hydrological systems without negatively impacting:

- (a) the quantity and quality of surface and groundwater;
- (b) the depth and directional flow of surface and groundwater; or
- (c) the quality and function of natural springs.

Car parking appearance

PO 6.1

Development facing the street designed to minimise the negative impacts of any semi-basement and under-croft car parking on streetscapes.

DTS/DPF 6.1

The protrusion of semi-basement and undercroft car parking structures does not exceed 1.2m above finished ground level and is screened through appropriate plantings, except in a location or zone where a continuous ground floor façade aligned with the front property boundary is desired.

PO 6.2

Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.

PO 6.3

Pedestrian connections that are safe, legible, direct and accessible are provided between parking areas and the development.

PO 6.4

Street level vehicle parking areas that are open to the sky are landscaped to provide shade and reduce solar heat absorption and reflection.

DTS / DPF 6.4

Vehicle parking areas that are open to the sky and comprise 10 or more car parking spaces include a shade tree with a mature canopy of 4m diameter spaced for each 10 car parking spaces provided and a landscaped strip on any road frontage of a minimum dimension of 1m.

PO 6.5

Vehicle parking areas are landscaped along public frontages, allotment boundaries and between double rows of parking spaces.

DTS / DPF 6.5

Vehicle parking areas comprising 10 or more car parking spaces contain a vegetated landscaped strip of a minimum dimension of:

- (a) 1m along all public road frontages and allotment boundaries; and
- (b) 0.6m between double rows of car parking spaces.

General Development Policies

PO 6.6

Vehicle parking areas and associated driveways are landscaped to shade and positively contribute to amenity.

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 landscaping requirements.

Earthworks

PO 7.1

Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.

DTS / DPF 7.1

Development does not involve either:

- (a) excavation exceeding a vertical height of 1m;
- (b) filling exceeding a vertical height of 1m; or
- (c) a total combined excavation and filling vertical height of 2m or more.

Fences and walls

PO 8.1

Fences, walls and retaining walls of sufficient height to maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight.

PO 8.2

Landscaping incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts.

DTS / DPF 8.2

A vegetated landscaped strip 500mm deep or more is provided against the low side of a retaining wall.

ALL NON-RESIDENTIAL DEVELOPMENT

Water Sensitive Design

PO 41.1

Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater.

DTS/DPF 41.1

Development includes stormwater management systems designed to achieve the following gross pollutant outcomes:

- (a) 80 per cent reduction in average annual total suspended solids;
- (b) 60 per cent reduction in average annual total phosphorus;
- (c) 45 per cent reduction in average annual total nitrogen;
- (d) 90 per cent reduction of litter/gross pollutants compared to untreated stormwater runoff; and
- (e) no visible oils/grease for flows up to the 1-in-3 month average return interval flood peak flow.

PO 41.2

Water discharged from a development site to be of a physical, chemical and biological condition equivalent to or better than its pre-developed state.

PO 41.3

Development includes stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure the carrying capacities of downstream systems are not overloaded.

PO 42.1

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Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, plant or equipment that are:

- (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off;
- (b) paved with an impervious material to facilitate wastewater collection;
- (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area; and
- (d) designed to drain wastewater to either:
 - i. a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme; or
 - ii. a holding tank and its subsequent removal off-site on a regular basis.

Interface Between Land Uses

Desired Outcome DO1

Development located and designed to mitigate adverse effects on neighbouring and proximate land uses to reduce potential for conflict.

Hours of Operation

PO 2.1

Non-residential development does not unreasonably impact the amenity of existing sensitive receivers or an adjacent zone primarily for sensitive receivers through hours of operation having regard to:

- (a) the nature of the development;
- (b) measures to mitigate off-site impacts;
- (c) the extent to which the development is desired in the zone; and
- (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.

DTS/DPF 2.1

Consulting room, office and shop hours of operation are limited to 7am – 9pm Monday to Friday and 8am – 5pm Saturday inclusive.

Overshadowing

PO 3.1

Overshadowing of habitable room windows of adjacent residential land uses not unreasonably interrupted to maintain access to direct winter sunlight.

DTS/DPF 3.1

North-facing windows of habitable rooms of adjacent residential land uses receive at least 3 hours of direct sunlight over their surface between 9.00 am and 3.00 pm on 21 June.

PO 3.2

Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses not unreasonably interrupted to maintain access to direct winter sunlight.

DTS/DPF 3.2

Development maintains 2 hours direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in accordance with the following:

- (a) for ground level private open space, the smaller of the following:
 - i. half of the existing ground level open space; or
 - ii. 35m² of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m);
- (b) for ground level communal open space, at least half of the existing ground level open space.

Activities Generating Noise or Vibration

PO 4.1

Development that emits noise (other than music noise) does not unreasonably impact acoustic amenity at the nearest

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existing sensitive receivers.

DTS/DPF 4.1

Predicted noise at the nearest existing sensitive receiver achieves the relevant Environment Protection (Noise) Policy criteria.

PO 4.2

Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including:

- (a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers;
- (b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers;
- (c) housing plant and equipment within an enclosed structure or acoustic enclosure; and
- (d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.

Light Spill

PO 6.1

External lighting positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers.

PO 6.2

External lighting is not hazardous to motorists and cyclists.

Infrastructure and Renewable Energy Facilities

Desired Outcome DO1

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

Water Supply

PO 11.1

Development connected to an appropriate water supply to meet the ongoing requirements of the intended use.

DTS/DPF 11.1

Development is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the on-going requirements of the development.

Wastewater Services

PO 12.1

Development is connected to an approved common waste water disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the on-going requirements of the intended use in accordance with the following:

- (a) it is wholly located and contained within the allotment of the development they will service.
- (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes are to include disposal systems that minimise the risk of pollution to those water resources
- (c) ensures septic tank effluent drainage fields and other waste water disposal areas located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm.

DTS/DPF 12.1

Development is connected, or will be connected, to an approved common waste water disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead serviced by an on-site

General Development Policies

waste water treatment system in accordance with the following:

- (a) is wholly located and contained within the allotment of development it will service; and
- (b) ensures no part of a septic tank effluent drainage field or any other waste water disposal system is located:
 - i. within 50m of a watercourse, bore, well or dam;
 - ii. on any land with a slope greater than 20% (1-in-5), or a depth to bedrock or seasonal or permanent water table less than 1.2m; and
 - iii. on land that is waterlogged, saline, part of a runway area or likely to be inundated by a 10% AEP flood event.

PO 12.2

Effluent drainage fields and other waste water disposal areas maintained to ensure the effective operation of waste systems and minimise risks to human health and environmental harm.

Transport, Access and Parking

Desired Outcome DO1

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

Movement Systems

PO 1.1

Development integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.

PO 1.2

Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers.

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.

PO 1.4

Development sited and designed so that loading, unloading and turning of all traffic likely to be generated avoids interrupting the operation of and queuing on public roads and pedestrian paths.

DTS/DPF 1.4

All vehicle manoeuvring occurs onsite.

Sightlines

PO 2.1

Maintenance or enhancement of sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians to ensure safety for all road users and pedestrians.

PO 2.2

Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians.

Vehicle Access

PO 3.1

Safe and convenient access that minimises impact or interruption on the operation of public roads.

DTS/DPF 3.1

The access is:

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- (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; and
- (b) not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing.

PO 3.2

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

PO 3.3

Access points sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.

PO 3.4

Access points sited and designed to minimise any adverse impacts on neighbouring properties.

PO 3.5

Access points located so as not to interfere with mature street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.

DTS/DPF 3.5

The access point does not involve the removal or relocation of mature street trees, street furniture or utility infrastructure services.

PO 3.6

Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).

DTS/DPF 3.6

Driveways and access points:

- (a) for sites with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided.
- (b) for sites with a frontage to a public road greater than 20m:
 - i. a single access point no greater than 6m in width is provided; or
 - ii. not more than two access points with a width of 3.5m each are provided.

PO 3.7

Access points appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.

PO 3.8

Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.

PO 3.9

Development designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.

Access to People with Disabilities

PO 4.1

Development sited and designed to provide safe, dignified and convenient access for people with a disability.

Vehicle Parking Rates

PO 5.1

The provision of sufficient on-site vehicle parking and specifically marked accessible car parking places to

General Development Policies

meet the needs of the development or land use having regard to factors that may support a reduced onsite rate such as:

- (a) availability of on-street car parking
- (b) shared usage of other parking areas
- (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site the provision of vehicle parking may be shared.

DTS/DPF 5.1

Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using Transport, Access and Parking Table 1 – General Off-Street Car Parking Requirements or Transport, Access and Parking Table 2 – Off-Street Vehicle Parking Requirements in Designated Areas, whichever is relevant.

Vehicle Parking Areas

PO 6.1

Vehicle parking areas that are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.

DTS/DPF 6.1

Movement between vehicle parking areas within the site can occur without the need to use a public road.

PO 6.2

Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.

PO 6.3

Vehicle parking areas designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points.

PO 6.4

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

PO 6.5

Vehicle parking areas that are likely to be used during non-daylight hours are provided with floodlit entry and exit points to ensure clear visibility to users.

PO 6.6

Loading areas and designated parking spaces for service vehicles provided within the boundary of the site.

DTS/DPF 6.6

Loading areas and designated parking spaces are wholly located within the site.

PO 6.7

On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.

Undercroft and Below Ground Garaging and Parking of Vehicles

PO 7.1

Undercroft and below ground garaging of vehicles designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles.

Bicycle Parking in Designated Areas

PO 9.1

The provision of adequately sized on-site bicycle parking facilities to encourage cycling as an active transport mode supporting community health.

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DTS/DPF 9.1

Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements.

PO 9.2

Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and to deter property theft.

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.

Nature of Development: Element Two – Free standing pylon sign

Township Activity Centre Zone

Advertisements

DTS 5.1

Freestanding advertisements:

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

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Clearance from Overhead Powerlines:

DTS 1.1

One of the following is satisfied:

- (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*; or
- (b) there are no above ground powerlines adjoining the site that is the subject of the proposed development.

Advertisements

Appearance

DTS 1.1

Advertisements attached to a building:

- (a) if located below canopy level, are flush with a wall;
- (b) if located at canopy level, are in the form of a fascia sign;
- (c) if located above a canopy:
 - i. are flush with a wall;
 - ii. do not have any part rising above parapet height; and
 - iii. are not attached to the roof of the building.
- (d) (e) if attached to the side of a verandah, do not exceed the width of the verandah or project from the verandah;
- (e) if attached to the front of a verandah, do not exceed the length of the verandah or project from the
- (f) verandah;
- (g) if attached to a two storey building, have no part located above the finished floor level of the second storey of the building; and
- (h) 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.

DTS/DPF 1.3

Advertisements and/or advertising hoardings are:

- (a) completely contained within the boundaries of the site; or
- (b) if a road widening is applicable, advertising and/or advertising hoarding are completely contained within the proposed property boundary realignment.

DTS/DPF 1.4

An advertisement on public land:

- (a) achieves Advertisements DTS/DPF 1.1; or
- (b) is integrated with a bus shelter and it is not to be illuminated.

Proliferation of Advertisements**DTS/DPF 2.1**

No more than one advertisement is displayed on each public road per occupancy.

DTS/DPF 2.2

Advertisements for multiple-business or activity complex incorporating information regarding each business or activity in a single advertisement fixture or structure.

Advertising Content**DTS 3.1**

An advertisement does not contain third party content.

Amenity Content**DTS 4.1**

An advertisement does not incorporate any illumination.

Safety**DTS 5.1**

An advertisement with a minimum clearance of 2.5m between the top of the footway and base of the underside of the sign.

DTS/DPF 5.2

No advertisement illumination is proposed.

DTS/DPF 5.3

DTS/DPF 1.1, 1.2, 5.1, 5.2 and 5.5 are met.

DTS/DPF 5.4

An advertisement and/or advertising hoarding not located along or adjacent to a road having a speed limit of 80km/h or more.

DTS/DPF 5.5

Where the advertisement or advertising hoarding is:

- (a) on a kerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 0.6m from the roadside edge of the kerb;
- (b) on an unkerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 5.5m from the edge of the seal; or
- (c) on any other kerbed or unkerbed road, the advertisement or advertising hoarding is located a minimum of the following distance from the roadside edge of the kerb or the seal:
 - i. 110 km/h road – 14m
 - ii. 100 km/h road – 13m
 - iii. 90 km/h road – 10m
 - iv. 70 or 80 km/h road – 8.5m

Overlays

Advertising Near Signalised Intersections Overlay: All DTS

Airport Building Heights (Aircraft Landing Areas) Overlay: All DTS

Airport Building Heights (Regulated) Overlay: All DTS

Future Road Widening Overlay: DTS 1.1



**Government
of South Australia**

Department of Planning,
Transport and Infrastructure