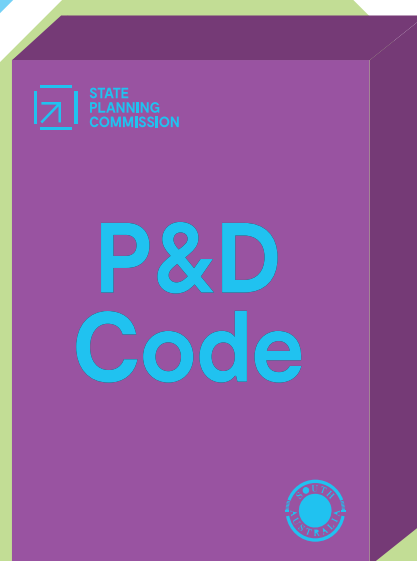


→ OUR
NEW
SYSTEM



PLANNING AND DESIGN CODE IN THE OUTBACK

(land not within a council area)

PHASE ONE

February 2019

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Citation and Commencement

Planning, Development and Infrastructure Act 2016

The *Planning, Development and Infrastructure Act 2016* (the Act) provides for the preparation of the South Australian Planning and Design Code, as a statutory instrument.

The South Australian Planning and Design Code is also a designated instrument under the Act, incorporating a comprehensive set of policies, rules and classifications which may be selected and applied in the various parts of the State through the operation of the Planning and Design Code together with the SA planning database for the purposes of development assessment and related matters within the State.

This planning scheme may be cited as South Australian Planning and Design Code (the Planning and Design Code).

The commencement date for the Planning and Design Code was [date].

Amendments to the Planning and Design Code are included in Appendix 1.

Index of South Australian Planning and Design Code

The South Australian Planning and Design Code comprises the following components:

- 1 Rules of Interpretation in Part 1 of the Planning and Design Code;
- 2 the zones and subzones in Part 2 of the Planning and Design Code;
- 3 the overlays Part 3 of the Planning and Design Code;
- 4 the general development policies in Part 4 of the Planning and Design Code;
- 5 Mapping is in Part 5 of the Planning and Design Code;
- 6 Land Use Definitions in Part 6 of the Planning and Design Code;
- 7 Administrative Definitions in Part 7 of the Planning and Design Code;
- 8 Referrals to other authorities or agencies in Part 8 of the Planning and Design Code;
- 9 Table of Code Amendments in Appendix 1 of the Planning and Design Code.

The sum of all of these components represent the full list of policies and rules that variously apply across the whole of the state, comprising the Planning and Design Code.

Part 1—Rules of Interpretation

1.1 How to determine what parts of the Planning and Design Code are relevant

The parts (components) of the Planning and Design Code that are relevant are determined by the location of a proposed development, and the type of development that is proposed.

A development's location will determine the zone that is relevant (all land is zoned). A location may also be the subject of a subzone and / or overlay(s). The Index of Mapping (providing an index to the spatial representation of all applicable zones, subzones and overlays) is used to determine what relevant zone applies to land, and whether a subzone and / or overlay(s) apply.

1.2 Definitions

- 1 A term used in the Planning and Design Code has the meaning assigned to that term by one of the following:
 - (a) the *Planning Development and Infrastructure Act 2016* (the Act);
 - (b) the *Planning Development and Infrastructure Regulations 2019* (the Regulations);
 - (c) the *Acts Interpretation Act 1915* (South Australia);
 - (d) the definitions in Parts 6 and 7 of the Planning and Design Code;
 - (e) the common meaning of the term.
- 2 In the event a term has been assigned a meaning in more than one of the Code's parts (ie. zone, subzone, overlay, general development provisions), the meaning contained in the part that sits highest in the Code Hierarchy will prevail.
- 3 A reference in the Planning and Design Code to any act includes any regulation or instrument made under it, and where amended or replaced, if the context permits, means the amended or replaced act.
- 4 A reference in the Planning and Design Code to a specific resource document or standard, means the latest version of the resource document or standard.
- 5 A reference to a part, section or table is a reference to a part, section or table of the Planning and Design Code.

1.3 Hierarchy of Zones, Overlays, Subzones and General Development Provisions

Where there is inconsistency between provisions in the Planning and Design Code, the following rules will apply:

- 1 overlays prevail over all other components to the extent of the inconsistency
- 2 subzones will prevail over zone and general development provisions and other policy to the extent of the inconsistency.

1.4 Rules for Development Assessment

The following rules for development assessment apply:

- Where a development comprises a mix of more than one development type, then the relevant provisions for the development will be taken to be the sum of the assessment criteria for the relevant development types.

- Desired Outcomes of a zone, overlay, subzone or general development provisions automatically apply in addition to the Performance Outcomes that are specified in a table of relevant provisions for performance assessed development, although any that are not relevant to the issue(s) addressed in relevant the Performance Outcome(s) will be disregarded.
- Where a component(s) of a deemed-to-satisfy development type does not meet a deemed-to-satisfy requirement, then the development shifts to 'Performance Assessed development'. Where this occurs, the relevant provisions for assessment are the Performance Outcomes that correspond with the provisions that have been specified as relevant deemed-to-satisfy requirements, plus any relevant Desired Outcomes.
- Relevant provisions that are identified for performance assessed development are those that are relevant to the assessment of the development.
- For a performance assessed development, regard should be given by the relevant authority to any deemed-to-satisfy requirement that corresponds with any Performance Outcome provision that is relevant to the assessment of the development.
- Where a development involves only a proposal to change the use of land in an existing building or structure, and does not include any alteration or addition to the building or structure that would otherwise require planning consent, then the most relevant provisions identified in any Table that relate to building form, appearance or any other requirements related to building work are not applicable. Functional policy requirements associated with the land use (such as car parking rates), or any other criteria not related to the existing building itself, still apply.

Punctuation and correct interpretation of policy:

- Planning and Design Code policy is drafted in a way that refers to the singular, however this is to be taken to also apply to more than one. For example, where a zone states that a dwelling or apartment building is an envisaged activity, then it automatically follows that dwellings or apartment buildings are also appropriate. If a policy is intended to apply only to the singular, or only to more than one, it will specifically indicate this. For example policy relating to a shop or a group of shops.
- A word followed by '; and' is considered to be 'and', and means both parts apply.
- A word followed by '; or' means either or both parts can apply.

Part 2—Zones and Subzones

2.1 Preliminary

- 1 Zones organise the planning outcomes in a way that facilitates the location of preferred or acceptable land uses, intensity of development, and built form and character.
- 2 Each zone identifies the following:
 - (a) assessment provisions that include the desired outcomes of the zone, along with performance outcomes (that achieve the desired outcomes) and associated deemed-to-satisfy requirements (where relevant)
 - (b) development that is classified as accepted, deemed-to-satisfy and restricted
 - (c) requirements for accepted development and deemed-to-satisfy development
 - (d) relevant provisions for performance assessed development and restricted development.
- 3 Subzones vary the policy that applies in the parent zone to reflect a local characteristic or circumstance.
- 4 Zones and subzones are mapped. Mapping is contained in **Part 5 – Mapping** of the Planning and Design Code.

2.2 Zones and Subzones

Table Z2 – Index of Zones and Subzones

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

Coastal Waters Zone

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Protection and enhancement of the natural marine environment and recognition of it as an important commercial, tourism and recreational resource and passage for safe watercraft navigation.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Environmental Protection	
PO 1.1 Development undertaken in a manner which minimises the potential for harm to the marine environment.	No deemed-to-satisfy requirements are applicable.
PO 1.2 Development minimises the potential harmful effects of turbidity and sedimentation on the marine environment both inside and outside of the zone.	No deemed-to-satisfy requirements are applicable.
Built Form and Character	
PO 2.1 Offshore development sited to minimise potential impacts on and to protect the integrity of reserves under the <i>National Parks and Wildlife Act 1972</i> .	DTS 2.1 Offshore development is located not less than 1000m from the boundary of any reserve under the <i>National Parks and Wildlife Act 1972</i> , unless a lesser distance is agreed with the Minister responsible for that Act.

Procedural Matters (PM)

Notification of Performance assessed development

All performance assessed development is excluded from public notification.

Coastal Waters Zone Table 1 - Development Classification

Accepted Development Classification

The following development types are classified as accepted development subject to meeting the requirements identified in *Coastal Waters Zone Table 2 –Requirements for Accepted Development*.

Development Type	Exceptions
None specified	None

Deemed-to-Satisfy Development Classification

The following development types are classified as deemed-to-satisfy subject to meeting the requirements identified in the *Coastal Waters Zone Table 3 – Requirements for Deemed-to-Satisfy Development*

Development Type	Exceptions
None specified	None

Restricted Development Classification

The following development types are classified as restricted development in the *Coastal Waters Zone*.

Note: Relevant provisions for restricted development are identified in *Coastal Waters Zone Table 5 – Relevant Provisions for Restricted Development*.

Development Type	Exceptions
None specified	None

Coastal Waters Zone Table 2 – Requirements for Accepted Development

Development Type	Classification Requirements Where one or more of the relevant provisions has not been met the development is code assessed.
None specified	None

Coastal Waters Zone Table 3 - Deemed-to-Satisfy Requirements

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant requirements will be taken to be the sum of the relevant requirements for each development type.	Relevant Requirements Where a deemed-to-satisfy classified development does not meet one of more of the relevant requirements it is no longer classified as deemed-to-satisfy development, and is performance assessed. In these instances the most relevant provisions are the Performance Outcomes that correspond with the specified Deemed-to-Satisfy requirement, plus any Desired Outcomes from the relevant module.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
None specified	None	None	None	None

Coastal Waters Zone Table 4 - Relevant Provisions for Performance Assessed Development

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.	Relevant Provisions The following provisions are relevant to the assessment of the identified development type. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome. Where there is inconsistency between provisions in the Planning and Design Code, Overlay provisions prevail to the extent of the inconsistency			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Aquaculture	All	Aquaculture [Marine Aquaculture]: PO 2.1 to 2.13 Marinas and On-Water Structures: All	None	Coastal Areas: All relevant provisions Hazards (Acid Sulphate Soils) Overlay: All Relevant Provisions Historic Shipwrecks Overlay: All Relevant Provisions Marine Parks (Managed Use): All Relevant Provisions Marine Parks (Restricted Use): All Relevant Provisions Murray Darling Basin Overlay: All Relevant Provisions RAMSAR Wetlands Overlay: All Relevant Provisions River Murray Flood Plain Overlay: All Relevant Provisions
Boat berth Jetty Pier Pontoon	All	Marinas and On-Water Structures: All	None	Coastal Areas: All relevant provisions Hazards (Acid Sulphate Soils) Overlay: All Relevant Provisions Historic Shipwrecks Overlay: All Relevant Provisions Marine Parks (Managed Use): All Relevant Provisions Marine Parks (Restricted Use): All Relevant Provisions RAMSAR Wetlands Overlay: All Relevant Provisions River Murray Flood Plain Overlay: All Relevant Provisions
Marina	All	Design and Siting [Environmental and Cultural Context]: PO 1.1 Marinas and On-Water Structures: All	None	Coastal Areas: All relevant provisions Hazards (Acid Sulphate Soils) Overlay: All Relevant Provisions Historic Shipwrecks Overlay: All Relevant Provisions Marine Parks (Managed Use): All Relevant Provisions Marine Parks (Restricted Use): All Relevant Provisions RAMSAR Wetlands Overlay: All Relevant Provisions River Murray Flood Plain Overlay: All Relevant Provisions
All other Code Assessed Development	All	All	None	All Relevant Overlays: All Relevant Provisions

Coastal Waters Zone Table 5 – Relevant Provisions for Restricted Development

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.	Relevant Provisions All provisions referred to are Performance Outcomes. Relevant Desired Outcomes are not listed, but automatically apply in relation to a restricted development. Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
None specified	None	None	None	None

Conservation Zone

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

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

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Environmental Protection	
PO 1.1 Development avoids areas that may endanger or threaten important nesting or breeding areas or the movement/migration patterns of fauna.	No deemed-to-satisfy requirements are applicable.
PO 1.2 Removal of locally indigenous vegetation is minimised to preserve the natural environment.	No deemed-to-satisfy requirements are applicable.
Land Division	
PO 2.1 Land division limited to that which supports the management, improvement or appreciation of the natural environment.	No deemed-to-satisfy requirements are applicable.
PO 2.2 Land division does not create any additional allotments unless the division: <ul style="list-style-type: none"> (a) supports the management, improvement or appreciation of the natural environment; or (b) is for tourist accommodation purposes and results in allotments: <ul style="list-style-type: none"> (i) greater than 5ha in area each to accommodate an existing tourist accommodation facility; and (ii) will not detrimentally affect the natural environment. 	DTS 2.2 Land division: <ul style="list-style-type: none"> (a) for the creation of a public road or a public reserve; or (b) for minor adjustment of allotment boundaries to remove an anomaly in existing boundaries with respect to the location of existing buildings or structures.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Land Use	
PO 3.1 Dwellings are single, detached, only result in one dwelling per allotment and are provided to support conservation administration.	No deemed-to-satisfy requirements are applicable.
PO 3.2 Farming activities occur on already cleared land and outside of areas containing native vegetation, coastal dunes and wetlands of national importance.	No deemed-to-satisfy requirements are applicable.
Built Form and Character	
PO 4.1 Development sited unobtrusively (preferably below hilltops and prominent ridgelines or where screened by existing vegetation) to minimise the visual impact on the natural environment.	No deemed-to-satisfy requirements are applicable.
PO 4.2 Earthworks are contained to minimise impact on the natural environment.	No deemed-to-satisfy requirements are applicable.
PO 4.3 Development blends in with the surrounding landscape through the use of low reflective materials and finishes that minimise glare and a colour palette that complements the surrounding landscape.	No deemed-to-satisfy requirements are applicable.
PO 4.4 Tourist accommodation designed to minimise potential for conversion to dwellings with techniques such as: (a) exclusion of functional areas generally associated with a dwelling such as a laundry or full sized kitchen; (b) shared services and facilities such as: (i) grouped accommodation; and (ii) grouped car parking.	No deemed-to-satisfy requirements are applicable.
PO 4.5 Recreation or visitor facilities located in publicly accessible areas in proximity to recreation trails to minimise impact on the natural environment.	No deemed-to-satisfy requirements are applicable.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
<p>PO 4.6</p> <p>Development designed to minimise impacts on the natural surrounding environment by containing construction and built form within a tightly defined site boundary.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 4.7</p> <p>Development does not obscure existing public views to landscape, river or seascape features and is not visibly prominent from key public vantage points, including public roads or car parking areas.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
Access and Car Parking	
<p>PO 5.1</p> <p>Vehicle access points are limited to minimise impact on the natural environment.</p>	<p>DTS 5.1</p> <p>No more than one vehicle access point is provided to a site, landmark or lookout.</p>
<p>PO 5.2</p> <p>Public recreational trails and access ways located to direct the public away from sensitive areas to minimise impact on the natural environment.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 5.3</p> <p>Access ways and trails are surfaced with permeable materials to minimise impact on the natural environment.</p>	<p>DTS 5.3</p> <p>Vehicle and pedestrian access ways are constructed of permeable materials.</p>
<p>PO 5.4</p> <p>Roads are of a width and route to encourage low speeds and to minimise impact on the natural environment through avoiding or minimising vegetation clearance.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 5.5</p> <p>Car parking areas designed to minimise impact on the natural environment.</p>	<p>DTS 5.5</p> <p>Car parking areas:</p> <ul style="list-style-type: none"> (a) are constructed of permeable material; (b) are located on already legally cleared land; and (c) are consolidated in one location; and (d) for tourist accommodation, provide a maximum of 1 space per tourist accommodation unit plus 0.5 spaces per employee.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Advertisement	
PO 6.1 Advertisements limited in number and size to minimise impact on the visual and natural environment.	DTS 6.1 Total combined area of advertisement(s) is not greater than 2m ² on any one site.
PO 6.2 Advertisements limited to those needed for direction, identification and/or interpretation of environmental values and recreational and tourism facilities.	DTS 6.2 Advertisements are for one or more of the following: <ul style="list-style-type: none"> (a) direction; (b) identification and interpretation of environmental values; or (c) identification of recreational and tourism facilities.
Landscaping	
PO 7.1 Screening and planting is provided to buildings and structures and comprises locally indigenous species to enhance the natural environment.	No deemed-to-satisfy requirements are applicable.
Hazard Risk Minimisation	
PO 8.1 Habitable buildings designed and sited to manage the risks of natural hazards on personal and public safety and property.	No deemed-to-satisfy requirements are applicable.

Procedural Matters (PM)

Notification
All performance assessed development is excluded from notification.

Conservation Zone Table 1 - Development Classification

Accepted Development Classification	
The following development types are classified as accepted development subject to meeting the requirements identified in <i>Conservation Zone Table 2 –Requirements for Accepted Development</i> .	
Development Type	Exceptions
Building work on railway land	None
Carport Outbuilding	Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate soils) overlay • Historic Shipwrecks Overlay • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay.
Demolition Internal building work	Except where any of the following apply: <ul style="list-style-type: none"> • State Heritage Place Overlay
Private bushfire shelters Solar photovoltaic panels (roof mounted) Water tank (above ground) Water tank (underground)	Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate soils) overlay • Historic Shipwrecks Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay.
Protective tree netting structure	Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate soils) overlay • Historic Shipwrecks Overlay • Ramsar Wetlands Overlay

Planning and Design Code**Zone Section****Conservation Zone Table 1 - Development Classification**

	<ul style="list-style-type: none"> • River Murray Flood Plain Overlay • State Heritage Place Overlay.
Spa pool Swimming pool	<p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate soils) overlay • Historic Shipwrecks Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay.
Verandah Shade sail	<p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate soils) overlay • Historic Shipwrecks Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Place Overlay.

Deemed-to-Satisfy Development Classification

The following development types are classified as deemed-to-satisfy subject to meeting the requirements identified in the *Conservation Zone Table 3 – Requirements for Deemed-to-Satisfy Development*

Development Type	Exceptions
Advertisement	<p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay.

Restricted Development Classification

The following development types are classified as restricted development in the Conservation Zone.

Note: Relevant provisions for restricted development are identified in *Conservation Zone Table 5 – Relevant Provisions for Restricted Development*.

Development Type	Exceptions
Land division	Where it meets Conservation Zone [Land Division] DTS 2.2
Tourist accommodation	None

Conservation Zone Table 2 – Requirements for Accepted Development

Development Type	Classification Requirements
Building work on railway land	<p>Where one or more of the relevant provisions has not been met the development is code assessed.</p> <ol style="list-style-type: none"> 1 Building work is associated with a railway 2 It is situated (or to be situated) on railway land 3 It is required for the conduct or maintenance of railway activities.
Carport	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 It is detached from and ancillary to a dwelling erected on the site 4 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building to which it is ancillary 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level 7 Total roof height - does not exceed 5m measure from natural ground level 8 Carport length - does not exceed 8m 9 Total roofed area of all existing or proposed buildings on the allotment - does not exceed 70% of the area of the allotment 10 Door opening for vehicle access – does not exceed, in total, 7m in width 11 The carport is located so that vehicle access: <ul style="list-style-type: none"> • 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 • will use a driveway that: <ol style="list-style-type: none"> (a) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and (b) will not interfere with an item of street furniture (including directional signs, lighting, seating and

Development Type	Classification Requirements Where one or more of the relevant provisions has not been met the development is code assessed.
	<p>weather shelters), other infrastructure, or a tree; or</p> <p>(c) will not require a driveway because the kerbing is formed in a manner that allows a vehicle to roll over it</p> <ul style="list-style-type: none"> 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 garage when the work is completed is not steeper than 1:4 on average.
Demolition	None
Internal building work	<ol style="list-style-type: none"> There will be no increase in the total floor area of the building There will be no alteration to the external appearance of the building to any significant degree.
Outbuilding (in the form of a garage)	<ol style="list-style-type: none"> The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> It is detached from and ancillary to a dwelling erected on the site, or a dwelling to be erected on the site in accordance with a development authorisation which has been granted Primary street setback – at least 5.5m from the primary street boundary and as far back as the building to which it is ancillary Secondary street setback – at least 900mm from the boundary of the allotment Side boundary setbacks – at least 900mm from the boundary of the allotment Total floor area - does not exceed 40m² Wall height - does not exceed 3m measured from top of footings and not including a gable end Total roof height - does not exceed 5m measure from natural ground level Wall length - does not exceed 8m Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70% Door opening for vehicle access – does not exceed, in total, 7m in width The garage is located so that vehicle access:

Development Type	Classification Requirements Where one or more of the relevant provisions has not been met the development is code assessed.
	<ul style="list-style-type: none"> 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 will use a driveway that: <ul style="list-style-type: none"> (a) is not located within 6m 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 (c) will not require a driveway because the kerbing is formed in a manner that allows a vehicle to roll over it; 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 garage when the work is completed is not steeper than 1:4 on average <p>14 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
Outbuilding (not being a garage)	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>3 It is detached from and ancillary to a dwelling erected on the site</p> <p>4 Primary street setback – at least as far back as the building to which it is ancillary</p> <p>5 Secondary street setback – at least 900mm from the boundary of the allotment</p> <p>6 Side boundary setbacks – at least 900mm from the boundary of the allotment</p> <p>7 Total floor area does not exceed 40m²</p> <p>8 Wall height - does not exceed 3m measured from top of footings and not including a gable end</p> <p>9 Total roof height - does not exceed 5m measure from natural ground level</p> <p>10 Wall length - does not exceed 8m</p> <p>11 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70%</p>

Development Type	Classification Requirements Where one or more of the relevant provisions has not been met the development is code assessed.
	12 if clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.
Private bushfire shelters	1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 Primary street setback – at least as far back as the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment 5 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).
Protective tree netting structure	1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 No part of the protective tree netting structure will be more than 6m above ground level (depending on where it is situated) 4 Netting visible from the outside of the protective tree netting structure is of a low light-reflective nature, and, in the case of a structure that has side netting, the side netting is of a dark colour 5 In the case of a development on a site that is within a Hazards (Bushfire Protection) Overlay, the protective tree netting structure provides for access to the site in accordance with the following: <ul style="list-style-type: none"> no part of the protective tree netting structure (including cables and points of attachment of cables (known as "auger" or "anchor" points)) will be within 5m of any boundary of the site; or does not prevent access or movement of vehicles of 4m height and 3.5m width (or less) on any access road or track (including fire tracks) on the site 6 No part of the netting canopy of the protective tree netting structure: <ul style="list-style-type: none"> will cover native vegetation; or will be within 5m of a road (including any road reserve)

Development Type	Classification Requirements Where one or more of the relevant provisions has not been met the development is code assessed.
	<p>7 The points of attachment of any cables will not be located:</p> <ul style="list-style-type: none"> • outside the boundaries of the site; or • within a watercourse (within the meaning of the <i>Natural Resources Management Act 2004</i>) <p>8 In relation to a dwelling located on an allotment adjoin the site on which the protective tree netting structure is located the protective tree netting structure complies with the following:</p> <ul style="list-style-type: none"> • if the netting canopy nearest the dwelling on the adjoining allotment is 4m or less above ground level (depending on where it is situated), no part of the netting canopy may be within 10m of the dwelling • in any other case, no part of the netting canopy may be within 15m of the dwelling.
Shade sail	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>3 Shade sail consists of permeable material</p> <p>4 The total area of the sail - does not exceed 40m²</p> <p>5 No part of the shade sail will be:</p> <ul style="list-style-type: none"> • 3m above ground or floor level at any place within 900mm of a boundary of the allotment • 5m above ground or floor level within any other part of the allotment <p>6 Length of sail along a boundary does not exceed 8m.</p>
Solar photovoltaic panels	<p>1 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>2 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>3 Panels and associated components do not overhang any part of the roof</p> <p>4 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>

Development Type	Classification Requirements Where one or more of the relevant provisions has not been met the development is code assessed.
Spa pool	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 It is detached from and ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted 4 Allotment boundary setback – at least 1m 5 Primary street setback – at least as far back as the building to which it is ancillary 6 Location of filtration system from a dwelling on an adjoining allotment: <ul style="list-style-type: none"> • At least 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise • At least 12m in any other case.
Swimming pool	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 It is detached from and ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted 4 Allotment boundary setback – at least 1m 5 Primary street setback – at least as far back as the building to which it is ancillary 6 Location of filtration system from a dwelling on an adjoining allotment: <ul style="list-style-type: none"> • At least 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise • At least 12m in any other case.
Verandah	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system

Development Type	Classification Requirements Where one or more of the relevant provisions has not been met the development is code assessed.
	<ol style="list-style-type: none"> 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 It is detached from and ancillary to a dwelling erected on the site 4 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building to which it is ancillary 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level 7 Total roof height - does not exceed 5m measure from natural ground level 8 Verandah length - does not exceed 8m 9 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70%.
Water tank (above ground)	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 The tank is part of a roof drainage system 4 Total floor area - not exceeding 15m² 5 The tank is located wholly above ground 6 Primary street setback – at least as far back as the building to which it is ancillary 7 In the case of a tank made of metal the tank is pre-colour treated or painted in a non-reflective colour.
Water tank (underground)	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank is ancillary to a dwelling erected on the site 3 The tank is located wholly below the level of the ground.

Conservation Zone Table 3 - Requirements for Deemed-to-Satisfy Development

Development Type	Relevant Requirements			
	Zone	General Development Policies	Subzone	Overlay
<div>Includes where a proposal is for a change in land use.</div> <div>Where a development comprises more than one development type, then the relevant requirements will be taken to be the sum of the relevant requirements for each development type.</div>			<div>(applies only in the area affected by the Subzone)</div>	<div>(applies only in the area affected by the Overlay)</div>
Advertisement	[Advertisement] DTS 6.1, 6.2	Advertisements [Appearance] DTS 1.1 and 1.2 Advertisements [Proliferation of Advertisements] DTS 2.1 and 2.2 Advertisements [Third Party Advertising] DTS 3.1 Advertisements [Safety] DTS 5.1, 5.2 and 5.4 Clearance from Overhead Powerlines DTS 1.1	None	Hazards (Acid Sulfate Soils): DTS 1.1 Historic Shipwrecks: DTS 1.1 and 1.2

Conservation Zone Table 4 - Relevant Provisions for Performance Assessed Development

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.	Relevant Provisions The following provisions are relevant to the assessment of the identified development type. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome. Where there is inconsistency between provisions in the Planning and Design Code, Overlay provisions prevail to the extent of the inconsistency.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	[Advertisement] PO 6.1, 6.2	Advertisements [Appearance]: PO 1.1 and 1.2 Advertisements [Proliferation of Advertisements]: PO 2.1 and 2.2 Advertisements [Third Party Advertising] PO 3.1 Advertisements [Safety] PO 5.1, 5.2 and 5.4 Clearance from Overhead Powerlines PO 1.1	None	Coastal Areas: All Relevant Provisions Ramsar Wetlands: All Relevant Provisions River Murray Flood Plain: All Relevant Provisions Sloping Land: All Relevant Provisions State Heritage Place: All Relevant Provisions Water Resources: All Relevant Provisions.
Agricultural building	[Environment Protection]: PO 1.2 [Land Use]: PO 2.2, 2.3 [Built Form and Character]: PO 3.1 to 3.3, 3.7 to 3.9 [Access and Car Parking]: PO 4.1, 4.3 [Landscaping]: PO 7.1	Clearance from Overhead Powerlines PO 1.1 Design and Siting [Environmental and Cultural Context]: PO 1.1 Design and Siting [Built Form Context] DTS 2.2 Interface between Land Uses [Overshadowing] PO 3.1 - 3.3	None	Coastal Areas: All Relevant Provisions Hazards (Acid Sulfate Soils): All Relevant Provisions Historic Shipwrecks: All Relevant Provisions Key Outback and Rural Routes: All Relevant Provisions Ramsar Wetlands: All Relevant Provisions River Murray Flood Plain: All Relevant Provisions Sloping Land: All Relevant Provisions State Heritage Place: All Relevant Provisions Water Resources: All Relevant Provisions.
Detached dwelling	[Environment Protection]: PO 1.2 [Land Use] PO 3.1, 3.2 [Built Form and Character]: PO 4.1 to 4.3, 4.6 to 4.7 [Access and Car Parking]: PO 5.1 to 5.4 [Landscaping]: PO 7.1 [Hazard Risk Minimisation]: PO 8.1	Clearance from Overhead Powerlines PO 1.1 Design and Siting [Environmental and Cultural Context]: PO 1.1 Design and Siting [Waste Storage] PO 10.1 Design and Siting [On-site Waste Treatment Systems]: PO 16.1 and 16.3 Infrastructure and Renewable Energy Facilities [On-site Water Supply and Wastewater Services] PO 11.2 – 11.5 Interface between Land Uses [Overshadowing] PO 3.1 - 3.2 Interface Between Land Uses [Activities Generating Noise and Vibration] PO 4.3	None	Coastal Areas: All Relevant Provisions Hazards (Acid Sulfate Soils): All Relevant Provisions Hazards (Bushfire Protection): All Relevant Provisions Historic Shipwrecks: All Relevant Provisions Key Outback and Rural Routes: All Relevant Provisions RAMSAR Wetlands: All Relevant Provisions River Murray Flood Plain: All Relevant Provisions Sloping Land: All Relevant Provisions State Heritage Place: All Relevant Provisions Water Resources: All Relevant Provisions

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.	Relevant Provisions The following provisions are relevant to the assessment of the identified development type. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome. Where there is inconsistency between provisions in the Planning and Design Code, Overlay provisions prevail to the extent of the inconsistency.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Land Uses [Interface with Rural Activities] PO 9.1 – 9.5 Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)] PO 10.1 Interface Between Land Uses [Interface with utility service infrastructure] PO 11.1 Residential Liveability [Private Open Space] PO 2.1 - 2.2 Residential Liveability [Onsite Facilities for Group Dwellings, Residential Flat Buildings, Multiple Dwellings, Supported Accommodation and Student Accommodation] PO 5.4 Site Contamination PO 1.1 Transport and Access [Vehicle Access] PO 3.1, 3.5 and 3.6 Transport and Access [Vehicle Parking Rates] PO 5.1		
Dwelling addition	[Environment Protection]: PO 1.2 [Land Use] PO 2.1, 2.2 [Built Form and Character]: PO 3.1 to 3.3, 3.6 to 3.9 [Access and Car Parking]: PO 4.1 to 4.4 [Landscaping]: PO 7.1 [Hazard Risk Minimisation]: PO 8.1	Clearance from Overhead Powerlines PO 1.1 Design and Siting [General]: PO 1.1 Design and Siting [Built Form Context]: PO 2.1 Design and Siting [Energy Efficient Design]: PO 7.1 to 7.3 Design and Siting [Landscaping]: PO 9.1, 9.2 Design and Siting [Transportable Buildings]: PO 11.1 Design and Siting [Water Sensitive Urban Design]: PO 13.1 to 13.3 Design and Siting [On-site Waste Treatment Systems]: PO 16.1 to 16.3 Infrastructure and Renewable Energy Facilities [On-site Water Supply and Wastewater Services]: PO 11.1 – 11.4	None	Coastal Areas: All Relevant Provisions Hazards (Acid Sulfate Soils): All Relevant Provisions Hazards (Bushfire Protection): All Relevant Provisions Historic Shipwrecks: All Relevant Provisions Key Outback and Rural Routes: All Relevant Provisions RAMSAR Wetlands: All Relevant Provisions River Murray Flood Plain: All Relevant Provisions Sloping Land: All Relevant Provisions State Heritage Place: All Relevant Provisions Water Resources: All Relevant Provisions
Farming	[Land Use]: PO 2.2, 2.3	Interface Between Land Uses [General Land Use Compatibility]: PO 1.2	None	Coastal Areas: All Relevant Provisions Ramsar Wetlands: All Relevant Provisions Water Resources: All Relevant Provisions.

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.	Relevant Provisions The following provisions are relevant to the assessment of the identified development type. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome. Where there is inconsistency between provisions in the Planning and Design Code, Overlay provisions prevail to the extent of the inconsistency.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Visitor/Tourist facility/Small-scale cultural or natural heritage interpretive facility	[Environment Protection]: PO 1.2. [Built Form and Character]: PO 3.1 to 3.3, 3.5 to 3.9 [Access and Car Parking]: PO 4.1 to 4.5 [Advertisements]: PO 6.1, 6.2 [Landscaping]: PO 7.1 [Hazard Risk Minimisation]: PO 8.1	Design and Siting [General]: PO 1.1 Design and Siting [Built Form Context]: PO 2.1, 2.9 Design and Siting [Energy Efficient Design]: PO 7.1 to 7.3 Design and Siting [Landscaping]: PO 9.1 Design and Siting [Waste Storage]: 10.1 Design and Siting [Transportable Buildings]: PO 11.1 Design and Siting [Site Earthworks]: 12.1 Design and Siting [Water Sensitive Urban Design]: PO 13.1 to 13.6 Design and Siting [On-site Waste Treatment Systems]: PO 16.1, 16.2 Infrastructure and Renewable Energy Facilities [On-site Water Supply and Wastewater Services]: PO 11.1 – 11.4 Transport Access and Parking [Vehicle Access]: PO 2.1, 2.3, 2.4 Transport Access and Parking [Access for People with Disabilities]: PO 3.1	None	Coastal Areas: All Relevant Provisions Hazards (Acid Sulfate Soils): All Relevant Provisions Historic Shipwrecks: All Relevant Provisions Key Outback and Rural Routes: All Relevant Provisions RAMSAR Wetlands: All Relevant Provisions River Murray Flood Plain: All Relevant Provisions Sloping Land: All Relevant Provisions State Heritage Place: All Relevant Provisions Water Resources: All Relevant Provisions
All other Code Assessed Development	All	All	None	All Relevant Overlays: All Relevant Provisions

Conservation Zone Table 5 – Relevant Provisions for Restricted Development

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.	Relevant Provisions All provisions referred to are Performance Outcomes. Relevant Desired Outcomes are not listed, but automatically apply in relation to a restricted development. Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Land division	[Environment Protection]: PO 1.1, 2.1 [Land Division] PO 2.1, 2.2 [Access and Car Parking]: PO 5.1, 5.2, 5.4, 5.5.	Land Division [General]: PO 1.1, 1.2, Land Division [Roads and Access]: PO 2.3	None	Coastal Areas: All Relevant Provisions
Tourist accommodation	[Environment Protection]: PO 1.1, 1.2 [Built Form and Character]: PO 3.1 to 3.4, 3.6 to 3.9 [Access and Car Parking]: PO 4.1 to 4.5 [Advertisement]: PO 6.1, 6.2 [Landscaping]: PO 7.1 [Hazard Risk Minimisation]: PO 8.1	Design and Siting [General]: PO 1.1 Design and Siting [Built Form Context]: PO 2.1, 2.9 Design and Siting [Energy Efficient Design]: PO 7.1 to 7.3 Design and Siting [Landscaping]: PO 9.1, 9.2 Design and Siting [Waste Storage]: PO 10.1 Design and Siting [Water Sensitive Urban Design]: PO 13.1 to 13.6 Design and Siting [On-site Waste Treatment Systems]: PO 16.1, 16.2 Infrastructure and Renewable Energy Facilities [On-site Water Supply and Wastewater Services]: PO 11.1 to 11.4 Tourist Development Outside of Urban Areas [General]: PO 1.1, 1.2 Transport Access and Parking [Vehicle Access]: PO 2.1, 2.3, 2.4 Transport Access and Parking [Access for People with Disabilities]: PO 3.1	None	Coastal Areas: All Relevant Provisions Hazards (Acid Sulfate Soils): All Relevant Provisions Hazards (Bushfire Protection): All Relevant Provisions Historic Shipwrecks: All Relevant Provisions Key Outback and Rural Routes: All Relevant Provisions Prescribed Water Courses: All Relevant Provisions Prescribed Well Areas: All Relevant Provisions RAMSAR Wetlands: All Relevant Provisions River Murray Flood Plain: All Relevant Provisions Sloping Land: All Relevant Provisions Water Resources: All Relevant Provisions

Local Infrastructure (Airfield) Zone

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

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

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Land Use	
PO 1.1 Development does not impede aviation operations.	No deemed-to-satisfy requirements are applicable.
Built Form and Character	
PO 2.1 Development that is sensitive to aircraft noise is designed to minimise aircraft noise intrusion and provide appropriate interior amenity.	No deemed-to-satisfy requirements are applicable.
Hazard Risk Minimisation	
PO 3.1 Habitable buildings designed and sited to manage the risks of natural hazards on personal and public safety and property.	No deemed-to-satisfy requirements are applicable.

Procedural Matters (PM)

Notification of Performance assessed development

All performance assessed development is excluded from public notification.

Local Infrastructure (Airfield) Zone Table 1 - Development Classification

Accepted Development Classification

The following development types are classified as accepted development subject to meeting the requirements identified in *Local Infrastructure (Airfield) Zone Table 2 –Requirements for Accepted Development*.

Development Type	Exceptions
Building work on railway land	None
Demolition	None
Internal building work	None
Outbuilding Carport Verandah Shade Sail	None
Private bushfire shelters Solar photovoltaic panels Water tank (underground)	None
Water tank (above ground)	None

Deemed-to-Satisfy Development Classification

The following development types are classified as deemed-to-satisfy subject to meeting the requirements identified in the *Local Infrastructure (Airfield) Zone Table 3 – Requirements for Deemed-to-Satisfy Development*

Development Type	Exceptions
Advertisement	None
Excavation and Filling	None

Restricted Development Classification

The following development types are classified as restricted development in the *Local Infrastructure (Airfield) Zone*.

Note: Relevant provisions for restricted development are identified in *Local Infrastructure (Airfield) Zone Table 5 – Relevant Provisions for Restricted Development*.

Development Type	Exceptions
None specified	None

Local Infrastructure (Airfield) Zone Table 2 – Requirements for Accepted Development

Development Type	Classification Requirements
	Where one or more of the relevant provisions has not been met the development is code assessed.
Building work on railway land	<ol style="list-style-type: none"> 1 Building work is associated with a railway 2 It is situated (or to be situated) on <u>railway land</u> 3 It is required for the conduct or maintenance of railway activities.
Carport	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 It is detached from and ancillary to a dwelling erected on the site 4 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building to which it is ancillary 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level 7 Total roof height - does not exceed 5m measure from natural ground level 8 Carport length - does not exceed 8m 9 Total roofed area of all existing or proposed buildings on the allotment - does not exceed 70% of the area of the allotment 10 Door opening for vehicle access – does not exceed, in total, 7m in width 11 The carport is located so that vehicle access: <ul style="list-style-type: none"> • 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 <u>division of land</u>; or • will use a driveway that: <ol style="list-style-type: none"> (a) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and (b) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or

Development Type	Classification Requirements Where one or more of the relevant provisions has not been met the development is code assessed.
	<p>(c) will not require a driveway because the kerbing is formed in a manner that allows a vehicle to roll over it</p> <ul style="list-style-type: none"> 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 garage when the work is completed is not steeper than 1:4 on average.
Demolition	None
Internal building work	<ol style="list-style-type: none"> There will be no increase in the total floor area of the building There will be no alteration to the external appearance of the building to any significant degree.
Outbuilding (in the form of a garage)	<ol style="list-style-type: none"> The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> It is detached from and ancillary to a dwelling erected on the site, or a dwelling to be erected on the site in accordance with a development authorisation which has been granted Primary street setback – at least 5.5m from the primary street boundary and as far back as the building to which it is ancillary Secondary street setback – at least 900mm from the boundary of the allotment Side boundary setbacks – at least 900mm from the boundary of the allotment Total floor area - does not exceed 40m² Wall height - does not exceed 3m measured from top of footings and not including a gable end Total roof height - does not exceed 5m measure from natural ground level Wall length - does not exceed 8m Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70% Door opening for vehicle access – does not exceed, in total, 7m in width The garage is located so that vehicle access: <ul style="list-style-type: none"> is provided via a lawfully existing or authorised driveway or access point or an access point for which

Development Type	Classification Requirements Where one or more of the relevant provisions has not been met the development is code assessed.
	<p>consent has been granted as part of an application for the <u>division</u> of <u>land</u>; or</p> <ul style="list-style-type: none"> • will use a driveway that: <ul style="list-style-type: none"> (a) is not located within 6m 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 (c) will not require a driveway because the kerbing is formed in a manner that allows a vehicle to roll over it; • 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 garage when the work is completed is not steeper than 1:4 on average <p>14 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
Outbuilding (not being a garage)	<ul style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 It is detached from and ancillary to a dwelling erected on the site 4 Primary street setback – at least as far back as the building to which it is ancillary 5 Secondary street setback – at least 900mm from the boundary of the allotment 6 Side boundary setbacks – at least 900mm from the boundary of the allotment 7 Total floor area does not exceed 40m² 8 Wall height - does not exceed 3m measured from top of footings and not including a gable end 9 Total roof height - does not exceed 5m measure from natural ground level 10 Wall length - does not exceed 8m 11 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70%

Development Type	Classification Requirements Where one or more of the relevant provisions has not been met the development is code assessed.
	12 if clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.
Private bushfire shelters	1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 Primary street setback – at least as far back as the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment 5 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).
Shade sail	1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 Shade sail consists of permeable material 4 The total area of the sail - does not exceed 40m ² 5 No part of the shade sail will be: <ul style="list-style-type: none"> • 3m above ground or floor level at any place within 900mm of a boundary of the allotment • 5m above ground or floor level within any other part of the allotment 6 Length of sail along a boundary does not exceed 8m.
Solar photovoltaic panels	1 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 2 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 3 Panels and associated components do not overhang any part of the roof 4 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.

Development Type	Classification Requirements
Verandah	<p>Where one or more of the relevant provisions has not been met the development is code assessed.</p> <ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 It is detached from and ancillary to a dwelling erected on the site 4 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building to which it is ancillary 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level 7 Total roof height - does not exceed 5m measure from natural ground level 8 Verandah length - does not exceed 8m 9 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70%.
Water tank (above ground)	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 The tank is part of a roof drainage system 4 Total floor area - not exceeding 15m² 5 The tank is located wholly above ground 6 Primary street setback – at least as far back as the building to which it is ancillary 7 In the case of a tank made of metal the tank is pre-colour treated or painted in a non-reflective colour.
Water tank (underground)	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank is ancillary to a dwelling erected on the site 3 The tank is located wholly below the level of the ground.

Local Infrastructure (Airfield) Zone Table 3 - Deemed-to-Satisfy Requirements

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant requirements will be taken to be the sum of the relevant requirements for each development type.	Relevant Requirements Where a deemed-to-satisfy classified development does not meet one of more of the relevant requirements it is no longer classified as deemed-to-satisfy development, and is performance assessed. In these instances the most relevant provisions are the Performance Outcomes that correspond with the specified Deemed-to-Satisfy requirement, plus any Desired Outcomes from the relevant module.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	None	Advertisements [Appearance] DTS 1.2 and 1.2 Advertisements [Proliferation of Advertisements] DTS 2.1 and 2.2 Advertisements [Third Party Advertising] DTS 3.1 Advertisements [Safety] DTS 5.1, 5.2 and 5.4 Clearance from Overhead Powerlines DTS 1.1	None	None
Excavation and filling	None	Design and Siting [Site Earthworks] DTS 12.1	None	None

Local Infrastructure (Airfield) Zone Table 4 - Relevant Provisions for Performance Assessed Development

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.	Relevant Provisions The following provisions are relevant to the assessment of the identified development type. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome. Where there is inconsistency between provisions in the Planning and Design Code, Overlay provisions prevail to the extent of the inconsistency.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	None	Advertisements [Appearance]: PO 1.1 and 1.2 Advertisements [Proliferation of Advertisements]: PO 2.1 and 2.2 Advertisements [Third Party Advertising] PO 3.1 Advertisements [Safety] PO 5.1, 5.2 and 5.4 Clearance from Overhead Powerlines PO 1.1	None	None
Air passenger or air freight terminal	None	Clearance from Overhead Powerlines: PO 1.1 Design and Siting [Environmental and Cultural Context]: PO 1.1 Design and Siting [Built Form Context] PO: 2.4 Design and Siting [Waste Storage] PO: 10.1 Design and Siting [On-site Waste Treatment Systems] PO 16.1 and 16.3 Infrastructure and Renewable Energy Facilities [On-site Water Supply and Wastewater Services]: PO 11.1, 11.2, 11.3 and 11.5 Interface Between Land Uses [Overshadowing]: PO 3.1 and 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1 Transport, Access and Parking [Movement Systems]: PO 1.1-1.4 Transport, Access and Parking [Sightlines]: PO 2.1 Transport, Access and Parking [Vehicle Access]: PO 3.5 and 3.6 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.2, 6.7	None	Hazards (Bushfire Protection): All Relevant Provisions
Airport	None	Clearance from Overhead Powerlines: PO 1.1 Design and Siting [Environmental and Cultural Context]: PO 1.1	None	Hazards (Bushfire Protection): All Relevant Provisions

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.	Relevant Provisions The following provisions are relevant to the assessment of the identified development type. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome. Where there is inconsistency between provisions in the Planning and Design Code, Overlay provisions prevail to the extent of the inconsistency.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design and Siting [Built Form Context] PO: 2.4 Design and Siting [Waste Storage] PO: 10.1 Design and Siting [On-site Waste Treatment Systems] PO: 16.1, 16.3 Infrastructure and Renewable Energy Facilities [On-site Water Supply and Wastewater Services]: PO 11.1, 11.2, 11.3 and 11.5 Interface Between Land Uses [Overshadowing]: PO 3.1 and 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1 Transport, Access and Parking [Movement Systems]: PO 1.1 to 1.4, Transport, Access and Parking [Sightlines]: PO 2.1 Transport, Access and Parking [Vehicle Access]: PO 3.5 and 3.6 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.2 and 6.7		
Demolition	None	None	None	
Excavation and filling	None	Design and Siting [Site Earthworks] PO 12.1	None	Hazard (Bushfire Protection): All relevant provisions
Fence	None	Design and Siting [Fences, Walls and Retaining Walls] PO 8.1	None	None
Fuel depot	PO 1.1	Clearance from Overhead Powerlines PO 1.1 Design and Siting [Built Form Context] PO 2.1 to 2.6 Design and Siting [Public Realm Interface] PO 4.1 to 4.5 Design and Siting [Crime Prevention] PO 5.1 and 5.2 Design and Siting [Visual Privacy] PO 6.1 Design and Siting [Energy Efficiency] PO 7.1 to 7.3	None	None

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.	Relevant Provisions The following provisions are relevant to the assessment of the identified development type. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome. Where there is inconsistency between provisions in the Planning and Design Code, Overlay provisions prevail to the extent of the inconsistency.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design and Siting [Fences, Walls and Retaining Walls] PO 8.1 and 8.2 Design and Siting [Landscaping] PO 9.1 and 9.2 Design and Siting [Waste Storage] PO 10.1 Design and Siting [Transportable Buildings] PO 11.1 Design and Siting [Water Sensitive Design] PO 13.1 to 13.3 Design and Siting [Wash-down and Waste Loading and Unloading] PO 15.1 Design and Siting [On-site Waste Treatment Systems] PO 16.1 and 16.2 Infrastructure and Renewable Facilities [General] PO 1.2 Infrastructure and Renewable Facilities [On-site Water Supply and Wastewater Services] PO 11.1 to 11.3 and 11.5 Interface between Land Uses [General Land Use Compatibility] PO 1.2 Interface between Land Uses [Hours of Operation] PO 2.1 Interface between Land Uses [Overshadowing] PO 3.1 to 3.3 Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.1 and 4.2 Interface between Land Uses [Air Quality] PO 5.1 and 5.2 Interface between Land Uses [Light Spill] PO 6.1 and 6.2 Interface between Land Uses [Solar Reflectivity / Glare] PO 7.1 Transport and Access [Movement Systems] PO 1.2 to 1.4 Transport and Access [Sightlines] PO 2.1 and 2.2 Transport and Access [Vehicle Access] PO 3.1, 3.4, 3.5 and 3.6 Transport and Access [Vehicle Parking Rates] PO 5.1		

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.	Relevant Provisions The following provisions are relevant to the assessment of the identified development type. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome. Where there is inconsistency between provisions in the Planning and Design Code, Overlay provisions prevail to the extent of the inconsistency.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport and Access [Vehicle Parking Areas] PO 6.2, 6.6 and 6.7		
Light industry Warehouse Store	PO 1.1 and 3.1	Clearance from Overhead Powerlines PO 1.1 Design and Siting [Built Form Context] PO 2.1 to 2.6 Design and Siting [Public Realm Interface] PO 4.1 to 4.5 Design and Siting [Crime Prevention] PO 5.1 and 5.2 Design and Siting [Visual Privacy] PO 6.1 Design and Siting [Energy Efficiency] PO 7.1 to 7.3 Design and Siting [Fences, Walls and Retaining Walls] PO 8.1 and 8.2 Design and Siting [Landscaping] PO 9.1 and 9.2 Design and Siting [Waste Storage] PO 10.1 Design and Siting [Transportable Buildings] PO 11.1 Design and Siting [Water Sensitive Design] PO 13.1 to 13.3 Design and Siting [Wash-down and Waste Loading and Unloading] PO 15.1 Design and Siting [On-site Waste Treatment Systems] PO 16.1 and 16.2 Infrastructure and Renewable Facilities [General] PO 1.2 Infrastructure and Renewable Facilities [On-site Water Supply and Wastewater Services] PO 11.1 to 11.3 and 11.5 Interface between Land Uses [General Land Use Compatibility] PO 1.2 Interface between Land Uses [Hours of Operation] PO 2.1 Interface between Land Uses [Overshadowing] PO 3.1 to 3.3 Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.1 and 4.2 Interface between Land Uses [Air Quality] PO 5.1 and 5.2	None	None

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.	Relevant Provisions The following provisions are relevant to the assessment of the identified development type. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome. Where there is inconsistency between provisions in the Planning and Design Code, Overlay provisions prevail to the extent of the inconsistency.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface between Land Uses [Light Spill] PO 6.1 and 6.2 Interface between Land Uses [Solar Reflectivity / Glare] PO 7.1 Transport and Access [Movement Systems] PO 1.2 to 1.4 Transport and Access [Sightlines] PO 2.1 and 2.2 Transport and Access [Vehicle Access] PO 3.1, 3.4, 3.5 and 3.6 Transport and Access [Vehicle Parking Rates] PO 5.1 Transport and Access [Vehicle Parking Areas] PO 6.2, 6.6 and 6.7		
Shop	PO 1.1 and 3.1	Clearance from Overhead Powerlines PO 1.1 Design and Siting [Built Form Context] PO 2.1 to 2.6 Design and Siting [Public Realm Interface] PO 4.1 to 4.5 Design and Siting [Crime Prevention] PO 5.1 and 5.2 Design and Siting [Visual Privacy] PO 6.1 Design and Siting [Energy Efficiency] PO 7.1 to 7.3 Design and Siting [Fences, Walls and Retaining Walls] PO 8.1 and 8.2 Design and Siting [Landscaping] PO 9.1 and 9.2 Design and Siting [Waste Storage] PO 10.1 Design and Siting [Transportable Buildings] PO 11.1 Design and Siting [Water Sensitive Design] PO 13.1 to 13.3 Design and Siting [Wash-down and Waste Loading and Unloading] PO 15.1 Design and Siting [On-site Waste Treatment Systems] PO 16.1 and 16.2 Infrastructure and Renewable Facilities [On-site Water Supply and Wastewater Services] PO 11.2 to 11.5 Interface between Land Uses [General Land Use Compatibility] PO 1.2	None	None

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.	Relevant Provisions The following provisions are relevant to the assessment of the identified development type. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome. Where there is inconsistency between provisions in the Planning and Design Code, Overlay provisions prevail to the extent of the inconsistency.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface between Land Uses [Hours of Operation] PO 2.1 Interface between Land Uses [Overshadowing] PO 3.1 to 3.3 Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.1, 4.2, 4.5 and 4.6 Interface between Land Uses [Air Quality] PO 5.1 and 5.2 Interface between Land Uses [Light Spill] PO 6.1 and 6.2 Interface between Land Uses [Solar Reflectivity / Glare] PO 7.1 Transport and Access [Movement Systems] PO 1.2 to 1.4 Transport and Access [Sightlines] PO 2.1 and 2.2 Transport and Access [Vehicle Access] PO 3.1 to 3.9 Transport and Access [Access for People with Disabilities] PO 4.1 Transport and Access [Vehicle Parking Rates] PO 5.1 Transport and Access [Vehicle Parking Areas] PO 6.1 to 6.8		
All other Code Assessed Development	All	All	None	All Relevant Overlays: All Relevant Provisions

Local Infrastructure (Airfield) Zone Table 5 – Relevant Provisions for Restricted Development

Development Type <div>(includes where a proposal is for a change in land use)</div> <div>Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.</div>	Relevant Provisions <div>All provisions referred to are Performance Outcomes.</div> <div>Relevant Desired Outcomes are not listed, but automatically apply in relation to a restricted development.</div> <div>Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome.</div>			
	Zone	General Development Policies	Subzone <div>(applies only in the area affected by the Subzone)</div>	Overlay <div>(applies only in the area affected by the Overlay)</div>
None specified	None	None	None	None

Remote Areas Zone

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

A wide range of activities from pastoral, grazing and farming activities, mining and petroleum (and associated settlement activities), tourism, renewable energy facilities, aerospace and defence related facilities (and associated settlement activities), remote settlements and Aboriginal lands.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Built Form and Character	
PO 1.1 Development sited and designed to protect natural features and the conservation value of the area.	No deemed-to-satisfy requirements are applicable.
PO 1.2 Low-rise buildings to minimise visual impact on the surrounding locality.	DTS 1.2 Building height (excluding garages, carports and outbuildings) that is no greater than 2 building levels and 9m from the top of the footings and wall height that is no greater than 6m from the top of the footings.
Hazard Risk Minimisation	
PO 2.1 Habitable buildings designed and sited to manage the risks of natural hazards on personal and public safety and property.	No deemed-to-satisfy requirements are applicable.

Procedural Matters (PM)

Notification

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

- (a) wind farm and ancillary development including electricity substation, maintenance sheds, access roads, and connecting power-lines where the base of any wind turbine is 2,000m from:
 - (i) an existing dwelling or tourist accommodation that is not associated with the wind farm;
 - (ii) a proposed dwelling or tourist accommodation for which an operable planning consent exists;
 - (iii) the boundaries of any airfield, airport, Local Infrastructure (Airfield) Zone, Settlement Zone, Township Zone or any State Heritage Area Overlay; and
- (b) wind monitoring mast and ancillary development.

Remote Areas Zone Table 1 - Development Classification

Accepted Development Classification

The following development types are classified as accepted development subject to meeting the requirements identified in *Remote Areas Zone Table 2 –Requirements for Accepted Development*.

Development Type	Exceptions
Building work on railway land	None
Carport Outbuilding	<p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate soils) overlay • Historic Shipwrecks Overlay • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay.
Demolition Internal building work	<p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • State Heritage Area Overlay • State Heritage Place Overlay.
Dwelling addition	<p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate Soil) Overlay • Hazards (Bushfire) Overlay • Historic Shipwrecks Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • Sloping Land Overlay • State Heritage Area Overlay

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Remote Areas Zone Table 1 - Development Classification

	<ul style="list-style-type: none"> • State Heritage Place Overlay • Water Resources Overlay.
Private bushfire shelters Solar photovoltaic panels (roof mounted) Water tank (above ground) Water tank (underground)	Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate soils) overlay • Historic Shipwrecks Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay.
Protective tree netting structure	Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate soils) overlay • Historic Shipwrecks Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay.
Spa pool Swimming pool	Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate soils) overlay • Historic Shipwrecks Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay.
Verandah Shade sail	Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate soils) overlay • Historic Shipwrecks Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay

Planning and Design Code**Zone Section****Remote Areas Zone Table 1 - Development Classification**

	<ul style="list-style-type: none"> • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay.
<p>Where it is located within the boundary of a mining settlement associated with an approved mining lease that has been granted final development approval:</p> <p>Accommodation units</p> <p>Building or building work</p> <p>Bus terminal</p> <p>Car parking area</p> <p>Commercial development</p> <p>Community facility</p> <p>Industry</p> <p>Infrastructure</p> <p>Office</p> <p>Recreation facilities</p> <p>Shop or group of shops</p> <p>Site works</p> <p>Tavern / club</p> <p>Warehouse</p>	None

Deemed-to-Satisfy Development Classification

The following development types are classified as deemed-to-satisfy subject to meeting the requirements identified in the *Remote Areas Zone Table 3 – Requirements for Deemed-to-Satisfy Development*.

Development Type	Exceptions
Advertisement	<p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Building Near Airfields Overlay • Coastal Areas Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay.

Planning and Design Code
Zone Section
Remote Areas Zone Table 1 - Development Classification

<p>Carport</p> <p>Outbuilding</p> <p>Verandah</p>	<p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • Sloping Land Overlay • State Heritage Areas Overlay • State Heritage Place Overlay • Water Resources Overlay.
<p>Dwelling</p>	<p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Building Near Airfields Overlay • Coastal Areas Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay.
<p>Essential infrastructure, where it is required to service development within the Local Infrastructure (Airfield) Zone located on the Andamooka Road (11km east of the eastern most boundary of Roxby Downs [Municipality]) and / or the site of Olympic Dam mining settlement (as per the approved Olympic Dam mining lease) provided it is sited within 150m north, and 50m south, of the existing road alignment of Andamooka Road, between the eastern boundary of the Roxby Downs (Municipality) and the eastern zone boundary of the Local Infrastructure (Airfield) Zone</p>	<p>None</p>
<p>Excavation and filling</p>	<p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay.

Farming	<ul style="list-style-type: none"> • Coastal Areas Overlay • Ramsar Wetlands Overlay • Water Resources Overlay.
<p>Restricted Development Classification</p> <p>The following development types are classified as restricted development in the Remote Areas Zone.</p> <p>Note: Relevant provisions for restricted development are identified in <i>Remote Areas Table 5 – Relevant Provisions for Restricted Development</i>.</p>	
Development Type	Exceptions
None specified	None

Remote Areas Zone Table 2 – Requirements for Accepted Development

Development Type	Classification Requirements Where one or more of the relevant provisions has not been met the development is code assessed.
Building work on railway land	<ol style="list-style-type: none"> 1 Building work is associated with a railway 2 It is situated (or to be situated) on railway land 3 It is required for the conduct or maintenance of railway activities.
Carport	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 It is detached from and ancillary to a dwelling erected on the site 4 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building to which it is ancillary 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level 7 Total roof height - does not exceed 5m measure from natural ground level 8 Carport length - does not exceed 8m 9 Total roofed area of all existing or proposed buildings on the allotment - does not exceed 70% of the area of the allotment 10 Door opening for vehicle access – does not exceed, in total, 7m in width 11 The carport is located so that vehicle access: <ul style="list-style-type: none"> • 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 • will use a driveway that: <ol style="list-style-type: none"> (a) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and (b) will not interfere with an item of street furniture (including directional signs, lighting, seating and

Development Type	Classification Requirements Where one or more of the relevant provisions has not been met the development is code assessed.
	<p>weather shelters), other infrastructure, or a tree; or</p> <p>(c) will not require a driveway because the kerbing is formed in a manner that allows a vehicle to roll over it</p> <ul style="list-style-type: none"> 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 garage when the work is completed is not steeper than 1:4 on average.
Demolition	None
Dwelling addition	<ol style="list-style-type: none"> Building height - (excluding garages, carports and outbuildings) is no greater than 2 building levels and 9m from the top of the footings and wall height that is no greater than 6m from the top of the footings. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> Overshadowing – <ol style="list-style-type: none"> North-facing windows of habitable rooms of adjacent residential premises receive at least 3 hours of direct sunlight over a portion of their surface between 9.00 am and 3.00 pm on 21 June. Primary open space of adjacent dwellings receives direct sunlight for a minimum of 2 hours between 9.00 am and 3.00 pm on 21 June in accordance with the following: <ol style="list-style-type: none"> for ground level private open space, the smaller of the following: <ol style="list-style-type: none"> half of the existing ground level open space; or 35m² of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m). for ground level communal open space, at least half of the existing ground level open space. It does not result in: <ol style="list-style-type: none"> less private open space than specified in Residential Liveability Table 1 - Private Open Space; and

Development Type	Classification Requirements Where one or more of the relevant provisions has not been met the development is code assessed.
	(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - Off-street Car Parking Requirements .
Internal building work	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building to any significant degree.
Outbuilding (in the form of a garage)	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 It is detached from and ancillary to a dwelling erected on the site, or a dwelling to be erected on the site in accordance with a development authorisation which has been granted 4 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building to which it is ancillary 5 Secondary street setback – at least 900mm from the boundary of the allotment 6 Side boundary setbacks – at least 900mm from the boundary of the allotment 7 Total floor area - does not exceed 40m² 8 Wall height - does not exceed 3m measured from the top of the footings and not including a gable end 9 Total roof height - does not exceed 5m measure from natural ground level 10 Wall length - does not exceed 8m 11 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70% 12 Door opening for vehicle access – does not exceed, in total, 7m in width 13 The garage is located so that vehicle access: <ul style="list-style-type: none"> • 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 • will use a driveway that:

Development Type	Classification Requirements Where one or more of the relevant provisions has not been met the development is code assessed.
	<ul style="list-style-type: none"> (a) is not located within 6m 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 (c) will not require a driveway because the kerbing is formed in a manner that allows a vehicle to roll over it; <ul style="list-style-type: none"> • 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 garage when the work is completed is not steeper than 1:4 on average <p>14 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
Outbuilding (not being a garage)	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>3 It is detached from and ancillary to a dwelling erected on the site</p> <p>4 Primary street setback – at least as far back as the building to which it is ancillary</p> <p>5 Secondary street setback – at least 900mm from the boundary of the allotment</p> <p>6 Side boundary setbacks – at least 900mm from the boundary of the allotment</p> <p>7 Total floor area does not exceed 40m²</p> <p>8 Wall height - does not exceed 3m measured from the top of the footings and not including a gable end</p> <p>9 Total roof height - does not exceed 5m measure from natural ground level</p> <p>10 Wall length - does not exceed 8m</p> <p>11 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70%</p> <p>12 if clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>

Development Type	Classification Requirements Where one or more of the relevant provisions has not been met the development is code assessed.
Private bushfire shelters	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 Primary street setback – at least as far back as the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment 5 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).
Protective tree netting structure	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 No part of the protective tree netting structure will be more than 6m above ground level (depending on where it is situated) 4 Netting visible from the outside of the protective tree netting structure is of a low light-reflective nature, and, in the case of a structure that has side netting, the side netting is of a dark colour 5 In the case of a development on a site that is within a Hazards (Bushfire Protection) Overlay, the protective tree netting structure provides for access to the site in accordance with the following: <ul style="list-style-type: none"> • no part of the protective tree netting structure (including cables and points of attachment of cables (known as "auger" or "anchor" points)) will be within 5m of any boundary of the site; or • does not prevent access or movement of vehicles of 4m height and 3.5m width (or less) on any access road or track (including fire tracks) on the site 6 No part of the netting canopy of the protective tree netting structure: <ul style="list-style-type: none"> • will cover native vegetation; or • will be within 5m of a road (including any road reserve) 7 The points of attachment of any cables will not be located: <ul style="list-style-type: none"> • outside the boundaries of the site; or

Development Type	Classification Requirements Where one or more of the relevant provisions has not been met the development is code assessed.
	<ul style="list-style-type: none"> • within a watercourse (within the meaning of the <i>Natural Resources Management Act 2004</i>) <p>8 In relation to a dwelling located on an allotment adjoin the site on which the protective tree netting structure is located the protective tree netting structure complies with the following:</p> <ul style="list-style-type: none"> • if the netting canopy nearest the dwelling on the adjoining allotment is 4m or less above ground level (depending on where it is situated), no part of the netting canopy may be within 10m of the dwelling • in any other case, no part of the netting canopy may be within 15m of the dwelling.
Shade sail	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>3 Shade sail consists of permeable material</p> <p>4 The total area of the sail - does not exceed 40m²</p> <p>5 No part of the shade sail will be:</p> <ul style="list-style-type: none"> • 3m above ground or floor level at any place within 900mm of a boundary of the allotment • 5m above ground or floor level within any other part of the allotment <p>6 Length of sail along a boundary does not exceed 8m.</p>
Solar photovoltaic panels	<p>1 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>2 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>3 Panels and associated components do not overhang any part of the roof</p> <p>4 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
Spa pool	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p>

Development Type	Classification Requirements Where one or more of the relevant provisions has not been met the development is code assessed.
	<ol style="list-style-type: none"> 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 It is detached from and ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted 4 Allotment boundary setback – at least 1m 5 Primary street setback – at least as far back as the building to which it is ancillary 6 Location of filtration system from a dwelling on an adjoining allotment: <ul style="list-style-type: none"> • At least 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise • At least 12m in any other case.
Swimming pool	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 It is detached from and ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted 4 Allotment boundary setback – at least 1m 5 Primary street setback – at least as far back as the building to which it is ancillary 6 Location of filtration system from a dwelling on an adjoining allotment: <ul style="list-style-type: none"> • At least 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise • At least 12m in any other case.
Verandah	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>

Development Type	Classification Requirements Where one or more of the relevant provisions has not been met the development is code assessed.
	<ol style="list-style-type: none"> 3 It is detached from and ancillary to a dwelling erected on the site 4 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building to which it is ancillary 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level 7 Total roof height - does not exceed 5m measure from natural ground level 8 Verandah length - does not exceed 8m 9 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70%.
Water tank (above ground)	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 The tank is part of a roof drainage system 4 Total floor area - not exceeding 15m² 5 The tank is located wholly above ground 6 Primary street setback – at least as far back as the building to which it is ancillary 7 In the case of a tank made of metal the tank is pre-colour treated or painted in a non-reflective colour.
Water tank (underground)	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank is ancillary to a dwelling erected on the site 3 The tank is located wholly below the level of the ground.

Remote Areas Zone Table 3 – Requirements for Deemed-to-Satisfy Development

Development Type	Relevant Requirements			
	Zone	General Development Policies	Subzone	Overlay
Includes where a proposal is for a change in land use. Where a development comprises more than one development type, then the relevant requirements will be taken to be the sum of the relevant requirements for each development type.	Where a deemed-to-satisfy classified development does not meet one of more of the relevant requirements it is no longer classified as deemed-to-satisfy development, and is performance assessed. In these instances the most relevant provisions are the Performance Outcomes that correspond with the specified Deemed-to-Satisfy requirement, plus any Desired Outcomes from the relevant module.			
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Advertisement	None	Advertisements [Appearance] DTS 1.1 and 1.2 Advertisements [Proliferation of Advertisements] DTS 2.1 and 2.2 Advertisements [Third Party Advertising] DTS 3.1 Advertisements [Safety] DTS 5.1, 5.2 and 5.4 Clearance from Overhead Powerlines DTS 1.1	None	Hazards (Acid Sulfate Soils): DTS 1.1 Historic Shipwrecks: DTS 1.1 and 1.2
Carport Outbuilding Verandah	None	Clearance from Overhead Powerlines DTS 1.1 Residential Liveability [Ancillary Buildings and Structures] DTS 6.1 and 6.2 Design and Siting [Built Form Context] DTS 2.4 Design and Siting [On-site Waste Treatment Systems] DTS 16.1 and 16.3	None	Hazards (Acid Sulfate Soils): DTS 1.1 Historic Shipwrecks: DTS 1.1 and 1.2 Key Outback and Rural Routes: DTS 1.1 to 1.3 and 2.1 to 2.2 Key Railway Crossings: DTS 1.1
Detached dwelling	DTS 1.2	Clearance from Overhead Powerlines DTS 1.1 Design and Siting [Waste Storage] DTS 10.1 Design and Siting [On-site Waste Treatment Systems] DTS 16.1 and 16.3 Infrastructure and Renewable Facilities [On-site Water Supply and Wastewater Services] DTS 11.2 to 11.5 Interface between Land Uses [Activities Generating Noise or Vibration] DTS 4.3 Residential Liveability [Private Open Space] DTS 2.1 and 2.2 Residential Liveability [Onsite Facilities] DTS 5.4 Transport and Access [Vehicle Access] DTS 3.1, 3.5 and 3.6 Transport and Access [Vehicle Parking Rates] DTS 5.1 Site Contamination DTS 1.1	None	Hazards (Acid Sulfate Soils): DTS 1.1 Hazards (Bushfire Protection) [Habitable Buildings]: DTS 1.1 Historic Shipwrecks: DTS 1.1 and 1.2 Key Outback and Rural Routes: DTS 1.1 to 1.3 and 2.1 to 2.2 Key Railway Crossings: DTS 1.1

Development Type	Relevant Requirements			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Includes where a proposal is for a change in land use. Where a development comprises more than one development type, then the relevant requirements will be taken to be the sum of the relevant requirements for each development type.	Where a deemed-to-satisfy classified development does not meet one of more of the relevant requirements it is no longer classified as deemed-to-satisfy development, and is performance assessed. In these instances the most relevant provisions are the Performance Outcomes that correspond with the specified Deemed-to-Satisfy requirement, plus any Desired Outcomes from the relevant module.			
Dwelling addition	DTS 1.2	Clearance from Overhead Powerlines DTS 1.1 Design and Siting [On-site Waste Treatment Systems]: DTS 16.3 Interface between Land Uses [Overshadowing] DTS 3.1 and 3.2 Residential Liveability [Dwelling Additions] DTS 4.1	None	Hazards (Acid Sulfate Soils): DTS 1.1 Hazards (Bushfire Protection) [Habitable Buildings]: DTS 1.1 Historic Shipwrecks: DTS 1.1 and 1.2
Excavation and filling	None	Design and Siting [Site Earthworks] DTS 12.1	None	Hazards (Acid Sulfate Soils): DTS 1.1. Exclude Design and Siting [Site Earthworks] DTS 12.1 Historic Shipwrecks: DTS 1.1 and 1.2 Sloping Land: DTS 3.1. Exclude Design and Siting [Site Earthworks] DTS 12.1
Farming	None	Interface Between Land Uses [General Land Use Compatibility]: DTS 1.2	None	None

Remote Areas Zone Table 4 - Relevant Provisions for Performance Assessed Development

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.	Relevant Provisions The following provisions are relevant to the assessment of the identified development type. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome. Where there is inconsistency between provisions in the Planning and Design Code, Overlay provisions prevail to the extent of the inconsistency.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	None	Advertisements [Appearance]: PO 1.1 and 1.2 Advertisements [Proliferation of Advertisements]: PO 2.1 and 2.2 Advertisements [Third Party Advertising] PO 3.1 Advertisements [Safety] PO 5.1, 5.2 and 5.4 Clearance from Overhead Powerlines PO 1.1	None	Building Near Airfields: All Relevant Provisions Coastal Areas: All Relevant Provisions Ramsar Wetlands: All Relevant Provisions River Murray Floodplain: All Relevant Provisions Significant Landscape Protection: All Relevant Provisions Sloping Land: All Relevant Provisions State Heritage Area: All Relevant Provisions State Heritage Place: All Relevant Provisions Water Resources: All Relevant Provisions
Agricultural building	All	Clearance from Overhead Powerlines PO 1.1 Design and Siting [Environmental and Cultural Context]: PO 1.1 Interface between Land Uses [Overshadowing] PO 3.1 - 3.3	None	Building Near Airfields: All Relevant Provisions Coastal Areas: All Relevant Provisions Hazards (Acid Sulfate Soils): All Relevant Provisions Historic Shipwrecks: All Relevant Provisions Key Outback and Rural Routes: All Relevant Provisions Key Railway Crossings: All Relevant Provisions Ramsar Wetlands: All Relevant Provisions River Murray Flood Plain: All Relevant Provisions Significant Landscape Protection: All Relevant Provisions Sloping Land: All Relevant Provisions State Heritage Area: All Relevant Provisions State Heritage Place: All Relevant Provisions Water Resources: All Relevant Provisions.

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.	Relevant Provisions The following provisions are relevant to the assessment of the identified development type. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome. Where there is inconsistency between provisions in the Planning and Design Code, Overlay provisions prevail to the extent of the inconsistency.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Carport Outbuilding Verandah	None	Clearance from Overhead Powerlines PO 1.1 Residential Liveability [Ancillary Buildings and Structures] PO 6.1 and 6.2 Design and Siting [Built Form Context] 1.4 Design and Siting [On-site Waste Treatment Systems] PO 5.1 and 15.3	None	Coastal Areas: All Relevant Provisions Hazards (Acid Sulfate Soils): All Relevant Provisions Ramsar Wetlands: All Relevant Provisions River Murray Floodplain: All Relevant Provisions Significant Landscape Protection: All Relevant Provisions Sloping Land: All Relevant Provisions State Heritage Area: All Relevant Provisions State Heritage Place: All Relevant Provisions Water Resources: All Relevant Provisions
Demolition	None	None	None	State Heritage Area: All Relevant Provisions State Heritage Place: All Relevant Provisions
Detached dwelling	All	Clearance from Overhead Powerlines PO 1.1 Design and Siting [Waste Storage] PO 10.1 Design and Siting [On-site Waste Treatment Systems] PO 16.1 and 16.3 Infrastructure and Renewable Facilities [On-site Water Supply and Wastewater Services] PO 11.2 to 11.5 Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.3 Residential Liveability [Private Open Space] PO 2.1 and 2.2 Residential Liveability [Onsite Facilities] PO 5.4 Transport and Access [Vehicle Access] PO 3.1, 3.5 and 3.6 Transport and Access [Vehicle Parking Rates] PO 5.1 Site Contamination PO 1.1	None	Building Near Airfields: All Relevant Provisions Coastal Areas: All Relevant Provisions Hazards (Acid Sulfate Soils): All Relevant Provisions Ramsar Wetlands: All Relevant Provisions River Murray Flood Plain: All Relevant Provisions Significant Landscape Protection: All Relevant Provisions Sloping Land: All Relevant Provisions State Heritage Area: All Relevant Provisions State Heritage Place: All Relevant Provisions Water Resources: All Relevant Provisions.

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.	Relevant Provisions The following provisions are relevant to the assessment of the identified development type. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome. Where there is inconsistency between provisions in the Planning and Design Code, Overlay provisions prevail to the extent of the inconsistency.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Dwelling addition	PO 1.2 and 2.1	Clearance from Overhead Powerlines PO 1.1 Design and Siting [On-site Waste Treatment Systems]: PO 16.3 Interface between Land Uses [Overshadowing] PO 3.1 - 3.2 Residential Liveability [Dwelling Additions] PO 4.1	None	Coastal Areas Overlay: All Relevant Provisions Ramsar Wetlands: All Relevant Provisions River Murray Flood Plain: All Relevant Provisions Significant Landscape Protection: All Relevant Provisions Sloping Land: All Relevant Provisions State Heritage Area: All Relevant Provisions State Heritage Place: All Relevant Provisions Water Resources: All Relevant Provisions.
Excavation and filling	None	Design and Siting [Site Earthworks] DTS 12.1	None	Coastal Areas Overlay: All Relevant Provisions Hazards (Acid Sulfate Soils): All Relevant Provisions Ramsar Wetlands: All Relevant Provisions River Murray Flood Plain: All Relevant Provisions Significant Landscape Protection: All Relevant Provisions State Heritage Area Overlay: All Relevant Provisions State Heritage Place Overlay: All Relevant Provisions Water Resources: All Relevant Provisions.
Farming	None	Interface Between Land Uses [General Land Use Compatibility]: PO 1.2	None	Coastal Areas: All Relevant Provisions Ramsar Wetlands: All Relevant Provisions Water Resources: All Relevant Provisions.
Fence	None	Design and Siting [Fences, Walls and Retaining Walls]: PO 8.1	None	Coastal Areas: All Relevant Provisions Hazards (Acid Sulfate Soils) All Relevant Provisions Historic Shipwrecks: All Relevant Provisions Ramsar Wetlands: All Relevant Provisions River Murray Flood Plain: All Relevant Provisions

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.	Relevant Provisions The following provisions are relevant to the assessment of the identified development type. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome. Where there is inconsistency between provisions in the Planning and Design Code, Overlay provisions prevail to the extent of the inconsistency.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Significant Landscape Protection: All Relevant Provisions Sloping Land: All Relevant Provisions State Heritage Place: All Relevant Provisions State Heritage Area: All Relevant Provisions Water Resources: All Relevant Provisions.
Solar farm	All	Clearance from Overhead Powerlines PO 1.1 Infrastructure and Renewable Energy Facilities [Visual Amenity]: PO 2.1 – 2.3 Infrastructure and Renewable Energy Facilities [Rehabilitation]: PO 3.1 Infrastructure and Renewable Energy Facilities [Hazard Management]: PO 4.1 – 4.3 Infrastructure and Renewable Energy Facilities [Electricity Infrastructure and Battery Storage Facilities]: P O 5.1 Infrastructure and Renewable Energy Facilities [Renewable Energy Facilities]: PO 7.1 Infrastructure and Renewable Energy Facilities [Renewable Energy Facilities (Solar Farms)]: PO 9.1 and 9.2 Infrastructure and Renewable Energy Facilities [Temporary Facilities]: PO 12.1 and.12.2 Design and Siting [Environmental and Cultural Context]: PO 1.1 Interface Between Land Uses [General land use compatibility]: PO 1.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1 Interface Between Land Uses [Light Spill]: PO 6.1 Interface Between Land Uses [Solar Reflectivity / Glare]: PO 7.1	None	Building Near Airfields: All Relevant Provisions Coastal Areas: All Relevant Provisions Hazards (Acid Sulfate Soils): All Relevant Provisions Historic Shipwrecks Overlay: All Relevant Provisions Key Outback and Rural Routes: All Relevant Provisions Key Railway Crossings: All Relevant Provisions Ramsar Wetlands: All Relevant Provisions River Murray Flood Plain: All Relevant Provisions Significant Landscape Protection: All Relevant Provisions Sloping Land: All Relevant Provisions State Heritage Area: All Relevant Provisions State Heritage Place: All Relevant Provisions Water Resources: All Relevant Provisions.

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.	Relevant Provisions The following provisions are relevant to the assessment of the identified development type. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome. Where there is inconsistency between provisions in the Planning and Design Code, Overlay provisions prevail to the extent of the inconsistency.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Land Uses [Electrical Interference]: PO 8.1 Transport Access and Parking [Movement Systems]: PO 1.1 & 1.4 Transport Access and Parking [Sightlines]: PO 2.1 – 2.2 Transport Access and Parking [Vehicle Access]: PO 3.1 and 3.3		
Tourist accommodation	All	Clearance from Overhead Powerlines PO 1.1 Design and Siting [Environmental and Cultural Context]: 1.1 Design and Siting [Waste Storage] PO 10.1 Design and Siting [On-site Waste Treatment Systems]: All Infrastructure [On-site Water Supply and Wastewater Services]: All Interface Between Land Uses [General Land Use Compatibility]: PO 1.1 Interface Between Land Uses [Activities Generating Noise and Vibration] PO 4.3 Interface Between Land Uses [Interface with Rural Activities]: All Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)] PO 10.1 Interface Between Land Uses [Interface with utility service infrastructure] PO 11.1 Transport Access and Parking [Movement Systems]: PO 1.1 & 1.4 Transport Access and Parking [Sightlines]: PO 2.1 and 2.2 Transport Access and Parking [Vehicle Access]: PO 3.3, 3.8 and 3.9 Transport Access and Parking [Access for People with Disabilities]: PO 4.1	None	Building Near Airfields: All Relevant Provisions Coastal Areas: All Relevant Provisions Hazards (Acid Sulfate Soils): All Relevant Provisions Hazards (Bushfire Protection): All Relevant Provisions Historic Shipwrecks Overlay: All Relevant Provisions Key Outback and Rural Routes: All Relevant Provisions Key Railway Crossings: All Relevant Provisions Ramsar Wetlands: All Relevant Provisions River Murray Flood Plain: All Relevant Provisions Significant Landscape Protection: All Relevant Provisions Sloping Land: All Relevant Provisions State Heritage Area: All Relevant Provisions State Heritage Place: All Relevant Provisions Water Resources: All Relevant Provisions.

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.	Relevant Provisions The following provisions are relevant to the assessment of the identified development type. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome. Where there is inconsistency between provisions in the Planning and Design Code, Overlay provisions prevail to the extent of the inconsistency.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport Access and Parking [Vehicle Parking Areas]: PO 6.1 and 6.2 Tourist Development: All		
Wind farm	All	Clearance from Overhead Powerlines PO 1.1 Design and Siting [Environmental and Cultural Context]: PO 1.1 Infrastructure and Renewable Energy Facilities [Electricity Infrastructure and Battery Storage Facilities]: PO 5.1 Infrastructure and Renewable Energy Facilities [General]: PO 1.1 and 1.2 Infrastructure and Renewable Energy Facilities [Hazard Management]: PO 4.1 – 4.3 Infrastructure and Renewable Energy Facilities [Rehabilitation]: PO 3.1 Infrastructure and Renewable Energy Facilities [Renewable Energy Facilities]: PO 7.1 Infrastructure and Renewable Energy Facilities [Renewable Energy Facilities (Wind Farms)]: PO 8.1 – 8.6 Infrastructure and Renewable Energy Facilities [Temporary Facilities]: PO 12.1 and 12.2 Infrastructure and Renewable Energy Facilities [Visual Amenity]: PO 2.1 – 2.3 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1 Interface Between Land Uses [Electrical Interference]: PO 8.1 Interface Between Land Uses [General land use compatibility]: PO 1.2 Interface Between Land Uses [Light Spill]: PO 6.1 Interface Between Land Uses [Overshadowing]: PO 3.4	None	Building Near Airfields: All Relevant Provisions Coastal Areas: All Relevant Provisions Hazards (Acid Sulfate Soils): All Relevant Provisions Historic Shipwrecks Overlay: All Relevant Provisions Key Outback and Rural Routes: All Relevant Provisions Key Railway Crossings: All Relevant Provisions Ramsar Wetlands: All Relevant Provisions River Murray Flood Plain: All Relevant Provisions Significant Landscape Protection: All Relevant Provisions Sloping Land: All Relevant Provisions State Heritage Area: All Relevant Provisions State Heritage Place: All Relevant Provisions Water Resources: All Relevant Provisions.

Remote Areas Zone Table 4 – Relevant Provisions for Performance Assessed Development

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.	Relevant Provisions The following provisions are relevant to the assessment of the identified development type. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome. Where there is inconsistency between provisions in the Planning and Design Code, Overlay provisions prevail to the extent of the inconsistency.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Land Uses [Solar Reflectivity / Glare]: PO 7.1 Transport Access and Parking [Movement Systems]: PO 1.1 and 1.4 Transport Access and Parking [Sightlines]: PO 2.1 and 2.2 Transport Access and Parking [Vehicle Access]: PO 3.1 and 3.3		
All other Code Assessed Development	All	All	None	Any Relevant Overlay: All Relevant Provisions.

Remote Areas Zone Table 5 – Relevant Provisions for Restricted Development

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.	Relevant Provisions All provisions referred to are Performance Outcomes. Relevant Desired Outcomes are not listed, but automatically apply in relation to a restricted development. Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
None specified	None	None	None	None

Settlement Zone

Assessment Provisions (AP)

Desired Outcomes(DO)

DO 1

A small mixed-use settlement supporting a limited range of residential development, tourist, recreation and community facilities grouped together to serve the local community and visiting public.

DO 2

Development that contributes to and enhances the local context and development pattern comprising the settlement.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Land Use	
PO 1.1 Low-scale and low-density, residential development that complements local built form and the surrounding settlement pattern.	No deemed-to-satisfy requirements are applicable.
PO 1.2 Small-scale retail development that provides goods and services to meet the needs of the settlement community and visitors to the area.	DTS 1.2 The gross leasable floor area of a shop, the building or the outdoor area of the activity does not each exceed 100m ² .
PO 1.3 Small-scale light industry and warehousing activities that supply a local service to the community or are agriculturally based activities.	DTS 1.3 The gross leasable floor area of the activity does not exceed 80m ² .
PO 1.4 Small-scale tourist accommodation that supports the visiting public and holiday makers.	No deemed-to-satisfy requirements are applicable.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
<p>PO 1.5</p> <p>Local service facilities and retail activities are grouped together or in close proximity to establish identifiable settlement locations.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>Site Dimensions and Land Division</p>	
<p>PO 2.1</p> <p>Allotments are created with dimensions that:</p> <ul style="list-style-type: none"> (a) contribute to the existing settlement pattern; (b) are of suitable size and dimension to accommodate appropriate water supply and effluent waste disposal requirements; and (c) are of suitable size and dimension for the intended use of the land. 	<p>DTS 2.1</p> <p>An allotment created for a dwelling has:</p> <ul style="list-style-type: none"> (a) a site area of not less than 1,200m²; and (b) frontage width of not less than 20m.
<p>Built Form and Character</p>	
<p>PO 3.1</p> <p>Buildings are of a scale and design that complements surrounding built form, streetscapes and local character.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 3.2</p> <p>Building height that complements the established streetscape and settlement pattern of the zone.</p>	<p>DTS 3.2</p> <p>Building height (excluding garages, carports and outbuildings) that is no greater than 2 building levels and 9m from the top of the footings and wall height that is no greater than 6m from the top of the footings.</p>
<p>PO 3.3</p> <p>Buildings set back from primary street boundaries to contribute to the consistent established streetscape.</p>	<p>DTS 3.3</p> <p>Buildings set back from the primary street frontage:</p> <ul style="list-style-type: none"> (a) the average of any existing buildings on either of the adjoining sites having frontage to the same street; or (b) not less than 6m where no building exists on an adjoining site.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
<p>PO 3.4</p> <p>Buildings set back from secondary street boundaries to contribute to a consistent established streetscape.</p>	<p>DTS 3.4</p> <p>Buildings set back from the secondary street frontage:</p> <ul style="list-style-type: none"> (a) the average of any existing buildings on either of the adjoining site having secondary frontage to the same street; or (b) not less than 0.9m where no building existing on an adjoining site.
<p>PO 3.5</p> <p>Buildings that are set back from rear boundaries to minimise impacts on adjoining properties.</p>	<p>DTS 3.5</p> <p>Buildings are set back from the rear boundary not less than:</p> <ul style="list-style-type: none"> (a) 3m for the ground floor of a building; and (b) 5m for the upper floor of a building.
<p>PO 3.6</p> <p>Buildings incorporating a wall height not exceeding 3m from the top of the footings that are set back from side boundaries to minimise impacts on adjoining properties.</p>	<p>DTS 3.6</p> <p>Buildings that have a wall height not exceeding 3m from the top of the footings are set back from side boundaries not less than 900mm.</p>
<p>PO 3.7</p> <p>Buildings incorporating a wall height exceeding 3m from the top of the footings that are set back from side boundaries to minimise impacts (including building bulk, ventilation, overlooking and overshadowing) on adjoining properties.</p>	<p>DTS 3.7</p> <p>Buildings that have a wall height exceeding 3m from the top of the footings are set back from side boundaries not less than:</p> <ul style="list-style-type: none"> (a) 900mm plus 1/3 of the remaining over 3m measured from the top of the footings; and (b) an additional 1m for south facing walls.
<p>PO 3.8</p> <p>Buildings incorporating walls located on an allotment boundary that are designed to minimise impacts on adjoining properties.</p>	<p>DTS 3.8</p> <p>Buildings that incorporate walls located on an allotment boundary are designed to:</p> <ul style="list-style-type: none"> (a) have a height from the top of the footings not exceeding 3m; and (b) have a length not exceeding 8m.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
<p>PO 3.9</p> <p>Buildings incorporating multiple walls located on an allotment boundary that are designed to minimise impacts on adjoining properties.</p>	<p>DTS 3.9</p> <p>Buildings that incorporate multiple walls located on an allotment boundary are designed to:</p> <ul style="list-style-type: none"> (a) ensure the total length of all walls located on a boundary (existing and proposed) do not exceed 45% of the length of the boundary; and (b) ensure a clearance between each wall of not less than 3m.
<p>PO 3.10</p> <p>Buildings (other than row dwellings) that are set back from at least one side boundary to minimise impacts (including building bulk, ventilation, overlooking and overshadowing) on adjoining properties.</p>	<p>DTS 3.10</p> <p>A set back of at least 900mm is maintained along the length of at least one side boundary.</p>
Hazard Risk Minimisation	
<p>PO 4.1</p> <p>Habitable buildings designed and sited to manage the risks of natural hazards on personal and public safety and property.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>

Procedural Matters (PM)

Notification of Performance assessed development
<p>All classes of development are excluded from notification except where it involves any of the following:</p> <ul style="list-style-type: none"> (a) buildings exceeding 2 building levels or 9m in height; or (b) development involving the creation of four or more additional dwellings or allotments; or (c) shop, hotel, office, service trade premises, consulting rooms or veterinary practice in excess of 100m² in gross leasable floor area (including the outdoor area associated with the activity); or (d) light industry, motor repair station, warehouse or store in excess of 80m² in gross leasable floor area (including the outdoor area associated with the activity); and / or (e) any development that is identified (either partly or wholly) as 'All other Code Assessed Development' in <i>Settlement Zone Table 4 – Relevant Provisions for Performance Assessed Development</i>.

Settlement Zone Table 1 - Development Classification

Accepted Development Classification	
The following development types are classified as accepted development subject to meeting the requirements identified in <i>Settlement Zone Table 2 –Requirements for Accepted Development</i> .	
Development Type	Exceptions
Building work on railway land	None
Carport Outbuilding	Except where any of the following apply: <ul style="list-style-type: none"> Coastal Areas Overlay Hazards (Acid Sulfate soils) Overlay Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created Sloping Land Overlay Water Resources Overlay
Demolition Internal building work	None
Private bushfire shelters Solar photovoltaic panels (roof mounted) Water tank (above ground) Water tank (underground)	Except where any of the following apply: <ul style="list-style-type: none"> Coastal Areas Overlay Hazards (Acid Sulfate soils) Overlay Sloping Land Overlay Water Resources Overlay
Protective tree netting structure	Except where any of the following apply: <ul style="list-style-type: none"> Coastal Areas Overlay Hazards (Acid Sulfate soils) overlay.
Spa pool Swimming pool	Except where any of the following apply: <ul style="list-style-type: none"> Coastal Areas Overlay Hazards (Acid Sulfate soils) Overlay Sloping Land Overlay Water Resources Overlay
Verandah Shade sail	Except where any of the following apply: <ul style="list-style-type: none"> Coastal Areas Overlay Hazards (Acid Sulfate soils) Overlay Sloping Land Overlay

Deemed-to-Satisfy Development Classification

The following development types are classified as deemed-to-satisfy subject to meeting the requirements identified in the *Settlement Zone Table 3 – Requirements for Deemed-to-Satisfy Development*

Development Type	Exceptions
Advertisement	<ul style="list-style-type: none"> Coastal Areas Overlay Sloping Land Overlay Water Resources Overlay
Carport Outbuilding Verandah	<p>Except where any of the following apply:</p> <ul style="list-style-type: none"> Coastal Areas Overlay Sloping Land Overlay Water Resources Overlay
Consulting room not exceeding 100m ² in gross leasable floor area Office not exceeding 100m ² in gross leasable floor area	<p>Except where any of the following apply:</p> <ul style="list-style-type: none"> Coastal Areas Overlay Sloping Land Overlay Water Resources Overlay
Dwelling addition	<p>Except where any of the following apply:</p> <ul style="list-style-type: none"> Coastal Areas Overlay Sloping Land Overlay Water Resources Overlay
Detached dwelling	<p>Except where any of the following apply:</p> <ul style="list-style-type: none"> Coastal Areas Overlay Sloping Land Overlay Water Resources Overlay
Excavation and filling	<p>Except where any of the following apply:</p> <ul style="list-style-type: none"> Coastal Areas Overlay Sloping Land Overlay Water Resources Overlay
Shop	<p>Except where any of the following apply:</p> <ul style="list-style-type: none"> Coastal Areas Overlay Sloping Land Overlay Water Resources Overlay
Temporary accommodation	<p>Except where any of the following apply:</p> <ul style="list-style-type: none"> Coastal Areas Overlay Sloping Land Overlay Water Resources Overlay

Restricted Development Classification

The following development types are classified as restricted development in the *Settlement Zone*.

Note: Relevant provisions for restricted development are identified in *Settlement Zone Table 5 – Relevant Provisions for Restricted Development*.

Development Type	Exceptions
Road transport terminal	
Stock sales yard	
Waste reception, storage, treatment or disposal	Except where in the form of a recycling depot
Wrecking yard	

Settlement Zone Table 2 – Requirements for Accepted Development

Development Type	Classification Requirements Where one or more of the relevant provisions has not been met the development is code assessed.
Building work on railway land	<ol style="list-style-type: none"> 1 Building work is associated with a railway 2 It is situated (or to be situated) on railway land 3 It is required for the conduct or maintenance of railway activities.
Carport	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 It is detached from and ancillary to a dwelling erected on the site 4 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building to which it is ancillary 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level 7 Total roof height - does not exceed 5m measure from natural ground level 8 Carport length - does not exceed 8m 9 Total roofed area of all existing or proposed buildings on the allotment - does not exceed 70% of the area of the allotment 10 Door opening for vehicle access – does not exceed, in total, 7m in width 11 The carport is located so that vehicle access: <ul style="list-style-type: none"> • 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 • will use a driveway that: <ol style="list-style-type: none"> (a) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and (b) will not interfere with an item of street furniture (including directional signs, lighting, seating and

Development Type	Classification Requirements Where one or more of the relevant provisions has not been met the development is code assessed.
	<p>weather shelters), other infrastructure, or a tree; or</p> <p>(c) will not require a driveway because the kerbing is formed in a manner that allows a vehicle to roll over it</p> <ul style="list-style-type: none"> 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 garage when the work is completed is not steeper than 1:4 on average.
Demolition	None
Internal building work	<ol style="list-style-type: none"> There will be no increase in the total floor area of the building There will be no alteration to the external appearance of the building to any significant degree.
Outbuilding (in the form of a garage)	<ol style="list-style-type: none"> The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> It is detached from and ancillary to a dwelling erected on the site, or a dwelling to be erected on the site in accordance with a development authorisation which has been granted Primary street setback – at least 5.5m from the primary street boundary and as far back as the building to which it is ancillary Secondary street setback – at least 900mm from the boundary of the allotment Side boundary setbacks – at least 900mm from the boundary of the allotment Total floor area - does not exceed 40m² Wall height - does not exceed 3m from the top of the footings and not including a gable end Total roof height - does not exceed 5m measure from natural ground level Wall length - does not exceed 8m Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70% Door opening for vehicle access – does not exceed, in total, 7m in width

Development Type	Classification Requirements Where one or more of the relevant provisions has not been met the development is code assessed.
	<p>13 The garage is located so that vehicle access:</p> <ul style="list-style-type: none"> • 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 • will use a driveway that: <ul style="list-style-type: none"> (a) is not located within 6m 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 (c) will not require a driveway because the kerbing is formed in a manner that allows a vehicle to roll over it; • 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 garage when the work is completed is not steeper than 1:4 on average <p>14 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
Outbuilding (not being a garage)	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>3 It is detached from and ancillary to a dwelling erected on the site</p> <p>4 Primary street setback – at least as far back as the building to which it is ancillary</p> <p>5 Secondary street setback – at least 900mm from the boundary of the allotment</p> <p>6 Side boundary setbacks – at least 900mm from the boundary of the allotment</p> <p>7 Total floor area does not exceed 40m²</p> <p>8 Wall height - does not exceed 3m from the top of the footings and not including a gable end</p> <p>9 Total roof height - does not exceed 5m measure from natural ground level</p> <p>10 Wall length - does not exceed 8m</p>

Development Type	Classification Requirements Where one or more of the relevant provisions has not been met the development is code assessed.
	11 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70% 12 if clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.
Private bushfire shelters	1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 Primary street setback – at least as far back as the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment 5 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).
Protective tree netting structure	1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 No part of the protective tree netting structure will be more than 6m above ground level (depending on where it is situated) 4 Netting visible from the outside of the protective tree netting structure is of a low light-reflective nature, and, in the case of a structure that has side netting, the side netting is of a dark colour 5 In the case of a development on a site that is within a Hazards (Bushfire Protection) Overlay, the protective tree netting structure provides for access to the site in accordance with the following: <ul style="list-style-type: none"> • no part of the protective tree netting structure (including cables and points of attachment of cables (known as "auger" or "anchor" points)) will be within 5m of any boundary of the site; or • does not prevent access or movement of vehicles of 4m height and 3.5m width (or less) on any access road or track (including fire tracks) on the site 6 No part of the netting canopy of the protective tree netting structure:

Development Type	Classification Requirements Where one or more of the relevant provisions has not been met the development is code assessed.
	<ul style="list-style-type: none"> • will cover native vegetation; or • will be within 5m of a road (including any road reserve) <p>7 The points of attachment of any cables will not be located:</p> <ul style="list-style-type: none"> • outside the boundaries of the site; or • within a watercourse (within the meaning of the <i>Natural Resources Management Act 2004</i>) <p>8 In relation to a dwelling located on an allotment adjoin the site on which the protective tree netting structure is located the protective tree netting structure complies with the following:</p> <ul style="list-style-type: none"> • if the netting canopy nearest the dwelling on the adjoining allotment is 4m or less above ground level (depending on where it is situated), no part of the netting canopy may be within 10m of the dwelling • in any other case, no part of the netting canopy may be within 15m of the dwelling.
Shade sail	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>3 Shade sail consists of permeable material</p> <p>4 The total area of the sail - does not exceed 40m²</p> <p>5 No part of the shade sail will be:</p> <ul style="list-style-type: none"> • 3m above ground or floor level at any place within 900mm of a boundary of the allotment • 5m above ground or floor level within any other part of the allotment <p>6 Length of sail along a boundary does not exceed 8m.</p>
Solar photovoltaic panels	<p>1 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>2 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>3 Panels and associated components do not overhang any part of the roof</p> <p>4 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>

Development Type	Classification Requirements Where one or more of the relevant provisions has not been met the development is code assessed.
Spa pool	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 It is detached from and ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted 4 Allotment boundary setback – at least 1m 5 Primary street setback – at least as far back as the building to which it is ancillary 6 Location of filtration system from a dwelling on an adjoining allotment: <ul style="list-style-type: none"> • At least 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise • At least 12m in any other case.
Swimming pool	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 It is detached from and ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted 4 Allotment boundary setback – at least 1m 5 Primary street setback – at least as far back as the building to which it is ancillary 6 Location of filtration system from a dwelling on an adjoining allotment: <ul style="list-style-type: none"> • At least 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise • At least 12m in any other case.
Verandah	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system

Development Type	Classification Requirements Where one or more of the relevant provisions has not been met the development is code assessed.
	<ol style="list-style-type: none"> 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 It is detached from and ancillary to a dwelling erected on the site 4 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building to which it is ancillary 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level 7 Total roof height - does not exceed 5m measure from natural ground level 8 Verandah length - does not exceed 8m 9 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70%.
Water tank (above ground)	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 The tank is part of a roof drainage system 4 Total floor area - not exceeding 15m² 5 The tank is located wholly above ground 6 Primary street setback – at least as far back as the building to which it is ancillary 7 In the case of a tank made of metal the tank is pre-colour treated or painted in a non-reflective colour.
Water tank (underground)	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank is ancillary to a dwelling erected on the site 3 The tank is located wholly below the level of the ground.

Settlement Zone Table 3 - Deemed-to-Satisfy Requirements

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant requirements will be taken to be the sum of the relevant requirements for each development type.)	Applicable Criteria Where a deemed-to-satisfy classified development does not meet one of more of the relevant requirements it is no longer classified as deemed-to-satisfy development, and is performance assessed. In these instances the most relevant provisions are the Performance Outcomes that correspond with the specified Deemed-to-Satisfy requirement, plus any Desired Outcomes from the relevant module.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Sub zone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	None	Advertisements [Appearance] DTS 1.1 and 1.2 Advertisements [Proliferation of Advertisements] DTS 2.1 and 2.2 Advertisements [Third Party Advertising] DTS 3.1 Advertisements [Amenity Impacts] DTS 4.1 Advertisements [Safety] DTS 5.1, 5.2 and 5.4 Clearance from Overhead Powerlines State: DTS 1.1	None	Hazards (Acid Sulfate Soils) DTS 1.1
Carport Outbuilding Verandah	DTS 2.2	Clearance from Overhead Powerlines DTS 1.1 Design and Siting [On-site Waste Treatment Systems] DTS 16.3 Residential Liveability [Ancillary Buildings and Structures] DTS 6.1 and 6.2	None	Hazards (Acid Sulfate Soils) DTS 1.1 Key Outback and Rural Routes: DTS 1.1 to 1.3 and 2.1 to 2.2
Consulting room Office	DTS 1.2 and 3.2 to 3.10	Clearance from Overhead Powerlines DTS 1.1 Design and Siting [Built Form Context] DTS 2.4 Design and Siting [Visual Privacy] DTS 6.1 Design and Siting [Waste Storage] DTS 10.1 Design and Siting [On-site Waste Treatment Systems] DTS 16.1 and 16.3 Infrastructure and Renewable Facilities [On-site Water Supply and Wastewater Services] DTS 11.2 to 11.5 Interface between Land Uses [Overshadowing] DTS 3.1 and 3.2 Transport and Access [Vehicle Access] DTS 3.5 and 3.6 Transport and Access [Vehicle Parking Rates] DTS 5.1 Transport and Access [Vehicle Parking Areas] DTS 6.1 and 6.7	None	Hazards (Acid Sulfate Soils) DTS 1.1 Key Outback and Rural Routes: DTS 1.1 to 1.3 and 2.1 to 2.2

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant requirements will be taken to be the sum of the relevant requirements for each development type.)	Applicable Criteria Where a deemed-to-satisfy classified development does not meet one of more of the relevant requirements it is no longer classified as deemed-to-satisfy development, and is performance assessed. In these instances the most relevant provisions are the Performance Outcomes that correspond with the specified Deemed-to-Satisfy requirement, plus any Desired Outcomes from the relevant module.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Sub zone)	Overlay (applies only in the area affected by the Overlay)
Dwelling addition	DTS 3.2 to 3.10	Clearance from Overhead Powerlines DTS 1.1 Design and Siting [Visual Privacy] DTS 6.1 Design and Siting [On-site Waste Treatment Systems] DTS 16.3 Infrastructure and Renewable Facilities [On-site Water Supply and Wastewater Services] DTS 11.5 Interface between Land Uses [Overshadowing] DTS 3.1 and 3.2 Interface between Land Uses [Interface with Rural Activities] DTS 9.1 to 9.5 Interface between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)] DTS 10.1 Interface between Land Uses [Interface with utility services infrastructure] DTS 11.1 Residential Liveability [Dwelling Additions] DTS 4.1 Transport and Access [Vehicle Access] DTS 3.1, 3.5 and 3.6 Transport and Access [Vehicle Parking Rates] DTS 5.1	None	None
Detached dwelling	DTS 3.2 to 3.10	Clearance from Overhead Powerlines DTS 1.1 Design and Siting [Visual Privacy] DTS 6.1 Design and Siting [Waste Storage] DTS 10.1 Design and Siting [On-site Waste Treatment Systems] DTS 16.1 and 16.3 Infrastructure and Renewable Facilities [On-site Water Supply and Wastewater Services] DTS 11.2 to 11.5 Interface between Land Uses [Overshadowing] DTS 3.1 and 3.2 Interface between Land Uses [Activities Generating Noise or Vibration] DTS 4.3	None	Hazards (Acid Sulfate Soils) DTS 1.1 Hazards (Bushfire Protection) [Habitable Buildings] DTS 1.1 Key Outback and Rural Routes: DTS 1.1 to 1.3 and 2.1 to 2.2

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant requirements will be taken to be the sum of the relevant requirements for each development type.)	Applicable Criteria Where a deemed-to-satisfy classified development does not meet one of more of the relevant requirements it is no longer classified as deemed-to-satisfy development, and is performance assessed. In these instances the most relevant provisions are the Performance Outcomes that correspond with the specified Deemed-to-Satisfy requirement, plus any Desired Outcomes from the relevant module.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Sub zone)	Overlay (applies only in the area affected by the Overlay)
		Interface between Land Uses [Interface with Rural Activities] DTS 9.1 to 9.5 Interface between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)] DTS 10.1 Interface between Land Uses [Interface with utility services infrastructure] DTS 11.1 Residential Liveability [Private Open Space] DTS 2.1 and 2.2 Residential Liveability [Onsite Facilities] DTS 5.4 Transport and Access [Vehicle Access] DTS 3.1, 3.5 and 3.6 Transport and Access [Vehicle Parking Rates] DTS 5.1 Site Contamination DTS 1.1		
Excavation and filling	None	Design and Siting [Site Earthworks] DTS 12.1	None	Hazards (Acid Sulfate Soils): DTS 1.1. Exclude Design and Siting [Site Earthworks] DTS 12.1 Sloping Land [Earthworks]: DTS 3.1. Exclude Design and Siting [Site Earthworks] DTS 12.1
Shop	DTS 1.2 and 3.2 to 3.10	Clearance from Overhead Powerlines DTS 1.1 Design and Siting [Built Form Context] DTS 2.4 Design and Siting [Visual Privacy] DTS 6.1 Design and Siting [Waste Storage] DTS 10.1 Design and Siting [On-site Waste Treatment Systems] DTS 16.1 and 16.3 Infrastructure and Renewable Facilities [On-site Water Supply and Wastewater Services] DTS 11.2 to 11.5 Interface between Land Uses [Overshadowing] DTS 3.1 and 3.2	None	Hazards (Acid Sulfate Soils) DTS 1.1 Key Outback and Rural Routes: DTS 1.1 to 1.3 and 2.1 to 2.2

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant requirements will be taken to be the sum of the relevant requirements for each development type.)	Applicable Criteria Where a deemed-to-satisfy classified development does not meet one of more of the relevant requirements it is no longer classified as deemed-to-satisfy development, and is performance assessed. In these instances the most relevant provisions are the Performance Outcomes that correspond with the specified Deemed-to-Satisfy requirement, plus any Desired Outcomes from the relevant module.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Sub zone)	Overlay (applies only in the area affected by the Overlay)
		Transport and Access [Vehicle Access] DTS 3.5 and 3.6 Transport and Access [Vehicle Parking Rates] DTS 5.1 Transport and Access [Vehicle Parking Areas] DTS 6.1 and 6.7		
Temporary accommodation	DTS 3.2 to 3.10	Clearance from Overhead Powerlines DTS 1.1 Design and Siting [Visual Privacy] DTS 6.1 Design and Siting [Waste Storage] DTS 10.1 Design and Siting [On-site Waste Treatment Systems] DTS 16.1 and 16.3 Infrastructure and Renewable Facilities [On-site Water Supply and Wastewater Services] DTS 11.2 to 11.5 Interface between Land Uses [Overshadowing] DTS 3.1, 3.2 Interface between Land Uses [Activities Generating Noise or Vibration] DTS 4.3 Interface between Land Uses [Interface with Rural Activities] DTS 9.1 to 9.5 Interface between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)] DTS 10.1 Interface between Land Uses [Interface with utility services infrastructure] DTS 11.1 Residential Liveability [Private Open Space] DTS 2.1, 2.2 Residential Liveability [Onsite Facilities for Group Dwellings] DTS 5.4 Residential Liveability [Temporary Accommodation] DTS 8.1 Site Contamination DTS 1.1 Transport and Access [Vehicle Access] DTS 3.1, 3.5 and 3.6 Transport and Access [Vehicle Parking Rates] DTS 5.1	None	Hazards (Acid Sulfate Soils) DTS 1.1 Hazards (Bushfire Protection) [Habitable Buildings] DTS 1.1 Key Outback and Rural Routes: DTS 1.1 to 1.3 and 2.1 to 2.2

Settlement Zone Table 4 - Relevant Provisions for Performance Assessed Development

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.	Relevant Provisions The following provisions are relevant to the assessment of the identified development type. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome. Where there is inconsistency between provisions in the Planning and Design Code, Overlay provisions prevail to the extent of the inconsistency.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	None	Advertisements [Appearance]: PO 1.1 and 1.2 Advertisements [Proliferation of Advertisements]: PO 2.1 and 2.2 Advertisements [Third Party Advertising] PO 3.1 Advertisements [Safety] PO 5.1, 5.2 and 5.4 Clearance from Overhead Powerlines PO 1.1	None	Coastal Areas: All relevant provisions Sloping Land: All relevant provisions Water Resources: All relevant provisions
Carport Outbuilding Verandah	All	Clearance from Overhead Powerlines PO 1.1 Design and Siting [On-site Waste Treatment Systems] PO 16.3 Residential Liveability [Ancillary Buildings and Structures] PO 6.1 and 6.2	None	Coastal Areas: All relevant provisions Sloping Land: All relevant provisions Water Resources: All relevant provisions
Consulting room Office	PO 1.2, 1.5, 3.1 to 3.10 and 4.1	Clearance from Overhead Powerlines PO 1.1 Design and Siting [Built Form Context] PO 2.4 Design and Siting [Visual Privacy] PO 6.1 Design and Siting [Waste Storage] PO 10.1 Design and Siting [On-site Waste Treatment Systems] PO 16.1 and 16.3 Infrastructure and Renewable Facilities [On-site Water Supply and Wastewater Services] PO 11.2 to 11.5 Interface between Land Uses [General Land Use Compatibility] PO 1.2 Interface between Land Uses [Hours of Operation] PO 2.1 Interface between Land Uses [Overshadowing] PO 3.1 to 3.3 Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.1 and 4.2	None	Coastal Areas: All relevant provisions Sloping Land: All relevant provisions Water Resources: All relevant provisions

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.	Relevant Provisions The following provisions are relevant to the assessment of the identified development type. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome. Where there is inconsistency between provisions in the Planning and Design Code, Overlay provisions prevail to the extent of the inconsistency.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface between Land Uses [Light Spill] PO 6.1 and 6.2 Interface between Land Uses [Solar Reflectivity / Glare] PO 7.1 Transport and Access [Sightlines] PO 2.1 and 2.2 Transport and Access [Vehicle Access] PO 3.5 and 3.6 Transport and Access [Vehicle Parking Rates] PO 5.1 Transport and Access [Vehicle Parking Areas] PO 6.1 and 6.7		
Detached dwelling	DTS 3.2 to 3.10	Clearance from Overhead Powerlines PO 1.1 Design and Siting [Visual Privacy] PO 6.1 Design and Siting [Waste Storage] PO 10.1 Design and Siting [On-site Waste Treatment Systems] PO 16.1 and 16.3 Infrastructure and Renewable Facilities [On-site Water Supply and Wastewater Services] PO 11.2 to 11.5 Interface between Land Uses [Overshadowing] PO 3.1 and 3.2 Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.3 Interface between Land Uses [Interface with Rural Activities] PO 9.1 to 9.5 Interface between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)] PO 10.1 Interface between Land Uses [Interface with utility services infrastructure] PO 11.1 Residential Liveability [Private Open Space] PO 2.1 and 2.2 Residential Liveability [Onsite Facilities] PO 5.4	None	Coastal Areas: All relevant provisions Sloping Land: All relevant provisions Water Resources: All relevant provisions

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.	Relevant Provisions The following provisions are relevant to the assessment of the identified development type. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome. Where there is inconsistency between provisions in the Planning and Design Code, Overlay provisions prevail to the extent of the inconsistency.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport and Access [Vehicle Access] PO 3.1, 3.5 and 3.6 Transport and Access [Vehicle Parking Rates] PO 5.1 Site Contamination PO 1.1		
Dwelling (other than a detached dwelling)	PO 3.1 to 3.10 and 4.1	Clearance from Overhead Powerlines PO 1.1 Design and Siting [Built Form Context] PO 2.1 to 2.6 Design and Siting [Amenity] PO 3.1 Design and Siting [Public Realm Interface] PO 4.1 to 4.5 Design and Siting [Crime Prevention] PO 5.1 and 5.2 Design and Siting [Visual Privacy] PO 6.1 Design and Siting [Energy Efficiency] PO 7.1 to 7.3 Design and Siting [Fences, Walls and Retaining Walls] PO 8.1 and 8.2 Design and Siting [Landscaping] PO 9.1 and 9.2 Design and Siting [Waste Storage] PO 10.1 Design and Siting [Transportable Buildings] PO 11.1 Design and Siting [Water Sensitive Design] PO 13.1 to 13.3 Design and Siting [On-site Waste Treatment Systems] PO 16.3 Infrastructure and Renewable Facilities [On-site Water Supply and Wastewater Services] PO 11.1 to 11.5 Interface between Land Uses [General Land Use Compatibility] PO 1.1 Interface between Land Uses [Overshadowing] PO 3.1 to 3.3	None	Coastal Areas: All relevant provisions Hazard (Acid Sulfate Soils): All relevant provisions Hazards (Bushfire Protection) [Habitable Buildings]: All relevant provisions Key Outback and Rural Routes: All relevant provisions Sloping Land: All relevant provisions Water Resources: All relevant provisions

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.	Relevant Provisions The following provisions are relevant to the assessment of the identified development type. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome. Where there is inconsistency between provisions in the Planning and Design Code, Overlay provisions prevail to the extent of the inconsistency.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.3 to 4.4 Interface between Land Uses [Solar Reflectivity / Glare] PO 7.1 Residential Liveability [Amenity] PO 1.1 and 1.2 Residential Liveability [Private Open Space] PO 2.1 and 2.2 Residential Liveability [Communal Open Space] PO 3.1 Residential Liveability [Onsite Facilities] PO 5.1 to 5.4 Site Contamination PO 1.1 Transport and Access [Sightlines] PO 2.1 and 2.2 Transport and Access [Vehicle Access] PO 3.1, 3.5 and 3.6 Transport and Access [Vehicle Parking Rates] PO 5.1		
Dwelling addition	PO 3.1 to 3.10 and 4.1	Clearance from Overhead Powerlines PO 1.1 Design and Siting [Visual Privacy] PO 6.1 Design and Siting [On-site Waste Treatment Systems] PO 16.3 Infrastructure and Renewable Facilities [On-site Water Supply and Wastewater Services] PO 11.5 Interface between Land Uses [Overshadowing] PO 3.1, 3.2 Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.3 to 4.4 Residential Liveability [Dwelling Additions] PO 4.1 Transport and Access [Vehicle Access] PO 3.1, 3.5 and 3.6	None	Coastal Areas: All relevant provisions Sloping Land: All relevant provisions Water Resources: All relevant provisions

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.	Relevant Provisions The following provisions are relevant to the assessment of the identified development type. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome. Where there is inconsistency between provisions in the Planning and Design Code, Overlay provisions prevail to the extent of the inconsistency.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport and Access [Vehicle Parking Rates] PO 5.1		
Excavation and filling	None	Design and Siting [Site Earthworks] PO 12.1	None	Coastal Areas: All relevant provisions Sloping Land: All relevant provisions Water Resources: All relevant provisions
Fence	None	Design and Siting [Fences, Walls and Retaining Walls] PO 8.1	None	Coastal Areas: All relevant provisions Hazard (Acid Sulfate Soils): All relevant provisions Sloping Land: All relevant provisions Water Resources: All relevant provisions
Land division	PO 2.1	Design and Siting [Environmental and Cultural Context] PO 1.1 Land Division [General] PO 1.1 to 1.6 Land Division [Roads and Access] PO 2.1 to 2.7 Land Division [Open Space] PO 3.1 to 3.3 Land Division [Waste Water] PO 4.1	None	Coastal Areas: All relevant provisions Key Outback and Rural Routes: All relevant provisions Sloping Land: All relevant provisions Water Resources: All relevant provisions
Light industry Warehouse Store	PO 1.3, 3.1 to 3.10 and 4.1	Clearance from Overhead Powerlines PO 1.1 Design and Siting [Built Form Context] PO 2.1 to 2.6 Design and Siting [Public Realm Interface] PO 4.1 to 4.5 Design and Siting [Crime Prevention] PO 5.1 and 5.2 Design and Siting [Visual Privacy] PO 6.1 Design and Siting [Energy Efficiency] PO 7.1 to 7.3 Design and Siting [Fences, Walls and Retaining Walls] PO 8.1 and 8.2 Design and Siting [Landscaping] PO 9.1 and 9.2 Design and Siting [Waste Storage] PO 10.1	None	Coastal Areas: All relevant provisions Hazard (Acid Sulfate Soils): All relevant provisions Key Outback and Rural Routes: All relevant provisions Sloping Land: All relevant provisions Water Resources: All relevant provisions

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.	Relevant Provisions The following provisions are relevant to the assessment of the identified development type. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome. Where there is inconsistency between provisions in the Planning and Design Code, Overlay provisions prevail to the extent of the inconsistency.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design and Siting [Transportable Buildings] PO 11.1 Design and Siting [Water Sensitive Design] PO 13.1 to 13.3 Design and Siting [Wash-down and Waste Loading and Unloading] PO 15.1 Design and Siting [On-site Waste Treatment Systems] PO 16.1, 16.2 Infrastructure and Renewable Facilities [General] PO 1.2 Infrastructure and Renewable Facilities [On-site Water Supply and Wastewater Services] PO 11.1 to 11.3 and 11.5 Interface between Land Uses [General Land Use Compatibility] PO 1.2 Interface between Land Uses [Hours of Operation] PO 2.1 Interface between Land Uses [Overshadowing] PO 3.1 to 3.3 Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.1 and 4.2 Interface between Land Uses [Air Quality] PO 5.1 and 5.2 Interface between Land Uses [Light Spill] PO 6.1 and 6.2 Interface between Land Uses [Solar Reflectivity / Glare] PO 7.1		

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.	Relevant Provisions The following provisions are relevant to the assessment of the identified development type. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome. Where there is inconsistency between provisions in the Planning and Design Code, Overlay provisions prevail to the extent of the inconsistency.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport and Access [Movement Systems] PO 1.2 to 1.4 Transport and Access [Sightlines] PO 2.1 and 2.2 Transport and Access [Vehicle Access] PO 3.1, 3.4, 3.5 and 3.6 Transport and Access [Vehicle Parking Rates] PO 5.1 Transport and Access [Vehicle Parking Areas] PO 6.2, 6.6 and 6.7		
Shop	PO 1.2, 1.5, 3.1 to 3.10 and 4.1	Clearance from Overhead Powerlines PO 1.1 Design and Siting [Built Form Context] PO 2.1 to 2.6 Design and Siting [Public Realm Interface] PO 4.1 to 4.5 Design and Siting [Crime Prevention] PO 5.1 and 5.2 Design and Siting [Visual Privacy] PO 6.1 Design and Siting [Energy Efficiency] PO 7.1 to 7.3 Design and Siting [Fences, Walls and Retaining Walls] PO 8.1 and 8.2 Design and Siting [Landscaping] PO 9.1 and 9.2 Design and Siting [Waste Storage] PO 10.1 Design and Siting [Transportable Buildings] PO 11.1 Design and Siting [Water Sensitive Design] PO 13.1 to 13.3 Design and Siting [Wash-down and Waste Loading and Unloading] PO 15.1 Design and Siting [On-site Waste Treatment Systems] PO 16.1, 16.2	None	Coastal Areas: All relevant provisions Sloping Land: All relevant provisions Water Resources: All relevant provisions

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.	Relevant Provisions The following provisions are relevant to the assessment of the identified development type. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome. Where there is inconsistency between provisions in the Planning and Design Code, Overlay provisions prevail to the extent of the inconsistency.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Infrastructure and Renewable Facilities [On-site Water Supply and Wastewater Services] PO 11.2 to 11.5 Interface between Land Uses [General Land Use Compatibility] PO 1.2 Interface between Land Uses [Hours of Operation] PO 2.1 Interface between Land Uses [Overshadowing] PO 3.1 to 3.3 Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.1, 4.2, 4.5 and 4.6 Interface between Land Uses [Air Quality] PO 5.1 and 5.2 Interface between Land Uses [Light Spill] PO 6.1 and 6.2 Interface between Land Uses [Solar Reflectivity / Glare] PO 7.1 Transport and Access [Movement Systems] PO 1.2 to 1.4 Transport and Access [Sightlines] PO 2.1 and 2.2 Transport and Access [Vehicle Access] PO 3.1 to 3.9 Transport and Access [Access for People with Disabilities] PO 4.1 Transport and Access [Vehicle Parking Rates] PO 5.1 Transport and Access [Vehicle Parking Areas] PO 6.1 to 6.8		
Supported accommodation	PO 1.1, 3.1 to 3.10 and 4.1	Clearance from Overhead Powerlines PO 1.1 Design and Siting [Built Form Context] PO 2.1 to 2.6 Design and Siting [Public Realm Interface] PO 4.1 to 4.5	None	Coastal Areas: All relevant provisions Hazard (Acid Sulfate Soils): All relevant provisions Hazard (Bushfire Protection): All relevant provisions

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.	Relevant Provisions The following provisions are relevant to the assessment of the identified development type. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome. Where there is inconsistency between provisions in the Planning and Design Code, Overlay provisions prevail to the extent of the inconsistency.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design and Siting [Crime Prevention] PO 5.1 and 5.2 Design and Siting [Visual Privacy] PO 6.1 Design and Siting [Energy Efficiency] PO 7.1 to 7.3 Design and Siting [Fences, Walls and Retaining Walls] PO 8.1 and 8.2 Design and Siting [Landscaping] PO 9.1 and 9.2 Design and Siting [Waste Storage] PO 10.1 Design and Siting [Transportable Buildings] PO 11.1 Design and Siting [Water Sensitive Design] PO 13.1 to 13.3 Design and Siting [Wash-down and Waste Loading and Unloading] PO 15.1 Design and Siting [On-site Waste Treatment Systems] PO 16.3 Infrastructure and Renewable Facilities [On-site Water Supply and Wastewater Services] PO 11.1 to 11.5 Interface between Land Uses [General Land Use Compatibility] PO 1.1 Interface between Land Uses [Hours of Operation] PO 2.1 Interface between Land Uses [Overshadowing] PO 3.1 to 3.3 Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.1, 4.2, 4.3 and 4.4 Interface between Land Uses [Solar Reflectivity / Glare] PO 7.1 Residential Liveability [Amenity] PO 1.1 and 1.2 Residential Liveability [Private Open Space] PO 2.1 and 2.2		Key Outback and Rural Routes: All relevant provisions Sloping Land: All relevant provisions Water Resources: All relevant provisions

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.	Relevant Provisions The following provisions are relevant to the assessment of the identified development type. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome. Where there is inconsistency between provisions in the Planning and Design Code, Overlay provisions prevail to the extent of the inconsistency.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Residential Liveability [Communal Open Space] PO 3.1 Residential Liveability [Onsite Facilities] PO 5.1 to 5.4 Residential Liveability [Supported Accommodation] PO 7.1 to 7.4 Site Contamination PO 1.1 Transport and Access [Movement Systems] PO 1.4 Transport and Access [Sightlines] PO 2.1 and 2.2 Transport and Access [Vehicle Access] PO 3.1 to 3.8 Transport and Access [Access for People with Disabilities] PO 4.1 Transport and Access [Vehicle Parking Rates] PO 5.1 Transport and Access [Vehicle Parking Areas] PO 6.1 to 6.3 and 6.5 to 6.8		
Temporary accommodation	PO 1.1, 3.1 to 3.10 and 4.1	Clearance from Overhead Powerlines PO 1.1 Design and Siting [Built Form Context] PO 2.1 to 2.6 Design and Siting [Amenity] PO 3.1 Design and Siting [Public Realm Interface] PO 4.1 to 4.5 Design and Siting [Crime Prevention] PO 5.1 and 5.2 Design and Siting [Visual Privacy] PO 6.1 Design and Siting [Energy Efficiency] PO 7.1 to 7.3 Design and Siting [Fences, Walls and Retaining Walls] PO 8.1 and 8.2 Design and Siting [Landscaping] PO 9.1 and 9.2 Design and Siting [Waste Storage] PO 10.1	None	Coastal Areas: All relevant provisions Hazard (Bushfire Protection): All relevant provisions Sloping Land: All relevant provisions Water Resources: All relevant provisions

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.	Relevant Provisions The following provisions are relevant to the assessment of the identified development type. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome. Where there is inconsistency between provisions in the Planning and Design Code, Overlay provisions prevail to the extent of the inconsistency.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design and Siting [Transportable Buildings] PO 11.1 Design and Siting [Water Sensitive Design] PO 13.1 to 13.3 Design and Siting [On-site Waste Treatment Systems] PO 16.3 Infrastructure and Renewable Facilities [On-site Water Supply and Wastewater Services] PO 11.1 to 11.5 Interface between Land Uses [General Land Use Compatibility] PO 1.1 Interface between Land Uses [Overshadowing] PO 3.1 to 3.3 Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.3 and 4.4 Interface between Land Uses [Solar Reflectivity / Glare] PO 7.1 Residential Liveability [Amenity] PO 1.1 and 1.2 Residential Liveability [Private Open Space] PO 2.1 and 2.2 Residential Liveability [Communal Open Space] PO 3.1 Residential Liveability [Onsite Facilities] PO 5.1 to 5.4 Residential Liveability [Temporary Accommodation] PO 8.1 Site Contamination PO 1.1 Transport and Access [Sightlines] PO 2.1 and 2.2 Transport and Access [Vehicle Access] PO 3.1, 3.5 and 3.6 Transport and Access [Vehicle Parking Rates] PO 5.1		

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.	Relevant Provisions The following provisions are relevant to the assessment of the identified development type. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome. Where there is inconsistency between provisions in the Planning and Design Code, Overlay provisions prevail to the extent of the inconsistency.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Tourist accommodation	PO 1.4, 3.1 to 3.10 and 4.1	Clearance from Overhead Powerlines PO 1.1 Design and Siting [Built Form Context] PO 2.1 to 2.6 Design and Siting [Public Realm Interface] PO 4.1 to 4.5 Design and Siting [Crime Prevention] PO 5.1 to 5.2 Design and Siting [Visual Privacy] PO 6.1 Design and Siting [Energy Efficiency] PO 7.1 to 7.3 Design and Siting [Fences, Walls and Retaining Walls] PO 8.1 to 8.2 Design and Siting [Landscaping] PO 9.1 and 9.2 Design and Siting [Waste Storage] PO 10.1 Design and Siting [Transportable Buildings] PO 11.1 Design and Siting [Water Sensitive Design] PO 13.1 to 13.3 Design and Siting [On-site Waste Treatment Systems] PO 16.3 Infrastructure [On-site Water Supply and Wastewater Services] PO 11.1 to 11.5 Interface between Land Uses [General Land Use Compatibility] PO 1.2 Interface between Land Uses [Hours of Operation] PO 2.1 Interface between Land Uses [Overshadowing] PO 3.1 to 3.3 Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.1 to 4.6 Interface between Land Uses [Air Quality] PO 5.1 to 5.2 Interface between Land Uses [Light Spill] PO 6.1 and 6.2	None	Coastal Areas: All relevant provisions Hazard (Acid Sulfate Soils): All relevant provisions Hazard (Bushfire Protection): All relevant provisions Key Outback and Rural Routes: All relevant provisions Sloping Land: All relevant provisions Water Resources: All relevant provisions

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.	Relevant Provisions The following provisions are relevant to the assessment of the identified development type. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome. Where there is inconsistency between provisions in the Planning and Design Code, Overlay provisions prevail to the extent of the inconsistency.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface between Land Uses [Solar Reflectivity / Glare] PO 7.1 Site Contamination PO 1.1 Tourism Development: All Transport and Access [Movement Systems] PO 1.4 Transport and Access [Sightlines] PO 2.1 and 2.2 Transport and Access [Vehicle Access] PO 3.1 to 3.8 Transport and Access [Access for People with Disabilities] PO 4.1 Transport and Access [Vehicle Parking Rates] PO 5.1 Transport and Access [Vehicle Parking Areas] PO 6.1, 6.2 and 6.4 to 6.8		
All other Code Assessed Development	All	All	None	Any Relevant Overlay: All Relevant Provisions.

Settlement Zone Table 5 – Relevant Provisions for Restricted Development

Development Type <div>(includes where a proposal is for a change in land use)</div> <div>Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.</div>	Relevant Provisions <div>All provisions referred to are Performance Outcomes.</div> <div>Relevant Desired Outcomes are not listed, but automatically apply in relation to a restricted development.</div> <div>Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome.</div>			
	Zone	General Development Policies	Subzone <div>(applies only in the area affected by the Subzone)</div>	Overlay <div>(applies only in the area affected by the Overlay)</div>
Road transport terminal	All	All	None	All
Stock sales yard	All	All	None	All
Special industry	All	All	None	All
Waste reception, storage, treatment or disposal (except where in the form of a recycling depot)	All	All	None	All
Wrecking yard	All	All	None	All

Specific Use (Tourism Development) Zone

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

A range of tourist accommodation and associated services and facilities that enhance visitor experiences and enjoyment.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Land Use and Intensity	
PO 1.1 Small-scale services and facilities associated with and incidental to tourist accommodation to support the needs of visitors and workers.	No deemed-to-satisfy requirements are applicable.
PO 1.2 A dwelling in the form of a managers' residence associated with and ancillary to tourist accommodation and tourist facilities to support tourism operations and maximise available accommodation for visitors and travellers.	No deemed-to-satisfy requirements are applicable.
Hazard Risk Minimisation	
PO 2.1 Habitable buildings designed and sited to manage the risks of natural hazards on personal and public safety and property.	No deemed-to-satisfy requirements are applicable.

Procedural Matters (PM)

Notification of Performance assessed development

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

- (a) hotel
- (b) restaurant located within 30m of a sensitive land use or approved sensitive land use on land
- (c) shop (other than a restaurant) with a gross leasable floor area greater than 250m² adjacent to:
 - (i) an existing sensitive land use or approved sensitive land use on land; or
 - (ii) the boundary of a zone that primarily intends to accommodate sensitive land uses.

Specific Use (Tourism Development) Zone Table 1 - Development Classification

Accepted Development Classification The following development types are classified as accepted development subject to meeting the requirements identified in <i>Specific Use (Tourism Development) Zone Table 2 – Requirements for Accepted Development</i> .	
Development Type	Exceptions
Building work on railway land	None
Carport Outbuilding	Except where any of the following apply: <ul style="list-style-type: none"> • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay.
Demolition Internal building work	Except where any of the following apply: <ul style="list-style-type: none"> • State Heritage Place Overlay.
Private bushfire shelters Solar photovoltaic panels Water tank (above ground) Water tank (underground)	Except where any of the following apply: <ul style="list-style-type: none"> • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay.
Protective tree netting structure	Except where any of the following apply: <ul style="list-style-type: none"> • State Heritage Place Overlay
Spa pool Swimming pool	Except where any of the following apply: <ul style="list-style-type: none"> • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay.
Verandah Shade sail	Except where any of the following apply: <ul style="list-style-type: none"> • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay.

Deemed-to-Satisfy Development Classification

The following development types are classified as deemed-to-satisfy subject to meeting the requirements identified in the *Specific Use (Tourism Development) Zone Table 3 – Requirements for Deemed-to-Satisfy Development*

Development Type	Exceptions
Advertisement	Except where any of the following apply: <ul style="list-style-type: none"> • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay.
Carport Outbuilding Verandah	Except where any of the following apply: <ul style="list-style-type: none"> • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay.
Excavation and filling	Except where any of the following apply: <ul style="list-style-type: none"> • State Heritage Place Overlay • Water Resources Overlay.

Restricted Development Classification

The following development types are classified as restricted development in the *Specific Use (Tourism Development) Zone*.

Note: Relevant provisions for restricted development are identified in Specific Use (Tourism Development) Zone Table 5 – Relevant Provisions for Restricted Development.

Development Type	Exceptions
None specified	None

Specific Use (Tourism Development) Zone Table 2 – Requirements for Accepted Development

Development Type	Classification Requirements
	Where one or more of the relevant provisions has not been met the development is code assessed.
Building work on railway land	<ol style="list-style-type: none"> 1 Building work is associated with a railway 2 It is situated (or to be situated) on railway land 3 It is required for the conduct or maintenance of railway activities.
Carport	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 It is detached from and ancillary to a dwelling erected on the site 4 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building to which it is ancillary 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level 7 Total roof height - does not exceed 5m measured from natural ground level 8 Carport length - does not exceed 8m 9 Total roofed area of all existing or proposed buildings on the allotment - does not exceed 70% of the area of the allotment 10 Door opening for vehicle access – does not exceed, in total, 7m in width 11 The carport is located so that vehicle access: <ul style="list-style-type: none"> • 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 <u>division</u> of <u>land</u>; or • will use a driveway that: <ol style="list-style-type: none"> (a) is not located within 6m 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

Development Type	Classification Requirements Where one or more of the relevant provisions has not been met the development is code assessed.
	<p>weather shelters), other infrastructure, or a tree; or</p> <p>(c) will not require a driveway because the kerbing is formed in a manner that allows a vehicle to roll over it</p> <ul style="list-style-type: none"> 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 garage when the work is completed is not steeper than 1:4 on average.
Demolition	None
Internal building work	<ol style="list-style-type: none"> There will be no increase in the total floor area of the building There will be no alteration to the external appearance of the building to any significant degree.
Outbuilding (in the form of a garage)	<ol style="list-style-type: none"> The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> It is detached from and ancillary to a dwelling erected on the site, or a dwelling to be erected on the site in accordance with a development authorisation which has been granted Primary street setback – at least 5.5m from the primary street boundary and as far back as the building to which it is ancillary Secondary street setback – at least 900mm from the boundary of the allotment Side boundary setbacks – at least 900mm from the boundary of the allotment Total floor area - does not exceed 40m² Wall height - does not exceed 3m measured from the top of the footings and not including a gable end Total roof height - does not exceed 5m measure from natural ground level Wall length - does not exceed 8m Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70% Door opening for vehicle access – does not exceed, in total, 7m in width

Development Type	Classification Requirements Where one or more of the relevant provisions has not been met the development is code assessed.
	<p>13 The garage is located so that vehicle access:</p> <ul style="list-style-type: none"> • 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 <u>division of land</u>; or • will use a driveway that: <ul style="list-style-type: none"> (a) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and (b) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or (c) will not require a driveway because the kerbing is formed in a manner that allows a vehicle to roll over it; • 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 garage when the work is completed is not steeper than 1:4 on average <p>14 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
Outbuilding (not being a garage)	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>3 It is detached from and ancillary to a dwelling erected on the site</p> <p>4 Primary street setback – at least as far back as the building to which it is ancillary</p> <p>5 Secondary street setback – at least 900mm from the boundary of the allotment</p> <p>6 Side boundary setbacks – at least 900mm from the boundary of the allotment</p> <p>7 Total floor area does not exceed 40m²</p> <p>8 Wall height - does not exceed 3m measured from the top of the footings and not including a gable end</p> <p>9 Total roof height - does not exceed 5m measure from natural ground level</p> <p>10 Wall length - does not exceed 8m</p>

Development Type	Classification Requirements Where one or more of the relevant provisions has not been met the development is code assessed.
	<ol style="list-style-type: none"> 11 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70% 12 if clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.
Private bushfire shelters	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 Primary street setback – at least as far back as the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment 5 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).
Shade sail	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 Shade sail consists of permeable material 4 The total area of the sail - does not exceed 40m² 5 No part of the shade sail will be: <ul style="list-style-type: none"> • 3m above ground or floor level at any place within 900mm of a boundary of the allotment • 5m above ground or floor level within any other part of the allotment 6 Length of sail along a boundary does not exceed 8m.
Solar photovoltaic panels	<ol style="list-style-type: none"> 1 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 2 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 3 Panels and associated components do not overhang any part of the roof 4 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.

Development Type	Classification Requirements Where one or more of the relevant provisions has not been met the development is code assessed.
Spa pool	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 It is detached from and ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted 4 Allotment boundary setback – at least 1m 5 Primary street setback – at least as far back as the building to which it is ancillary 6 Location of filtration system from a dwelling on an adjoining allotment: <ul style="list-style-type: none"> • At least 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise • At least 12m in any other case.
Swimming pool	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 It is detached from and ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted 4 Allotment boundary setback – at least 1m 5 Primary street setback – at least as far back as the building to which it is ancillary 6 Location of filtration system from a dwelling on an adjoining allotment: <ul style="list-style-type: none"> • At least 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise • At least 12m in any other case.
Verandah	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system

Development Type	Classification Requirements Where one or more of the relevant provisions has not been met the development is code assessed.
	<ol style="list-style-type: none"> 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 It is detached from and ancillary to a dwelling erected on the site 4 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building to which it is ancillary 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level 7 Total roof height - does not exceed 5m measure from natural ground level 8 Verandah length - does not exceed 8m 9 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70%.
Water tank (above ground)	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 The tank is part of a roof drainage system 4 Total floor area - not exceeding 15m² 5 The tank is located wholly above ground 6 Primary street setback – at least as far back as the building to which it is ancillary 7 In the case of a tank made of metal the tank is pre-colour treated or painted in a non-reflective colour.
Water tank (underground)	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank is ancillary to a dwelling erected on the site 3 The tank is located wholly below the level of the ground.

Specific Use (Tourism Development) Zone Table 3 - Deemed-to-Satisfy Requirements

Development Type Includes where a proposal is for a change in land use. Where a development comprises more than one development type, then the relevant requirements will be taken to be the sum of the relevant requirements for each development type.	Relevant Requirements Where a deemed-to-satisfy classified development does not meet one of more of the relevant requirements it is no longer classified as deemed-to-satisfy development, and is performance assessed. In these instances the relevant provisions are the Performance Outcomes that correspond with the specified Deemed-to-Satisfy requirement, plus any Desired Outcomes from the relevant module.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	None	Advertisements [Appearance]: DTS 1.1 and 1.2 Advertisements [Proliferation of Advertisements]: DTS 2.1 and 2.2 Advertisements [Third Party Advertising]: DTS 3.1 Advertisements [Amenity Impacts]: DTS 4.1 Advertisements [Safety]: DTS 5.1, 5.2 and 5.4 Clearance from Overhead Powerlines: DTS 1.1	None	None
Carport Outbuilding Verandah	None	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [On-site Water Supply and Wastewater Services]: DTS 11.5 Residential Liveability [Ancillary Buildings and Structures]: DTS 6.1 and 6.2	None	Key Outback and Rural Routes: DTS 1.1 to 1.3 and 2.1 to 2.2
Excavation and filling	None	Design and Siting [Site Earthworks]: DTS 12.1	None	Sloping Land: DTS 3.1. Exclude Design and Siting [Site Earthworks]: DTS 12.1

Specific Use (Tourism Development) Zone Table 4 - Relevant Provisions for Performance Assessed Development

Development Type	Relevant Provisions			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>Includes where a proposal is for a change in land use.</p> <p>Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.</p>	<p>The following provisions are relevant to the assessment of the identified development type.</p> <p>Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome.</p> <p>Where there is inconsistency between provisions in the Planning and Design Code, Overlay provisions prevail to the extent of the inconsistency.</p>			
Advertisement	None	<p>Advertisements [Appearance]: PO 1.1 and 1.2</p> <p>Advertisements [Proliferation of Advertisements]: PO 2.1 and 2.2</p> <p>Advertisements [Third Party Advertising]: PO 3.1</p> <p>Advertisements [Safety]: PO 5.1, 5.2 and 5.4</p> <p>Clearance from Overhead Powerlines: PO 1.1</p>	None	<p>Sloping Land: All Relevant Provisions</p> <p>State Heritage Place: All Relevant Provisions</p> <p>Water Resources: All Relevant Provisions.</p>
<p>Carport</p> <p>Outbuilding</p> <p>Verandah</p>	None	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design and Siting [Built Form Context]: PO 1.4</p> <p>Infrastructure and Renewable Energy Facilities [On-site Water Supply and Wastewater Services]: PO 11.5</p> <p>Residential Liveability [Ancillary Buildings and Structures]: PO 6.1 and 6.2</p>	None	<p>Sloping Land: All Relevant Provisions</p> <p>State Heritage Place: All Relevant Provisions</p> <p>Water Resources: All Relevant Provisions.</p>
Demolition	None	None	None	State Heritage Place: All Relevant Provisions
Dwelling	PO 1.2 and 2.1	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design and Siting [Environmental and Cultural Context]: PO 1.1</p> <p>Design and Siting [Built Form Context]: PO 2.4</p> <p>Design and Siting [Visual Privacy]: PO 6.1</p> <p>Design and Siting [Energy Efficient Design]: PO 7.2</p> <p>Design and Siting [Waste Storage]: PO 10.1</p> <p>Design and Siting [On-site Waste Treatment Systems]: PO 16.1 to 16.3</p> <p>Infrastructure and Renewable Energy Facilities [On-site Water Supply and Wastewater Services]: PO 11.1 to 11.5</p> <p>Interface between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface between Land Uses [Overshadowing]: PO 3.1 and 3.2</p>	None	<p>Hazards (Bushfire Protection): All Relevant Provisions</p> <p>Key Outback and Rural Routes: All Relevant Provisions</p> <p>Sloping Land: All Relevant Provisions</p> <p>State Heritage Place: All Relevant Provisions</p> <p>Water Resources: All Relevant Provisions.</p>

Development Type	Relevant Provisions			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>Includes where a proposal is for a change in land use.</p> <p>Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.</p>	<p>The following provisions are relevant to the assessment of the identified development type.</p> <p>Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome.</p> <p>Where there is inconsistency between provisions in the Planning and Design Code, Overlay provisions prevail to the extent of the inconsistency.</p>			
		<p>Interface between Land Uses [Interface with Rural Activities]: PO 9.1 to 9.5</p> <p>Interface between Land Uses [Interface with Mines and Quarries]: PO 10.1</p> <p>Interface between Land Uses [Interface with Utility Service Infrastructure]: PO 11.1</p> <p>Residential Liveability [Private Open Space]: PO 2.1 and 2.2</p> <p>Site Contamination: PO 1.1</p> <p>Transport and Access [Vehicle Access]: PO 3.1</p> <p>Transport and Access [Vehicle Parking Rates]: PO 5.1</p>		
Excavation and filling	None	Design and Siting [Site Earthworks]: PO 12.1	None	<p>State Heritage Place Overlay: All Relevant Provisions</p> <p>Water Resource: All Relevant Provisions.</p>
Fence	None	Design and Siting [Fences, Walls and Retaining Walls]: PO 8.1 and 8.2	None	<p>Sloping Land Overlay: All Relevant Provisions</p> <p>State Heritage Place Overlay: All Relevant Provisions</p> <p>Water Resources Overlay: All Relevant Provisions.</p>
Hotel	All	<p>Clearance from Overhead Powerlines: All</p> <p>Design and Siting [Environmental and Cultural Context]: 1.1</p> <p>Design and Siting [Built Form Context]: PO 2.1, 2.4, and 2.6</p> <p>Design and Siting [Public Realm Interface]: PO 4.4 and 4.5</p> <p>Design and Siting [Energy Efficient Design]: PO 7.2</p> <p>Design and Siting [Waste Storage]: PO 10.1</p> <p>Design and Siting [Water Sensitive Design]: PO 13.2 and 13.3</p> <p>Design and Siting [Wash-down and Waste Loading and Unloading]: PO 15.1</p>	None	<p>Hazards (Bushfire Protection): All Relevant Provisions</p> <p>Key Outback and Rural Routes: All relevant provisions</p> <p>Sloping Land: All Relevant Provisions</p> <p>State Heritage Place: All Relevant Provisions</p> <p>Water Resource: All Relevant Provisions.</p>

Development Type	Relevant Provisions			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>Includes where a proposal is for a change in land use.</p> <p>Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.</p>	<p>The following provisions are relevant to the assessment of the identified development type.</p> <p>Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome.</p> <p>Where there is inconsistency between provisions in the Planning and Design Code, Overlay provisions prevail to the extent of the inconsistency.</p>			
		<p>Design and Siting [On-site Waste Treatment Systems]: PO 16.1, 16.2 and 16.3</p> <p>Infrastructure and Renewable Energy Facilities [On-site Waste Water Supply and Wastewater Services]: PO 11.1, 11.2, 11.3 and 11.5</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 and 3.3</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5 and 4.6</p> <p>Interface Between Land Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1</p> <p>Transport Access and Parking [Movement Systems]: PO 1.1 to 1.4</p> <p>Transport Access and Parking [Sightlines]: PO 2.1 and 2.2</p> <p>Transport Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.6, 3.8 and 3.9</p> <p>Transport Access and Parking [Access for People with Disabilities]: PO 4.1</p> <p>Transport Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.4, 6.5, 6.6, 6.7 and 6.8</p>		
Restaurant	PO 1.1 and 2.1	<p>Clearance from Overhead Powerlines: All</p> <p>Design and Siting [Environmental and Cultural Context]: 1.1</p> <p>Design and Siting [Built Form Context]: PO 2.1, 2.4, and 2.6</p>	None	<p>Key Outback and Rural Routes: All relevant provisions</p> <p>Sloping Land: All Relevant Provisions</p> <p>State Heritage Place: All Relevant Provisions</p> <p>Water Resource: All Relevant Provisions.</p>

Development Type	Relevant Provisions			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>Includes where a proposal is for a change in land use.</p> <p>Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.</p>		<p>Design and Siting [Public Realm Interface]: PO 4.4 and 4.5</p> <p>Design and Siting [Energy Efficient Design]: PO 7.2</p> <p>Design and Siting [Waste Storage]: PO 10.1</p> <p>Design and Siting [Water Sensitive Design]: PO 13.2 and 13.3</p> <p>Design and Siting [Wash-down and Waste Loading and Unloading]: PO 15.1</p> <p>Design and Siting [On-site Waste Treatment Systems]: PO 16.1, 16.2 and 16.3</p> <p>Infrastructure and Renewable Energy Facilities [On-site Waste Water Supply and Wastewater Services]: PO 11.1, 11.2, 11.3 and 11.5</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 and 3.3</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1 and 4.2</p> <p>Interface Between Land Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1</p> <p>Transport Access and Parking [Movement Systems]: PO 1.1 to 1.4</p> <p>Transport Access and Parking [Sightlines]: PO 2.1 and 2.2</p> <p>Transport Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.6, 3.8 and 3.9</p> <p>Transport Access and Parking [Access for People with Disabilities]: PO 4.1</p> <p>Transport Access and Parking [Vehicle Parking Rates]: PO 5.1</p>		

Development Type	Relevant Provisions			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Includes where a proposal is for a change in land use. Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.	<p>The following provisions are relevant to the assessment of the identified development type.</p> <p>Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome.</p> <p>Where there is inconsistency between provisions in the Planning and Design Code, Overlay provisions prevail to the extent of the inconsistency.</p>			
		Transport Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.4, 6.5, 6.6, 6.7 and 6.8		
Shop (other than a restaurant)	PO 1.1 and 2.1	<p>Clearance from Overhead Powerlines: All</p> <p>Design and Siting [Environmental and Cultural Context]: 1.1</p> <p>Design and Siting [Built Form Context]: PO 2.1, 2.4, and 2.6</p> <p>Design and Siting [Public Realm Interface]: PO 4.4 and 4.5</p> <p>Design and Siting [Energy Efficient Design]: PO 7.2</p> <p>Design and Siting [Waste Storage]: PO 10.1</p> <p>Design and Siting [Water Sensitive Design]: PO 13.2 and 13.3</p> <p>Design and Siting [Wash-down and Waste Loading and Unloading]: PO 15.1</p> <p>Design and Siting [On-site Waste Treatment Systems]: PO 16.1, 16.2 and 16.3</p> <p>Infrastructure and Renewable Energy Facilities [On-site Waste Water Supply and Wastewater Services]: PO 11.1, 11.2, 11.3 and 11.5</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 and 3.3</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1 and 4.2</p> <p>Interface Between Land Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1</p> <p>Transport Access and Parking [Movement Systems]: PO 1.1 to 1.4</p>	None	<p>Key Outback and Rural Routes: All Relevant Provisions</p> <p>Sloping Land: All Relevant Provisions</p> <p>State Heritage Place: All Relevant Provisions</p> <p>Water Resource: All Relevant Provisions.</p>

Development Type	Relevant Provisions			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>Includes where a proposal is for a change in land use.</p> <p>Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.</p>	<p>The following provisions are relevant to the assessment of the identified development type.</p> <p>Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome.</p> <p>Where there is inconsistency between provisions in the Planning and Design Code, Overlay provisions prevail to the extent of the inconsistency.</p>			
		<p>Transport Access and Parking [Sightlines]: PO 2.1 and 2.2</p> <p>Transport Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.6, 3.8 and 3.9</p> <p>Transport Access and Parking [Access for People with Disabilities]: PO 4.1</p> <p>Transport Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.4, 6.5, 6.6, 6.7 and 6.8</p>		
Tourist accommodation	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design and Siting [Environmental and Cultural Context]: PO 1.1</p> <p>Design and Siting [Built form context]: PO 2.1, 2.4, 2.5, 2.6</p> <p>Design and Siting [Energy Efficient Design]: PO 7.1 and 7.2</p> <p>Design and Siting [Landscaping]: PO 9.1, 9.2</p> <p>Design and Siting [Waste Storage]: PO 10.1</p> <p>Design and Siting [Transportable Buildings]: PO 11.1</p> <p>Design and Siting [Water Sensitive Design]: All</p> <p>Design and Siting [On-site Waste Treatment Systems]: PO 16.1, 16.2, 16.3</p> <p>Infrastructure and Renewable Energy Facilities [On-site Water Supply and Wastewater Services]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing] PO 3.1, 3.2, 3.3</p> <p>Interface Between Land Uses [Activities Generating Noise and Vibration]: PO 4.2, 4.4</p>	None	<p>Hazards (Bushfire Protection): All Relevant Provisions</p> <p>Key Outback and Rural Routes: All Relevant Provisions</p> <p>Sloping Land: All Relevant Provisions</p> <p>State Heritage Place: All Relevant Provisions</p> <p>Water Resource: All Relevant Provisions.</p>

Development Type	Relevant Provisions			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>Includes where a proposal is for a change in land use.</p> <p>Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.</p>		<p>Interface Between Land Uses [Interface with Rural Activities]: All</p> <p>Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)] PO 10.1</p> <p>Interface Between Land Uses [Interface with utility service infrastructure] PO 11.1</p> <p>Site Contamination: All</p> <p>Tourism Development: All</p> <p>Transport Access and Parking [Movement Systems]: PO 1.1 to 1.4</p> <p>Transport Access and Parking [Sightlines]: PO 2.1 and 2.2</p> <p>Transport Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.6, 3.8 and 3.9</p> <p>Transport Access and Parking [Access for People with Disabilities]: PO 4.1</p> <p>Transport Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.4, 6.5, 6.6, 6.7 and 6.8</p>		
Tourist information centre	All	<p>Clearance from Overhead Powerlines: All</p> <p>Design & Siting [Environmental and Cultural Context]: 1.1</p> <p>Design & Siting [Built form context]: 2.1, 2.5, 2.9</p> <p>Design and Siting [Energy Efficient Design]: 7.1 and 7.2</p> <p>Design and Siting [Transportable Buildings]: 11.1</p> <p>Design and Siting [Site Earthworks]: 12.1</p> <p>Design and Siting [On-site Waste Treatment Systems]: 16.1, 16.3, 16.5,</p> <p>Infrastructure [On-site Water Supply and Wastewater Services]: All</p>	None	<p>Key Outback and Rural Routes: All Relevant Provisions</p> <p>Sloping Land: All Relevant Provisions</p> <p>State Heritage Place: All Relevant Provisions</p> <p>Water Resource: All Relevant Provisions.</p>

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

Development Type	Relevant Provisions			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>Includes where a proposal is for a change in land use.</p> <p>Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.</p>		<p>Interface Between Land Uses []: 1.1, 3.1, 3.2, 3.3, 6.1, 9.1 to 9.5, 10.1, 11.1</p> <p>Tourism Development: All</p> <p>Transport Access and Parking [Movement Systems]: PO 1.1 to 1.4</p> <p>Transport Access and Parking [Sightlines]: PO 2.1 and 2.2</p> <p>Transport Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.6, 3.8 and 3.9</p> <p>Transport Access and Parking [Access for People with Disabilities]: PO 4.1</p> <p>Transport Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.4, 6.5, 6.6, 6.7 and 6.8</p>		
All other Code Assessed Development	All	All	None	Any Relevant Overlay: All Relevant Provisions.

Specific Use (Tourism Development) Zone Table 5 – Relevant Provisions for Restricted Development

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.	Relevant Provisions All provisions referred to are Performance Outcomes. Relevant Desired Outcomes are not listed, but automatically apply in relation to a restricted development. Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
None specified	None	None	None	None

Township Zone

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

An urban centre supporting a range of residential, community, retail, business, commercial and industry uses and facilities to serve the local community and the visiting public.

DO 2

Development that contributes to and enhances streetscapes and the scenic rural, settlement patterns comprising the township.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Land Use	
PO 1.1 A range of residential development types that complement local built form and the surrounding township context.	No deemed-to-satisfy requirements are applicable.
PO 1.2 Small-scale retail, business and commercial development that provide a range of goods and services to the local community, the surrounding district and visitors to the area.	DTS 1.2 The gross leasable floor area of a shop, office or consulting room does not exceed 250m ² .
PO 1.3 Small-scale light industry and warehousing activities that supply a local service to the community or are agriculturally based activities.	DTS 1.3 The gross leasable floor area of activity does not exceed 100m ² .
PO 1.4 Small-scale tourist accommodation that supports the visiting public and holiday makers.	No deemed-to-satisfy requirements are applicable.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
<p>PO 1.5</p> <p>Development of a business, commercial or industrial nature are grouped together or in close proximity to establish identifiable service centres.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
Site Dimensions and Land Division	
<p>PO 2.1</p> <p>Allotments are created with dimensions that:</p> <ul style="list-style-type: none"> (a) contribute to the streetscape and overall scenic, rural and settlement pattern; (b) are of suitable size and dimension to accommodate appropriate water supply and effluent waste disposal requirements; and (c) are of suitable size and dimension for the intended use of the land. 	<p>DTS 2.1</p> <p>An allotment created for a dwelling has:</p> <ul style="list-style-type: none"> (a) an area of not less than 1,200m²; and (b) a frontage width of not less than 20m.
Built Form and Character	
<p>PO 3.1</p> <p>Buildings are of a scale and design that complements surrounding built form, streetscapes and local character.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 3.2</p> <p>Building height that complements the established streetscape and minimises impact on adjoining properties.</p>	<p>DTS 3.2</p> <p>Building height (excluding garages, carports and outbuildings) that is no greater than 2 building levels and 9m from the top of the footings and wall height that is no greater than 6m from the top of the footings.</p>
<p>PO 3.3</p> <p>Buildings set back from primary street boundaries to contribute to the consistent established streetscape.</p>	<p>DTS 3.3</p> <p>Buildings set back from the primary street frontage:</p> <ul style="list-style-type: none"> (a) the average of any existing buildings on either of the adjoining sites having frontage to the same street; or (b) not less than 6m where no building exists on an adjoining site.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
<p>PO 3.4</p> <p>Buildings set back from secondary street boundaries to contribute to a consistent established streetscape.</p>	<p>DTS 3.4</p> <p>Buildings set back from the secondary street frontage:</p> <ul style="list-style-type: none"> (a) the average of any existing buildings on either of the adjoining site having secondary frontage to the same street; or (b) not less than 0.9m where no building existing on an adjoining site.
<p>PO 3.5</p> <p>Buildings set back from side and rear boundaries to minimise impacts on adjoining properties.</p>	<p>DTS 3.5</p> <p>Buildings set back from the rear boundary not less than:</p> <ul style="list-style-type: none"> (a) 3m for the ground floor of a building; and (b) 5m for the upper floor of a building.
<p>PO 3.6</p> <p>Buildings incorporating a wall height not exceeding 3m from the top of the footings that are set back from side boundaries to minimise impacts on adjoining properties.</p>	<p>DTS 3.6</p> <p>Buildings that have a wall height not exceeding 3m from the top of the footings are set back from side boundaries not less than 900mm.</p>
<p>PO 3.7</p> <p>Buildings incorporating a wall height exceeding 3m from the top of the footings that are set back from side boundaries to minimise impacts on adjoining properties.</p>	<p>DTS 3.7</p> <p>Buildings have a wall height exceeding 3m from the top of the footings are set back from side boundaries not less than:</p> <ul style="list-style-type: none"> (a) 900mm plus 1/3 of the remaining over 3m measured from the top of the footings; and (b) an additional 1m for south facing walls.
<p>PO 3.8</p> <p>Buildings incorporating walls located on an allotment boundary that are designed to minimise impacts on adjoining properties.</p>	<p>DTS 3.8</p> <p>Buildings incorporate walls located on an allotment boundary are designed to:</p> <ul style="list-style-type: none"> (a) have a height from the top of the footings not exceeding 3m; and (b) have a length not exceeding 8m.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
<p>PO 3.9</p> <p>Buildings incorporating multiple walls located on an allotment boundary that are designed to minimise impacts on adjoining properties.</p>	<p>DTS 3.9</p> <p>Buildings incorporate multiple walls located on an allotment boundary are designed to:</p> <ul style="list-style-type: none"> (a) ensure the total length of all walls located on a boundary (existing and proposed) do not exceed 45% of the length of the boundary; and (b) ensure a clearance between each wall of not less than 3m.
<p>PO 3.10</p> <p>Buildings set back from at least one side boundary to minimise impacts on adjoining properties.</p>	<p>DTS 3.10</p> <p>A set back of at least 900mm is maintained along the length of at least one side boundary.</p>
Hazard Risk Minimisation	
<p>PO 4.1</p> <p>Habitable buildings designed and sited to manage the risks of natural hazards on personal and public safety and property.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>

Procedural Matters (PM)

Notification of Performance assessed development
<p>All classes of development are excluded from notification except where it involves any of the following:</p> <ul style="list-style-type: none"> (a) buildings exceeding 2 building levels or 9m in height; or (b) development involving the creation of four or more additional dwellings or allotments; or (c) shop, hotel, office, service trade premises, consulting rooms or veterinary practice in excess of 250m² in gross leasable floor area (including the outdoor area associated with the activity); or (d) light industry, motor repair station, service depot, transport depot, warehouse or store in excess of 100m² in gross leasable floor area (including the outdoor area associated with the activity); or (e) any development that is identified (either partly or wholly) as 'All other Code Assessed Development' in <i>Township Zone Table 4 – Relevant Provisions for Performance Assessed Development</i>.

Township Zone Table 1 - Development Classification

Accepted Development Classification The following development types are classified as accepted development subject to meeting the requirements identified in <i>Township Zone Table 2 –Requirements for Accepted Development</i> .	
Development Type	Exceptions
Building work on railway land	None
Carport Outbuilding	Except where any of the following apply: <ul style="list-style-type: none"> • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Ramsar Wetlands Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay
Demolition Internal building work	Except where any of the following apply: <ul style="list-style-type: none"> • State Heritage Area Overlay • State Heritage Place Overlay
Private bushfire shelters Solar photovoltaic panels (roof mounted) Water tank (above ground) Water tank (underground)	Except where any of the following apply: <ul style="list-style-type: none"> • Ramsar Wetlands Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay
Protective tree netting structure	Except where any of the following apply: <ul style="list-style-type: none"> • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay
Spa pool Swimming pool	Except where any of the following apply: <ul style="list-style-type: none"> • Ramsar Wetlands Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay

Planning and Design Code
Zone Section
Township Zone Table 1 - Development Classification

Verandah Shade sail	Except where any of the following apply: <ul style="list-style-type: none"> • Ramsar Wetlands Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay
Deemed-to-Satisfy Development Classification The following development types are classified as deemed-to-satisfy subject to meeting the requirements identified in the <i>Township Zone Table 3 – Requirements for Deemed-to-Satisfy Development</i>	
Development Type	Exceptions
Advertisement	Except where any of the following apply: <ul style="list-style-type: none"> • Ramsar Wetlands Overlay • Sloping Land Overlay • State Heritage Areas Overlay • State Heritage Place Overlay • Water Resources Overlay
Carport Outbuilding Verandah	Except where any of the following apply: <ul style="list-style-type: none"> • Ramsar Wetlands Overlay • Sloping Land Overlay • State Heritage Areas Overlay • State Heritage Place Overlay • Water Resources Overlay
Consulting room not exceeding 250m2 in gross leasable floor area Office not exceeding 250m2 in gross leasable floor area	Except where any of the following apply: <ul style="list-style-type: none"> • Ramsar Wetlands Overlay • Sloping Land Overlay • State Heritage Areas Overlay • State Heritage place Overlay • Water Resources Overlay
Dwelling addition	Except where any of the following apply: <ul style="list-style-type: none"> • Ramsar Wetlands Overlay • Sloping Land Overlay • State Heritage Areas Overlay • State Heritage place Overlay • Water Resources Overlay
Dwelling	Except where any of the following apply: <ul style="list-style-type: none"> • Building Near Airfields Overlay • Ramsar Wetlands Overlay • Sloping Land Overlay • State Heritage Areas Overlay

	<ul style="list-style-type: none"> • State heritage place Overlay • Water Resources Overlay
Excavation and filling	Except where any of the following apply: <ul style="list-style-type: none"> • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay
Shop	Except where any of the following apply: <ul style="list-style-type: none"> • Building Near Airfields Overlay • Ramsar Wetlands Overlay • Sloping Land Overlay • State Heritage Areas Overlay • State Heritage Place Overlay • Water Resources Overlay
Temporary accommodation	Except where any of the following apply: <ul style="list-style-type: none"> • Building Near Airfields Overlay • Ramsar Wetlands Overlay • Sloping Land Overlay • State Heritage Areas Overlay • State Heritage Place Overlay • Water Resources Overlay

Restricted Development Classification

The following development types are classified as restricted development in the *Township Zone*.

Note: Relevant provisions for restricted development are identified in Township Zone *Table 5 – Relevant Provisions for Restricted Development*.

Development Type	Exceptions
Road Transport Terminal	
Stock Sales Yard	
Stock Slaughter Works	
Waste reception, storage, treatment or disposal	Except where in the form of a recycling depot
Wrecking Yard	

Township Zone Table 2 – Requirements for Accepted Development

Development Type	Classification Requirements Where one or more of the relevant provisions has not been met the development is code assessed.
Building work on railway land	<ol style="list-style-type: none"> 1 Building work is associated with a railway 2 It is situated (or to be situated) on railway land 3 It is required for the conduct or maintenance of railway activities.
Carport	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 It is detached from and ancillary to a dwelling erected on the site 4 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building to which it is ancillary 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level 7 Total roof height - does not exceed 5m measure from natural ground level 8 Carport length - does not exceed 8m 9 Total roofed area of all existing or proposed buildings on the allotment - does not exceed 70% of the area of the allotment 10 Door opening for vehicle access – does not exceed, in total, 7m in width 11 The carport is located so that vehicle access: <ul style="list-style-type: none"> • 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 • will use a driveway that: <ol style="list-style-type: none"> (a) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and (b) will not interfere with an item of street furniture (including directional signs, lighting, seating and

Development Type	Classification Requirements Where one or more of the relevant provisions has not been met the development is code assessed.
	<p>weather shelters), other infrastructure, or a tree; or</p> <p>(c) will not require a driveway because the kerbing is formed in a manner that allows a vehicle to roll over it</p> <ul style="list-style-type: none"> 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 garage when the work is completed is not steeper than 1:4 on average.
Demolition	None
Internal building work	<ol style="list-style-type: none"> There will be no increase in the total floor area of the building There will be no alteration to the external appearance of the building to any significant degree.
Outbuilding (in the form of a garage)	<ol style="list-style-type: none"> The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> It is detached from and ancillary to a dwelling erected on the site, or a dwelling to be erected on the site in accordance with a development authorisation which has been granted Primary street setback – at least 5.5m from the primary street boundary and as far back as the building to which it is ancillary Secondary street setback – at least 900mm from the boundary of the allotment Side boundary setbacks – at least 900mm from the boundary of the allotment Total floor area - does not exceed 40m² Wall height - does not exceed 3m measured from the top of the footings and not including a gable end Total roof height - does not exceed 5m measure from natural ground level Wall length - does not exceed 8m Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70% Door opening for vehicle access – does not exceed, in total, 7m in width

Development Type	Classification Requirements Where one or more of the relevant provisions has not been met the development is code assessed.
	<p>13 The garage is located so that vehicle access:</p> <ul style="list-style-type: none"> 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 will use a driveway that: <ul style="list-style-type: none"> (a) is not located within 6m 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 (c) will not require a driveway because the kerbing is formed in a manner that allows a vehicle to roll over it; 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 garage when the work is completed is not steeper than 1:4 on average <p>14 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
Outbuilding (not being a garage)	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>3 It is detached from and ancillary to a dwelling erected on the site</p> <p>4 Primary street setback – at least as far back as the building to which it is ancillary</p> <p>5 Secondary street setback – at least 900mm from the boundary of the allotment</p> <p>6 Side boundary setbacks – at least 900mm from the boundary of the allotment</p> <p>7 Total floor area does not exceed 40m²</p> <p>8 Wall height - does not exceed 3m measured from the top of the footings and not including a gable end</p> <p>9 Total roof height - does not exceed 5m measure from natural ground level</p> <p>10 Wall length - does not exceed 8m</p>

Development Type	Classification Requirements Where one or more of the relevant provisions has not been met the development is code assessed.
	11 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70% 12 if clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.
Private bushfire shelters	1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 Primary street setback – at least as far back as the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment 5 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).
Protective tree netting structure	1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 No part of the protective tree netting structure will be more than 6m above ground level (depending on where it is situated) 4 Netting visible from the outside of the protective tree netting structure is of a low light-reflective nature, and, in the case of a structure that has side netting, the side netting is of a dark colour 5 In the case of a development on a site that is within a Hazards (Bushfire Protection) Overlay, the protective tree netting structure provides for access to the site in accordance with the following: <ul style="list-style-type: none"> • no part of the protective tree netting structure (including cables and points of attachment of cables (known as "auger" or "anchor" points)) will be within 5m of any boundary of the site; or • does not prevent access or movement of vehicles of 4m height and 3.5m width (or less) on any access road or track (including fire tracks) on the site 6 No part of the netting canopy of the protective tree netting structure:

Development Type	Classification Requirements Where one or more of the relevant provisions has not been met the development is code assessed.
	<ul style="list-style-type: none"> • will cover native vegetation; or • will be within 5m of a road (including any road reserve) <p>7 The points of attachment of any cables will not be located:</p> <ul style="list-style-type: none"> • outside the boundaries of the site; or • within a watercourse (within the meaning of the <i>Natural Resources Management Act 2004</i>) <p>8 In relation to a dwelling located on an allotment adjoin the site on which the protective tree netting structure is located the protective tree netting structure complies with the following:</p> <ul style="list-style-type: none"> • if the netting canopy nearest the dwelling on the adjoining allotment is 4m or less above ground level (depending on where it is situated), no part of the netting canopy may be within 10m of the dwelling • in any other case, no part of the netting canopy may be within 15m of the dwelling.
Shade sail	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>3 Shade sail consists of permeable material</p> <p>4 The total area of the sail - does not exceed 40m²</p> <p>5 No part of the shade sail will be:</p> <ul style="list-style-type: none"> • 3m above ground or floor level at any place within 900mm of a boundary of the allotment • 5m above ground or floor level within any other part of the allotment <p>6 Length of sail along a boundary does not exceed 8m.</p>
Solar photovoltaic panels	<p>1 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>2 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>3 Panels and associated components do not overhang any part of the roof</p> <p>4 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>

Development Type	Classification Requirements Where one or more of the relevant provisions has not been met the development is code assessed.
Spa pool	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 It is detached from and ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted 4 Allotment boundary setback – at least 1m 5 Primary street setback – at least as far back as the building to which it is ancillary 6 Location of filtration system from a dwelling on an adjoining allotment: <ul style="list-style-type: none"> • At least 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise • At least 12m in any other case.
Swimming pool	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 It is detached from and ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted 4 Allotment boundary setback – at least 1m 5 Primary street setback – at least as far back as the building to which it is ancillary 6 Location of filtration system from a dwelling on an adjoining allotment: <ul style="list-style-type: none"> • At least 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise • At least 12m in any other case.
Verandah	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system

Development Type	Classification Requirements Where one or more of the relevant provisions has not been met the development is code assessed.
	<ol style="list-style-type: none"> 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 It is detached from and ancillary to a dwelling erected on the site 4 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building to which it is ancillary 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level 7 Total roof height - does not exceed 5m measure from natural ground level 8 Verandah length - does not exceed 8m 9 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70%.
Water tank (above ground)	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 The tank is part of a roof drainage system 4 Total floor area - not exceeding 15m² 5 The tank is located wholly above ground 6 Primary street setback – at least as far back as the building to which it is ancillary 7 In the case of a tank made of metal the tank is pre-colour treated or painted in a non-reflective colour.
Water tank (underground)	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank is ancillary to a dwelling erected on the site 3 The tank is located wholly below the level of the ground.

Township Zone Table 3 - Deemed-to-Satisfy Requirements

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant requirements will be taken to be the sum of the relevant requirements for each development type.	Relevant Requirements Where a deemed-to-satisfy classified development does not meet one of more of the relevant requirements it is no longer classified as deemed-to-satisfy development, and is performance assessed. In these instances the most relevant provisions are the Performance Outcomes that correspond with the specified Deemed-to-Satisfy requirement, plus any Desired Outcomes from the relevant module.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	None	Advertisements [Appearance] DTS 1.1 and 1.2 Advertisements [Proliferation of Advertisements] DTS 2.1 and 2.2 Advertisements [Third Party Advertising] DTS 3.1 Advertisements [Amenity Impacts] DTS 4.1 Advertisements [Safety] DTS 5.1, 5.2 and 5.4 Clearance from Overhead Powerlines: DTS 1.1	None	None
Carport Outbuilding Verandah	DTS 2.2	Clearance from Overhead Powerlines DTS 1.1 Design and Siting [On-site Waste Treatment Systems] DTS 16.3 Residential Liveability [Ancillary Buildings and Structures] DTS 6.1 and 6.2	None	Key Outback and Rural Routes: DTS 1.1 to 1.3 and 2.1 to 2.2
Consulting room Office	DTS 1.2 DTS 3.2 to 3.10	Clearance from Overhead Powerlines DTS 1.1 Design and Siting [Built Form Context] DTS 2.4 Design and Siting [Visual Privacy] DTS 6.1 Design and Siting [Waste Storage] DTS 10.1 Design and Siting [On-site Waste Treatment Systems] DTS 16.1 and 16.3 Infrastructure and Renewable Facilities [On-site Water Supply and Wastewater Services] DTS 11.2 to 11.5 Interface between Land Uses [Overshadowing] DTS 3.1 to 3.2 Transport and Access [Vehicle Access] DTS 3.5 and 3.6 Transport and Access [Vehicle Parking Rates] DTS 5.1 Transport and Access [Vehicle Parking Areas] DTS 6.1 and 6.7	None	Key Outback and Rural Routes: DTS 1.1 to 1.3 and 2.1 to 2.2
Dwelling addition	DTS 3.2 to 3.10	Clearance from Overhead Powerlines DTS 1.1 Design and Siting [Visual Privacy] DTS 6.1 Design and Siting [On-site Waste Treatment Systems] DTS 16.3 Infrastructure and Renewable Facilities [On-site Water Supply and Wastewater Services] DTS 11.5	None	Hazards (Bushfire Protection) [Habitable Buildings]: DTS 1.1

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant requirements will be taken to be the sum of the relevant requirements for each development type.	Relevant Requirements Where a deemed-to-satisfy classified development does not meet one of more of the relevant requirements it is no longer classified as deemed-to-satisfy development, and is performance assessed. In these instances the most relevant provisions are the Performance Outcomes that correspond with the specified Deemed-to-Satisfy requirement, plus any Desired Outcomes from the relevant module.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface between Land Uses [Overshadowing] DTS 3.1 and 3.2 Residential Liveability [Dwelling Additions] DTS 4.1 Transport and Access [Vehicle Access] DTS 3.1, 3.5 and 3.6 Transport and Access [Vehicle Parking Rates] DTS 5.1		
Dwelling	DTS 3.2 to 3.10	Clearance from Overhead Powerlines DTS 1.1 Design and Siting [Visual Privacy] DTS 6.1 Design and Siting [Waste Storage] DTS 10.1 Design and Siting [On-site Waste Treatment Systems] DTS 16.1 and 16.3 Infrastructure and Renewable Facilities [On-site Water Supply and Wastewater Services] DTS 11.2 to 11.5 Interface between Land Uses [Overshadowing] DTS 3.1 to 3.2 Interface between Land Uses [Activities Generating Noise or Vibration] DTS 4.3 Residential Liveability [Private Open Space] DTS 2.1 and 2.2 Residential Liveability [Onsite Facilities] DTS 5.4 Transport and Access [Vehicle Access] DTS 3.1, 3.5 and 3.6 Transport and Access [Vehicle Parking Rates] DTS 5.1 Site Contamination DTS 1.1	None	Hazards (Bushfire Protection) [Habitable Buildings]: DTS 1.1 Key Outback and Rural Routes: DTS 1.1 to 1.3 and 2.1 to 2.2
Excavation and filling	None	Design and Siting [Site Earthworks] DTS 12.1	None	Sloping Land [Earthworks]: DTS 3.1. Exclude Design and Siting [Site Earthworks] DTS 12.1
Shop	DTS 1.2 and 3.2 to 3.10	Clearance from Overhead Powerlines DTS 1.1 Design and Siting [Built Form Context] DTS 2.4 Design and Siting [Visual Privacy] DTS 6.1 Design and Siting [Waste Storage] DTS 10.1 Design and Siting [On-site Waste Treatment Systems] DTS 16.1 and 16.3 Infrastructure and Renewable Facilities [On-site Water Supply and Wastewater Services] DTS 11.2 to 11.5	None	Key Outback and Rural Routes: DTS 1.1 to 1.3 and 2.1 to 2.2

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant requirements will be taken to be the sum of the relevant requirements for each development type.	Relevant Requirements Where a deemed-to-satisfy classified development does not meet one of more of the relevant requirements it is no longer classified as deemed-to-satisfy development, and is performance assessed. In these instances the most relevant provisions are the Performance Outcomes that correspond with the specified Deemed-to-Satisfy requirement, plus any Desired Outcomes from the relevant module.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface between Land Uses [Overshadowing] DTS 3.1 to 3.2 Transport and Access [Vehicle Access] DTS 3.5 and 3.6 Transport and Access [Vehicle Parking Rates] DTS 5.1 Transport and Access [Vehicle Parking Areas] DTS 6.1 and 6.7		
Temporary accommodation	DTS 3.2 to 3.10	Clearance from Overhead Powerlines DTS 1.1 Design and Siting [Visual Privacy] DTS 6.1 Design and Siting [Waste Storage] DTS 10.1 Design and Siting [On-site Waste Treatment Systems] DTS 16.1 and 16.3 Infrastructure and Renewable Facilities [On-site Water Supply and Wastewater Services] DTS 11.2 to 11.5 Interface between Land Uses [Overshadowing] DTS 3.1 and 3.2 Interface between Land Uses [Activities Generating Noise or Vibration] DTS 4.3 Residential Liveability [Private Open Space] DTS 2.1 and 2.2 Residential Liveability [Onsite Facilities for Group Dwellings] DTS 5.4 Residential Liveability [Temporary Accommodation] DTS 8.1 Site Contamination DTS 1.1 Transport and Access [Vehicle Access] DTS 3.1, 3.5 and 3.6 Transport and Access [Vehicle Parking Rates] DTS 5.1	None	Hazards (Bushfire Protection) [Habitable Buildings]: DTS 1.1 Key Outback and Rural Routes: DTS 1.1 to 1.3 and 2.1 to 2.2

Township Zone Table 4 - Relevant Provisions for Performance Assessed Development

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.	Relevant Provisions The following provisions are relevant to the assessment of the identified development type. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome. Where there is inconsistency between provisions in the Planning and Design Code, Overlay provisions prevail to the extent of the inconsistency.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	None	Advertisements [Appearance]: PO 1.1 and 1.2 Advertisements [Proliferation of Advertisements]: PO 2.1 and 2.2 Advertisements [Third Party Advertising] PO 3.1 Advertisements [Safety] PO 5.1, 5.2 and 5.4 Clearance from Overhead Powerlines PO 1.1	None	Ramsar Wetlands: All relevant provisions Sloping Land: All relevant provisions State Heritage Areas: All relevant provisions State heritage place: All relevant provisions Water Resources: All relevant provisions
Carport Outbuilding Verandah	All	Clearance from Overhead Powerlines PO 1.1 Design and Siting [On-site Waste Treatment Systems] PO 16.3 Residential Liveability [Ancillary Buildings and Structures] PO 6.1 and 6.2	None	Ramsar Wetlands: All relevant provisions Sloping Land: All relevant provisions State Heritage Areas: All relevant provisions State heritage place: All relevant provisions Water Resources: All relevant provisions
Consulting room Office	PO 1.2, 1.5, 3.1 to 3.10 and 4.1	Clearance from Overhead Powerlines PO 1.1 Design and Siting [Visual Privacy] PO 6.1 Design and Siting [Waste Storage] PO10.1 Design and Siting [Built Form Context] PO 2.4 Design and Siting [Visual Privacy] PO 6.1 Design and Siting [Site Earthworks] PO 12.1 Design and Siting [On-site Waste Treatment Systems] PO 16.1, 16.2 and 16.3 Infrastructure and Renewable Facilities [On-site Water Supply and Wastewater Services] PO 11.1 to 11.5 Interface between Land Uses [Overshadowing] PO 3.1 to 3.2 Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.1 and 4.2 Interface between Land Uses [Interface with Rural Activities] PO 9.1 to 9.5 Interface between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)] PO 10.1	None	Ramsar Wetlands: All relevant provisions Sloping Land: All relevant provisions State Heritage Areas: All relevant provisions State heritage place: All relevant provisions Water Resources: All relevant provisions

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.	Relevant Provisions The following provisions are relevant to the assessment of the identified development type. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome. Where there is inconsistency between provisions in the Planning and Design Code, Overlay provisions prevail to the extent of the inconsistency.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface between Land Uses [Interface with utility services infrastructure] PO 11.1 Transport and Access [Vehicle Access] PO 3.5 and 3.6 Transport and Access [Vehicle Parking Rates] PO 5.1 Transport and Access [Vehicle Parking Areas] PO 6.1 and 6.7		
Demolition	None	None	None	State Heritage Areas: All relevant provisions State Heritage Place: All relevant provisions
Dwelling addition	PO 3.1 to 3.10 and 4.1	Clearance from Overhead Powerlines PO 1.1 Design and Siting [Visual Privacy] PO 6.1 Design and Siting [Waste Storage] PO 10.1 Design and Siting [On-site Waste Treatment Systems] PO 16.1, 16.2 and 16.3 Infrastructure and Renewable Facilities [On-site Water Supply and Wastewater Services] PO 11.1 to 11.5 Interface between Land Uses [Overshadowing] PO 3.1 to 3.2 Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.3 to 4.4 Interface between Land Uses [Interface with Rural Activities] PO 9.1 to 9.5 Interface between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)] PO 10.1 Interface between Land Uses [Interface with utility services infrastructure] PO 11.1 Residential Liveability [Dwelling Additions] PO 4.1 Site Contamination PO 1.1 Transport and Access [Vehicle Access] PO 3.1, 3.5 and 3.6 Transport and Access [Vehicle Parking Rates] PO 5.1	None	Ramsar Wetlands: All relevant provisions Sloping Land: All relevant provisions State Heritage Areas: All relevant provisions State heritage place: All relevant provisions Water Resources: All relevant provisions
Dwelling	PO 3.1 to 3.10 and 4.1	Clearance from Overhead Powerlines PO 1.1	None	Building Near Airfields Overlay: All relevant provisions

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.	Relevant Provisions The following provisions are relevant to the assessment of the identified development type. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome. Where there is inconsistency between provisions in the Planning and Design Code, Overlay provisions prevail to the extent of the inconsistency.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design and Siting [Environmental and Cultural Context] PO 1.1 Design and Siting [Built Form Context] PO 2.1 to 2.6 Design and Siting [Amenity] PO 3.1 Design and Siting [Public Realm Interface] PO 4.1 to 4.5 Design and Siting [Crime Prevention] PO 5.1 and 5.2 Design and Siting [Visual Privacy] PO 6.1 Design and Siting [Energy Efficiency] PO 7.1 to 7.3 Design and Siting [Fences, Walls and Retaining Walls] PO 8.1 and 8.2 Design and Siting [Landscaping] PO 9.1 and 9.2 Design and Siting [Waste Storage] PO 10.1 Design and Siting [Transportable Buildings] PO 11.1 Design and Siting [Water Sensitive Design] PO 13.1 to 13.3 Design and Siting [Wash-down and Waste Loading and Unloading] PO 15.1 Design and Siting [On-site Waste Treatment Systems] PO 16.1, 16.2 and 16.3 Infrastructure and Renewable Facilities [On-site Water Supply and Wastewater Services] PO 11.1 to 11.5 Interface between Land Uses [Overshadowing] PO 3.1 to 3.2 Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.3 and 4.4 Interface between Land Uses [Interface with Rural Activities] PO 9.1 to 9.5 Interface between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)] PO 10.1 Interface between Land Uses [Interface with utility services infrastructure] PO 11.1 Residential Liveability [Amenity] PO 1.1 and 1.2 Residential Liveability [Private Open Space] PO 2.1 and 2.2		Ramsar Wetlands: All relevant provisions Sloping Land: All relevant provisions State Heritage Areas: All relevant provisions State heritage place: All relevant provisions Water Resources: All relevant provisions

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.	Relevant Provisions The following provisions are relevant to the assessment of the identified development type. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome. Where there is inconsistency between provisions in the Planning and Design Code, Overlay provisions prevail to the extent of the inconsistency.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Residential Liveability [Communal Open Space] PO 3.1 Residential Liveability [Onsite Facilities] PO 5.1 to 5.4 Site Contamination PO 1.1 Transport and Access [Vehicle Access] PO 3.1, 3.5 and 3.6 Transport and Access [Vehicle Parking Rates] PO 5.1		
Excavation and filling	None	Design and Siting [Site Earthworks] PO 12.1	None	Ramsar Wetlands: All relevant provisions State Heritage Areas: All relevant provisions State heritage place: All relevant provisions Water Resources: All relevant provisions
Fence	None	Design and Siting [Fences, Walls and Retaining Walls] PO 8.1	None	Ramsar Wetlands: All relevant provisions Sloping Land: All relevant provisions State Heritage Areas: All relevant provisions State heritage place: All relevant provisions Water Resources: All relevant provisions
Land division	PO 2.1	Design and Siting [Environmental and Cultural Context] PO 1.1 Land Division [General] PO 1.1 to 1.6 Land Division [Roads and Access] PO 2.1 to 2.7 Land Division [Open Space] PO 3.1 to 3.3 Land Division [Waste Water] PO 4.1	None	Ramsar Wetlands: All relevant provisions State Heritage Areas: All relevant provisions State heritage place: All relevant provisions
Light industry Warehouse Store	PO 1.3, 3.1 to 3.10 and 4.1	Clearance from Overhead Powerlines PO 1.1 Design and Siting [Built Form Context] PO 2.4 and 2.6 Design and Siting [Public Realm Interface] PO 4.3 and 4.5 Design and Siting [Landscaping] PO 9.1 and 9.2 Design and Siting [Transportable Buildings] PO 11.1 Design and Siting [Water Sensitive Design] PO 13.1, 13.2 and 13.3	None	Building Near Airfields Overlay: All relevant provisions Key Outback and Rural Routes: All relevant provisions Ramsar Wetlands: All relevant provisions Sloping Land: All relevant provisions State Heritage Areas: All relevant provisions

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.	Relevant Provisions The following provisions are relevant to the assessment of the identified development type. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome. Where there is inconsistency between provisions in the Planning and Design Code, Overlay provisions prevail to the extent of the inconsistency.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design and Siting [Wash-down and waste loading and unloading] PO 15.1 Design and Siting [On-site Waste Treatment Systems] PO 16.1, 16.2 and 16.3 Infrastructure and Renewable Facilities [On-site Water Supply and Wastewater Services] PO 11.2 to 11.5 Interface between Land Uses [Overshadowing] PO 3.1 and 3.2 Interface between Land Uses [Interface with Rural Activities] PO 9.1 and 9.3 to 9.5 Interface between Land Uses [Interface with utility services infrastructure] PO 11.1 Transport and Access [Vehicle Access] PO 3.1, 3.5 and 3.6 Transport and Access [Vehicle Parking Rates] PO 5.1 Transport and Access [Vehicle Parking Areas] PO 6.1 and 6.7		State heritage place: All relevant provisions Water Resources: All relevant provisions
Shop	PO 1.2, 1.5, 3.1 to 3.10 and 4.1	Clearance from Overhead Powerlines PO 1.1 Design and Siting [Visual Privacy] PO 6.1 Design and Siting [Waste Storage] PO 10.1 Design and Siting [Built Form Context] PO 2.4 Design and Siting [Amenity] PO 3.1 Design and Siting [Public Realm Interface] PO 4.1 to 4.5 Design and Siting [Crime Prevention] PO 5.1 and 5.2 Design and Siting [Visual Privacy] PO 6.1 Design and Siting [Energy Efficiency] PO 7.1 to 7.3 Design and Siting [Fences, Walls and Retaining Walls] PO 8.1 and 8.2 Design and Siting [Landscaping] PO 9.1 and 9.2 Design and Siting [Waste Storage] PO 10.1 Design and Siting [Transportable Buildings] PO 11.1	None	Building Near Airfields Overlay: All relevant provisions Key Outback and Rural Routes: All relevant provisions Ramsar Wetlands: All relevant provisions Sloping Land: All relevant provisions State Heritage Areas: All relevant provisions State heritage place: All relevant provisions Water Resources: All relevant provisions

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.	Relevant Provisions The following provisions are relevant to the assessment of the identified development type. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome. Where there is inconsistency between provisions in the Planning and Design Code, Overlay provisions prevail to the extent of the inconsistency.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design and Siting [On-site Waste Treatment Systems] PO 16.1 and 16.3 Infrastructure and Renewable Facilities [On-site Water Supply and Wastewater Services] PO 11.2 to 11.5 Interface between Land Uses [Overshadowing] PO 3.1 to 3.2 Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.3 Interface between Land Uses [Interface with Rural Activities] PO 9.1 to 9.5 Interface between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)] PO 10.1 Interface between Land Uses [Interface with utility services infrastructure] PO 11.1 Transport and Access [Vehicle Access] PO 3.5 and 3.6 Transport and Access [Vehicle Parking Rates] PO 5.1 Transport and Access [Vehicle Parking Areas] PO 6.1 and 6.7		
Supported accommodation	PO 1.1, 3.1 to 3.10 and 4.1	Clearance from Overhead Powerlines PO 1.1 Design and Siting [Environmental and Cultural Context] PO 1.1 Design and Siting [Built Form Context] PO 2.1 to 2.6 Design and Siting [Amenity] PO 3.1 Design and Siting [Public Realm Interface] PO 4.1 to 4.5 Design and Siting [Crime Prevention] PO 5.1 and 5.2 Design and Siting [Visual Privacy] PO 6.1 Design and Siting [Energy Efficiency] PO 7.1 to 7.3 Design and Siting [Fences, Walls and Retaining Walls] PO 8.1 and 8.2 Design and Siting [Landscaping] PO 9.1 and 9.2 Design and Siting [Waste Storage] PO 10.1 Design and Siting [Transportable Buildings] PO 11.1	None	Building Near Airfields Overlay: All relevant provisions Hazard (Bushfire Protection): All relevant provisions Key Outback and Rural Routes: All relevant provisions Ramsar Wetlands: All relevant provisions Sloping Land: All relevant provisions State Heritage Areas: All relevant provisions State heritage place: All relevant provisions Water Resources: All relevant provisions

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.	Relevant Provisions The following provisions are relevant to the assessment of the identified development type. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome. Where there is inconsistency between provisions in the Planning and Design Code, Overlay provisions prevail to the extent of the inconsistency.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design and Siting [Water Sensitive Design] PO 13.1 to 13.3 Design and Siting [Wash-down and Waste Loading and Unloading] PO 15.1 Design and Siting [On-site Waste Treatment Systems] PO 16.1, 16.2 and 16.3 Infrastructure and Renewable Facilities [On-site Water Supply and Wastewater Services] PO 11.1 to 11.5 Interface between Land Uses [Overshadowing] PO 3.1 to 3.2 Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.1, 4.2, 4.3 and 4.4 Interface between Land Uses [Interface with Rural Activities] PO 9.1 to 9.5 Interface between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)] PO 10.1 Interface between Land Uses [Interface with utility services infrastructure] PO 11.1 Residential Liveability [Amenity] PO 1.1 and 1.2 Residential Liveability [Private Open Space] PO 2.1 and 2.2 Residential Liveability [Communal Open Space] PO 3.1 Residential Liveability [Onsite Facilities] PO 5.1 to 5.4 Residential Liveability [Supported Accommodation] PO 7.1 to 7.4 Site Contamination PO 1.1 Transport and Access [Movement Systems] PO 1.4 Transport and Access [Vehicle Access] PO 3.1, 3.5 and 3.6 Transport and Access [Vehicle Parking Rates] PO 5.1		
Temporary accommodation	PO 1.1, 3.1 to 3.10 and 4.1	Clearance from Overhead Powerlines PO 1.1 Design and Siting [Visual Privacy] PO 6.1 Design and Siting [Waste Storage] PO 10.1	None	Building Near Airfields Overlay: All relevant provisions Hazard (Bushfire Protection): All relevant provisions

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.	Relevant Provisions The following provisions are relevant to the assessment of the identified development type. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome. Where there is inconsistency between provisions in the Planning and Design Code, Overlay provisions prevail to the extent of the inconsistency.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design and Siting [On-site Waste Treatment Systems] PO 16.1 and 16.3 Interface between Land Uses [Overshadowing] PO 3.1 to 3.2 Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.3 to 4.4 Interface between Land Uses [Interface with Rural Activities] PO 9.1 to 9.5 Interface between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)] PO 10.1 Interface between Land Uses [Interface with utility services infrastructure] PO 11.1 Residential Liveability [Temporary Accommodation] PO 8.1 Site Contamination PO 1.1 Transport and Access [Vehicle Access] PO 3.1, 3.5 and 3.6 Transport and Access [Vehicle Parking Rates] PO 5.1		Key Outback and Rural Routes: All relevant provisions Ramsar Wetlands: All relevant provisions Sloping Land: All relevant provisions State Heritage Areas: All relevant provisions State heritage place: All relevant provisions Water Resources: All relevant provisions
Tourist accommodation	PO 1.4, 3.1 to 3.10 and 4.1	Clearance from Overhead Powerlines: All Design & Siting [Built form context]: PO 2.1, 2.5 and 2.9 Design and Siting [Energy Efficient Design]: PO 6.1 and 6.2 Design and Siting [Waste Storage]: PO 9.1 Design and Siting [Transportable Buildings]: PO 10.1 Design and Siting [On-site Waste Treatment Systems]: PO 11.1, 11.3 and 11.5, Infrastructure [On-site Water Supply and Wastewater Services]: All Interface between Land Uses [General Land Use Compatibility] PO 1.2 Interface between Land Uses [Hours of Operation] PO 2.1	None	Building Near Airfields Overlay: All relevant provisions Hazard (Bushfire Protection): All relevant provisions Key Outback and Rural Routes: All relevant provisions Ramsar Wetlands: All relevant provisions Sloping Land: All relevant provisions State Heritage Areas: All relevant provisions State heritage place: All relevant provisions Water Resources: All relevant provisions

Development Type (includes where a proposal is for a change in land use) Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.	Relevant Provisions The following provisions are relevant to the assessment of the identified development type. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome. Where there is inconsistency between provisions in the Planning and Design Code, Overlay provisions prevail to the extent of the inconsistency.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface between Land Uses [Overshadowing] PO 3.1 to 3.3 Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.1 to 4.6 Interface between Land Uses [Air Quality] PO 5.1 to 5.2 Interface between Land Uses [Light Spill] PO 6.1 and 6.2 Interface between Land Uses [Solar Reflectivity / Glare] PO 7.1 Tourism Development: All Transport Access and Parking [Movement Systems]: PO 1.1 and 1.4 Transport Access and Parking [Sightlines]: PO 2.1 and 2.2 Transport Access and Parking [Access for People with Disabilities]: PO 4.1 Transport Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport Access and Parking [Vehicle Parking Areas]: PO 6.1 and 6.2 Site Contamination: All		
All other Code Assessed Development	All	All	None	Any Relevant Overlay: All Relevant Provisions.

Township Zone Table 5 – Relevant Provisions for Restricted Development

Development Type <div>(includes where a proposal is for a change in land use)</div> <div>Where a development comprises more than one development type, then the relevant provisions will be taken to be the sum of the relevant provisions for each development type.</div>	Relevant Provisions			
	<div>All provisions referred to are Performance Outcomes.</div> <div>Relevant Desired Outcomes are not listed, but automatically apply in relation to a restricted development.</div> <div>Regard should be given to any Deemed-to-Satisfy requirement that corresponds with a relevant Performance Outcome.</div>			
	Zone	General Development Policies	Subzone <div>(applies only in the area affected by the Subzone)</div>	Overlay <div>(applies only in the area affected by the Overlay)</div>
Road transport terminal	All	All	None	All
Stock sales yard	All	All	None	All
Stock slaughter works	All	All	None	All
Waste reception, storage, treatment or disposal (except where in the form of a recycling depot)	All	All	None	All
Wrecking yard	All	All	None	All

Part 3—Overlays

3.1 Preliminary

- 1 Overlays identify areas where policy in relation to a particular issue applies, usually in relation to a state interest.
- 2 Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relate to the part of the premises affected by the overlay.
- 3 The overlays are identified in Table O3.
- 4 Overlays are mapped. Mapping is contained in **Part 5 – Mapping** of the Planning and Design Code.

Table O3 – Index of Overlays

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

Building Near Airfields Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Ensure the long-term operational, safety, commercial and military aviation requirements of airfields (airports, airstrips and helicopter landing sites) continue to be met.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
PO 1.1 The height of buildings and structures does not pose a hazard to aircraft operations.	DTS 1.1 Obstacle limitation surfaces (OLS) are not penetrated.
PO 1.2 Outdoor lighting does not pose a hazard to commercial or military aircraft operations.	No deemed-to-satisfy requirements are applicable.
PO 1.3 Development that is likely to increase the attraction of birds is adequately separated from airfields to minimise the potential for aircraft bird strike.	DTS 1.3 Development does not incorporate the following land uses: <ul style="list-style-type: none"> (a) agriculture; (b) food Packing/processing plant; (c) intensive animal husbandry; (d) showground; (e) wildlife sanctuary / conservation area; (f) wetland; (g) waste management facility; or (h) waste transfer station. <p style="text-align: center;">OR</p> Development incorporating one or more of the above land uses is located not less than 3km of an airport used by commercial or military aircraft.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
PO 1.4 Buildings and structures that are sensitive to aircraft noise designed to minimise aircraft noise intrusion and provide appropriate interior amenity.	No deemed-to-satisfy requirements are applicable.

Procedural Matters

Referrals	
Development Type	Referral Body
None	None

Coastal Areas Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Conservation and enhancement of the natural coastal environment, provision for natural coastal processes and recognition of coastal hazards to avoid the need, now or in the future, for public expenditure on protection of the environment and development.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Land Division	
PO 1.1 Land divided only if it or the subsequent development and use of the land will not adversely affect the ability of the land or adjoining land to adapt to changing coastal processes.	DTS 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.	No deemed-to-satisfy requirements are applicable.
PO 1.3 Other than small-scale infill land division in a predominantly urban zone, land division adjacent to the coast incorporates an existing or proposed public reserve (not including a road or erosion buffer) of a size adequate to provide for natural coastal processes, maintenance, public access and recreation.	No deemed-to-satisfy requirements are applicable.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Hazard Risk Minimisation	
<p>PO 2.1</p> <p>Development and its site are protected against the standard sea flood risk level.</p>	<p>DTS 2.1</p> <p>Development:</p> <ul style="list-style-type: none"> (a) is located outside of the 1-in-100 year ARI flood extreme sea level (tide, stormwater and associated wave effects combined); and (b) includes an allowance to accommodate 100 years of land subsidence.
<p>PO 2.2</p> <p>Buildings sited over tidal water, or that are not capable of being raised or protected by flood protection measures in future, are protected against the standard sea flood risk level.</p>	<p>DTS 2.2</p> <p>Building floor levels are at least 1.25m above the standard sea flood risk level.</p>
<p>PO 2.3</p> <p>Development, including associated roads and parking areas, but not minor structures unlikely to be adversely affected by flooding, protected from sea level rise.</p>	<p>DTS 2.3</p> <p>Development where:</p> <ul style="list-style-type: none"> (a) site levels are at least 0.3m above the standard sea flood risk level; (b) building floor levels are at least 0.55m above the standard sea flood risk level; and (c) practical measures to provide protection against an additional sea level rise of 0.7m plus an allowance to accommodate 100 years of land subsidence are incorporated.
Coast Protection Works	
<p>PO 3.1</p> <p>Development set back from seaward allotment boundaries to allow for future coast protection works where required.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 3.2</p> <p>Development does not compromise the structural integrity of any sea wall or levee bank or its capacity to protect against coastal flooding and erosion.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 3.3</p> <p>Development will not necessitate protection measures against coastal erosion, sea or stormwater flooding, sand drift or the management of other coastal processes.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
<p>PO 3.4</p> <p>Necessary coastal protection measures are the subject of binding agreements to cover the cost of future construction, operation, maintenance and management measures and will not:</p> <ul style="list-style-type: none"> (a) have an adverse effect on coastal ecology, processes, conservation, public access and amenity; (b) require commitment of public resources including land; and (c) present an acceptable risk of failure relative to potential hazard resulting from failure. 	<p>No deemed-to-satisfy requirements are applicable.</p>
Environment Protection	
<p>PO 4.1</p> <p>Development will not adversely affect the marine and onshore coastal environment, by pollution, erosion, damage or depletion of physical or biological resources, interference with natural coastal processes or any other means.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 4.2</p> <p>Development not located in delicate or environmentally-sensitive coastal areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 4.3</p> <p>Development will not adversely impact on the ability to maintain the coastal frontage in a stable and natural condition.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 4.4</p> <p>Development designed so that solid and fluid wastes and stormwater runoff are disposed of in a manner that will not cause pollution or other detrimental impacts on the marine and on-shore environment of coastal areas.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
<p>PO 4.5</p> <p>Development involving the removal of shell grit or sand, other than for coastal protection works purposes, is not undertaken.</p>	<p>DTS 4.5</p> <p>Development does not involve the removal of shell grit or sand.</p>
Coastal Erosion	
<p>PO 5.1</p> <p>Development that will create or aggravate coastal erosion, or will require coast protection works that cause or aggravate coastal erosion, is not undertaken.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 5.2</p> <p>Development set back a sufficient distance from the coast to provide an erosion buffer that will allow for at least 100 years of coastal retreat for single buildings or small-scale developments, or 200 years of coastal retreat for large scale developments unless:</p> <ul style="list-style-type: none"> (a) the development incorporates appropriate and acceptable private coastal protection measures to protect it from anticipated erosion; or (b) a public reserve provides a sufficient buffer seaward of the development and the council is committed to protecting the reserve from anticipated coastal erosion. 	<p>No deemed-to-satisfy requirements are applicable.</p>
Access	
<p>PO 6.1</p> <p>Development maintains or enhances appropriate public access to and along the foreshore.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 6.2</p> <p>Public access through sensitive coastal landforms, particularly sand dunes, wetlands and cliffs, is restricted to defined pedestrian paths and constructed to minimise adverse environmental impact.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
<p>PO 6.3</p> <p>Access roads to the coast, lookouts and places of interest:</p> <ul style="list-style-type: none"> (a) do not detract from the amenity or the environment; (b) are designed for slow moving traffic; and (c) are minimised in number. 	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 6.4</p> <p>Development on land adjoining a coastal reserve should be sited and designed to be compatible with the purpose, management and amenity of the reserve, as well as to prevent inappropriate access to or use of the reserve.</p>	<p>DTS 6.4</p> <p>Buildings on land adjoining a coastal reserve are setback the greater of the following:</p> <ul style="list-style-type: none"> (a) 8m from any boundary with the reserve; or (b) in line with adjacent development.

Procedural Matters (PM)

Referrals			
Development Type	Referral Body	Policies relevant to referral	Purpose of referral
<p>Other than where all deemed-to-satisfy criteria for all policies relevant to this referral are met, or where the site is located within the River Murray Flood Plain Overlay, or where the development is in the opinion of the relevant authority minor in nature and would not warrant a referral when considering the purpose of the referral outlined in Schedule 9 of the Planning, Development and Infrastructure Regulations 2019, the following:</p> <ul style="list-style-type: none"> (a) excavation or filling where the total volume of material excavated or filled exceeds 9m³; (b) dwellings and habitable buildings that do not meet the floor level 	Coast Protection Board	All in overlay	<p>To provide expert assessment and direction to the relevant authority on:</p> <ul style="list-style-type: none"> • the risk to development from current and future coastal hazards (including sea-level rise, coastal flooding, erosion, dune drift and acid sulfate soils) • coast protection works • potential impacts from development on public access and the coastal environment (including important coastal features)

Referrals			
Development Type	Referral Body	Policies relevant to referral	Purpose of referral
<p>requirements set out in the Coastal Areas Overlay;</p> <p>(c) other than within a Settlement Zone:</p> <p>(i) buildings with a floor area greater than 60m²;</p> <p>(ii) tourist accommodation, including a caravan park; or</p> <p>(iii) development that involves a division of land that would create 1 or more additional allotments;</p> <p>(d) off shore structures;</p> <p>(e) coast protection works; or</p> <p>(f) infrastructure within 100m of high water mark.</p>			

Hazards (Acid Sulfate Soils) Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

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

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

Procedural Matters (PM)

Referrals	
Development Type	Referral Body
None	None

Hazards (Bushfire Protection) Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

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

Habitable Buildings

PO 1.1

Residential, tourist accommodation and other habitable buildings sited away from vegetated areas that pose an unacceptable bushfire risk.

DTS 1.1

An asset protection zone is created and maintained as part of the development in accordance with the following:

Minimum Asset Protection Zone Width

Slope	Minimum Width
0 degrees to 10 degrees	20m
>10 degrees to 15 degrees	25m
>15 degrees to 20 degrees	30m
>20 degrees	40m

Vehicle Access –Roads

PO 2.1

Roads to be designed and constructed to facilitate the safe and effective:

- (a) use, operation and evacuation of fire-fighting and emergency personnel; and
- (b) evacuation of residents.

DTS 2.1

Roads:

- (a) are designed in accordance with **Figure 2.1**;
- (b) be constructed with a formed, all-weather surface;
- (c) have a minimum formed road width of 6m;
- (d) have a gradient of not more than 16 degrees (i.e. a maximum slope of 1:3.5) at any point along the road or driveway;
- (e) allow fire-fighting services (personnel and vehicles) to travel in a continuous

	<p>forward movement around road curves by constructing the curves with a minimum external radius of 12.5m;</p> <p>(f) provide for a mainly continuous street pattern serving new allotments that eliminates the use of cul-de-sac or dead end roads . Where this is not practicable such roads to not exceed 200m in length and the end of the road to have either:</p> <p>(i) a turning area with a minimum formed surface radius of 12.5m; or</p> <p>(ii) a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m: and</p> <p>(g) incorporate solid, all-weather crossings that are capable of supporting fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes, over any watercourse.</p>
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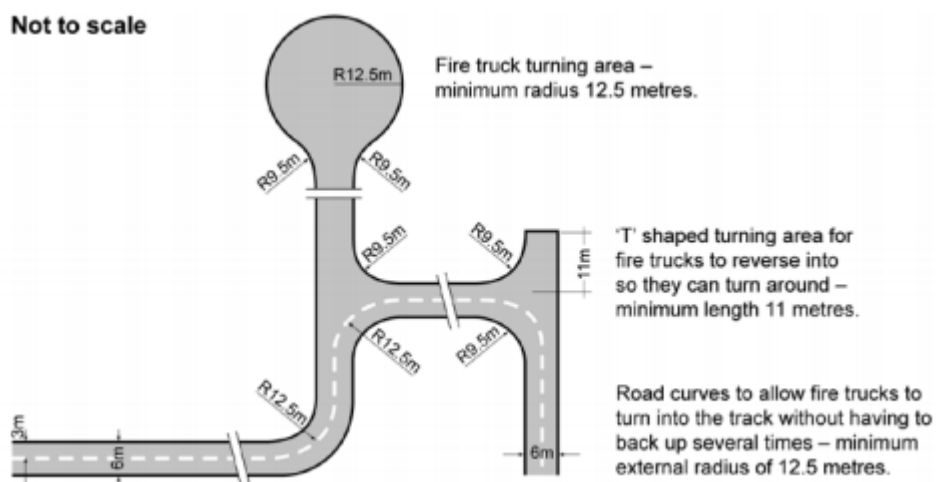
Procedural Matters (PM)

Referrals	
Development Type	Referral Body
None	None

Figures – Bushfire Protection Measures

Figure 2.1 – Roads

Not to scale



Not to scale



Historic Shipwrecks Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Historic shipwrecks and historic relics are protected from encroaching development.

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

Procedural Matters (PM)

Referrals			
Development Type	Referral Body	Policies Relevant to the Referral	Purpose of Referral
Except where all deemed-to-satisfy criteria for all policies relevant to this referral are met, or where located within the River Murray Floodplain Area Overlay, development that may involve impact to the surface or subsoil of land or the floor of a sea, lake or river, where located partly or fully within the 'adjacent area' of a historic shipwreck of historic relic within the meaning of the Historic Shipwrecks Act 1981 as shown on the Historic Shipwrecks Overlay	Minister for the time being administering the <i>Historic Shipwrecks Act 1981</i>	All in overlay	To provide expert assessment and direction to the relevant authority on the potential impacts of development on, or in proximity to, historic shipwrecks or relics protected under the relevant Act.
Except where all deemed-to-satisfy criteria for all policies relevant to this referral are met, development that may involve impact to the surface or subsoil of land or sea floor, where located partly or fully within the 'adjacent area' of a historic shipwreck of historic relic within the meaning of the <i>Historic Shipwrecks Act 1976</i> (Commonwealth) as shown on the Historic Shipwrecks Overlay	Commonwealth Minister responsible for administering the <i>Historic Shipwrecks Act 1976</i> (Commonwealth)	All in overlay	To provide expert assessment and direction to the relevant authority on the potential impacts of development on, or in proximity to, historic shipwrecks or relics protected under the relevant Act.

Key Outback and Rural Routes Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

The safe and efficient movement of vehicle and freight traffic on key outback and rural roads.

DO 2

Provision of safe and efficient vehicular access to and from key outback and rural roads.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Access Design and Function	
PO 1.1 An access point is designed to allow safe entry and exit to and from a site to meet the needs of the development, to ensure traffic flow interference associated with access movements is minimised.	DTS 1.1 An access point is designed to ensure that: <ul style="list-style-type: none"> (a) the access point is located outside of a Township Zone; (b) the following are for the largest vehicle expected to access the site: <ul style="list-style-type: none"> (i) entry and exit movements are left turn only; (ii) access to and from the site is in a forward direction, with on-site manoeuvring available through circulation around the site or no more than a 3-point turn; and (iii) access to and from the site using the kerbside lane of the road; (c) the access point has a minimum width of 6m (where vehicles 12.5m or less in length are expected to access the site) or 8m (where vehicles over 12.5m in length are expected to access the site).
PO 1.2 Sufficient accessible on-site queuing adjacent to the access point is provided to meet the needs of the development so that all vehicle queues are contained fully within the boundaries of the development site, to minimise interruption on the functional	DTS 1.2 There is no internal intersection, car parking space or car park isle within 20m of the access point (except where the access point is for a single dwelling, in which case a distance of 6m applies).

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
performance of the road and safe vehicle movement.	
<p>PO 1.3</p> <p>An access point is constructed to minimise mud or other debris being carried or transferred onto the road, to ensure safe operating conditions are maintained on the road.</p>	<p>DTS 1.3</p> <p>The access way is spray sealed (except where the access point is for a single dwelling, or where the Key Outback or Rural Route is unsealed) from the road to a point not less than 10m into the site.</p>
Location of New Access Points	
<p>PO 2.1</p> <p>A new access point is widely spaced apart from any existing access point to not impede traffic flow and ensure safe operating conditions are maintained on the road.</p>	<p>DTS 2.1</p> <p>An access point is designed to ensure that:</p> <ul style="list-style-type: none"> (a) a new access point is created only where access from an alternative local road (that is at least 25m from the Key Outback and Rural Route) is not available; and (b) it is located at least the following distance from: <ul style="list-style-type: none"> (i) an intersection with another road or railway, or terminating / merging lane: <ul style="list-style-type: none"> (a) 110 km/h road – 190m (b) 100 km/h road – 165m (c) 90 km/h road – 140m (d) 80 km/h road – 110m (e) 70 km/h road – 90m (f) 60 km/h – 70m (g) 50 km/h or less – 50m; and (ii) from any other access point: <ul style="list-style-type: none"> (a) 110 km/h road – 800m (b) 100 km/h road – 600m (c) 90 km/h road – 450m (d) 80 km/h road – 300m (e) 70 km/h road – 240m (f) 60 km/h – 170m (g) 50 km/h or less – 115m.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
<p>PO 2.2</p> <p>New access points are located and designed to ensure an appropriate sight distance is provided so that drivers:</p> <ul style="list-style-type: none"> (a) on the road approaching the access point are able to recognise the presence of the access point in time to slow down or stop in a safe and controlled manner (b) exiting the access point onto the road can see approaching vehicles to avoid potential conflict. 	<p>DTS 2.2</p> <p>New access points are clearly visible from the road in both directions from a distance not less than:</p> <ul style="list-style-type: none"> (a) 110 km/h road – 190m (b) 100 km/h road – 160m (c) 90 km/h road – 130m (d) 80 km/h road – 105m (e) 70 km/h road – 85m (f) 60 km/h road – 65m.

Procedural Matters

Referrals			
Development Type	Referral Body	Policies Relevant to the Referral	Purpose of Referral
<p>Except where all of the relevant deemed-to-satisfy criteria are met, development (including the division of land) that:</p> <ul style="list-style-type: none"> (a) alters an existing access; or (b) may significantly change the nature of vehicular movements or significantly increase the number or frequency of movements through an existing access; or (c) creates a new access <p>on a Key Outback or Rural Routes road or within 25m of an intersection with such a road.</p>	Commissioner of Highways	All in overlay	To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.

Key Railway Corridors Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

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

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Access Design and Function	
PO 1.1 Site access does not interfere or impact on the safe operation of a railway crossing.	DTS 1.1 Development: (a): <ul style="list-style-type: none"> (i) does not require a new railway crossing; or (ii) only requires construction of a grade separated crossing; and (b) does not involve a new or modified access that is located within the following distance from a railway crossing: <ul style="list-style-type: none"> (i) 110 km/h road – 190m (ii) 100 km/h road – 165m (iii) 90 km/h road – 140m (iv) 80 km/h road – 110m (v) 70 km/h road – 90m (vi) 60 km/h – 70m (vii) 50 km/h or less – 50m.

Procedural Matters

Referrals	
Development Type	Referral Body
None	None

Marine Parks (Managed Use) Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

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

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Land Use	
PO 1.1 Development does not unduly harm marine habitats, biodiversity or the functioning of ecosystems.	No deemed-to-satisfy requirements are applicable.

Procedural Matters (PM)

Referrals	
Development Type	Referral Body
None	None

Marine Parks (Restricted Use) Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Conservation of marine habitats and biological diversity through limiting non-essential development.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Land Use	
PO 1.1 Development limited to that required to support the ongoing operation of ports and harbours.	No deemed-to-satisfy requirements are applicable.

Procedural Matters (PM)

Referrals	
Development Type	Referral Body
None	None

Murray-Darling Basin Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

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

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
<p>PO 1.1</p> <p>All development, but in particular involving:</p> <ul style="list-style-type: none"> (a) horticulture; (b) activities requiring irrigation; (c) aquaculture; (d) industry; (e) intensive animal husbandry; (f) horse keeping; (g) commercial forestry; <p>having a lawful, sustainable and reliable water supply that does not place undue strain on water resources in the Murray-Darling Basin.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>

Procedural Matters (PM)

Referrals			
Development Type	Referral Body	Policies Relevant to the Referral	Purpose of Referral
<p>Except where all deemed-to-satisfy criteria for all policies relevant to this referral are met, development involving:</p> <ul style="list-style-type: none"> (a) horticulture; (b) activities requiring irrigation; (c) aquaculture; 	<p>Minister for the time being administering the <i>River Murray Act 2003</i>.</p>	<p>All in overlay</p>	<p>To provide expert technical assessment and direction to the relevant authority on matters regarding the taking of water to ensure development is undertaken</p>

Referrals			
Development Type	Referral Body	Policies Relevant to the Referral	Purpose of Referral
(d) industry; (e) intensive animal husbandry; (f) horse keeping; (g) commercial forestry; where the development may require water to be taken from the River Murray within the meaning of the <i>River Murray Act 2003</i> under a water license under the <i>Natural Resources Management Act 2004</i> and applied to land within the Murray-Darling Basin.			sustainably in the Murray-Darling Basin.

Prescribed Watercourses Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

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

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
<p>PO 1.1</p> <p>All development, but in particular involving:</p> <ul style="list-style-type: none"> (a) horticulture; (b) activities requiring irrigation; (c) aquaculture; (d) industry; (e) intensive animal husbandry; (f) commercial forestry <p>having a lawful, sustainable and reliable water supply that does not place undue strain on prescribed watercourses.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>

Procedural Matters (PM)

Referrals			
Development Type	Referral Body	Policies Relevant to the Referral	Purpose of Referral
Except where all deemed-to-satisfy criteria for all policies relevant to this referral are met, or where located within the River Murray Floodplain Area Overlay, development comprising the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or	The Minister responsible for the administration of the <i>Natural Resources Management Act 2004</i>	All in overlay	To provide expert assessment and direction to the relevant authority on potential impacts from development on the health, sustainability and/or natural

Referrals			
Development Type	Referral Body	Policies Relevant to the Referral	Purpose of Referral
divert, or collects or diverts water flowing in a prescribed watercourse			flow paths of water resources.
<p>Except where all deemed-to-satisfy criteria for all policies relevant to this referral are met, development involving:</p> <ul style="list-style-type: none"> (a) horticulture; (b) activities requiring irrigation; (c) aquaculture; (d) industry; (e) intensive animal husbandry; <p>which may require water to be taken over and above any allocation that has already been granted under the Natural Resources Management Act 2004, or</p> <ul style="list-style-type: none"> (f) commercial forestry that requires a forest water licence under Chapter 7 Part 5A of the <i>Natural Resources Management Act 2004</i>. 	<p>The Chief Executive of the Department of the Minister responsible for the administration of the <i>Natural Resources Management Act 2004</i></p>	<p>All in overlay</p>	<p>To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably.</p>

Prescribed Wells Area Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

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

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
<p>PO 1.1</p> <p>All development, but in particular involving:</p> <ul style="list-style-type: none"> (a) horticulture; (b) activities requiring irrigation; (c) aquaculture; (d) industry; (e) intensive animal husbandry; (f) commercial forestry <p>having a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed wells areas.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>

Procedural Matters (PM)

Referrals			
Development Type	Referral Body	Policies Relevant to the Referral	Purpose of Referral
<p>Except where all deemed-to-satisfy criteria for all policies relevant to this referral are met, development involving:</p> <ul style="list-style-type: none"> (a) horticulture; (b) activities requiring irrigation; (c) aquaculture; (d) industry; 	<p>The Chief Executive of the Department of the Minister responsible for the administration of the <i>Natural Resources</i></p>	<p>All in overlay</p>	<p>To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is</p>

Referrals			
Development Type	Referral Body	Policies Relevant to the Referral	Purpose of Referral
(e) intensive animal husbandry; which may require water to be taken over and above any allocation that has already been granted under the <i>Natural Resources Management Act 2004</i> , or (f) commercial forestry that requires a forest water licence under Chapter 7 Part 5A of the <i>Natural Resources Management Act 2004</i>	<i>Management Act 2004</i>		undertaken sustainably.

Ramsar Wetlands Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Protection of recognised Ramsar Wetlands.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
General	
PO 1.1 Development does not lead to significant negative impacts on Ramsar wetland and habitat areas.	No deemed-to-satisfy requirements are applicable.
PO 1.2 Development adjacent to Ramsar areas establishes landform and vegetated corridor links between Ramsar areas where possible.	No deemed-to-satisfy requirements are applicable.
PO 1.3 Development within designated 'Ramsar Reserves' does not adversely impact upon the wetland habitat.	No deemed-to-satisfy requirements are applicable.
PO 1.4 Buildings or structures not located on Ramsar Wetlands.	No deemed-to-satisfy requirements are applicable.
PO 1.5 Development does not cause a significant change in the hydrological regime of the Ramsar wetland, including: (a) a change in volume, timing, duration and frequency of ground and surface water flows to and within the wetland; or	No deemed-to-satisfy requirements are applicable.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
(b) a change in the level of salinity, pollutants, nutrients or water temperature.	
PO 1.6 Development designed to minimise the cumulative impacts on Ramsar Wetlands from frequent jetties, vegetation clearance and dredging.	No deemed-to-satisfy requirements are applicable.
PO 1.7 Development does not result in the disruption of the breeding, feeding, migration or resting behaviour of an ecologically significant proportion of the population of a migratory or resident species.	No deemed-to-satisfy requirements are applicable.
Land Division	
PO 1.8 Land division involving a boundary realignment to assist in the protection of habitation areas within the Ramsar Wetlands.	No deemed-to-satisfy requirements are applicable.

Procedural Matters (PM)

Referrals	
Development Type	Referral Body
None	None

River Murray Flood Plain Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

The conservation and enhancement of water quality and the riverine environment, provision for environmental water flows, the protection of life and property against flood risk and recognition of the riverine environment as an important tourist and recreational resource.

DO 2

Development for the purpose of public recreation (e.g. landings, jetties, houseboat moorings) water extraction, wetland management and irrigation management (e.g. channel, pumping stand, flood gate).

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Land Use	
PO 1.1 Dredging limited to that necessary for public facilities.	No deemed-to-satisfy requirements are applicable.
Land Division	
PO 2.1 Land division does not lead to intensification of development.	DTS 2.1 Land division: <ul style="list-style-type: none"> (a) creates a public road or a public reserve; or (b) is for a minor adjustment of allotment boundaries to remove an anomaly in the current boundaries with respect to the location of existing buildings or structures.
PO 2.2 Boundary realignment for residential purposes preserves the integrity of public waterfront reserves.	DTS 2.2 Boundary realignment for residential purposes: <ul style="list-style-type: none"> (a) locate any new roads on the landward side of an existing dwelling (rather than between an existing dwelling and the public waterfront reserve); and (b) provide a reserve of 50m in width above pool level along the water frontage.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Built Form and Character	
<p>PO 3.1</p> <p>Buildings and structures are sited and designed to be unobtrusive when viewed from the River Murray and nearby public roads.</p>	<p>DTS 3.1</p> <p>Buildings / structures:</p> <ul style="list-style-type: none"> (a) do not exceed one building level in height (excluding elevation to minimise the potential for personal or property damage as a result of a flood); (b) have no floor level elevated more than 2.5m above ground level; (c) are not closer than 50m to the waterfront; and (d) have associated electricity and telecommunications lines installed underground.
<p>PO 3.2</p> <p>Retaining walls avoided in the 1956 River Murray Flood Plain and in highly visible locations that can be viewed from public roads or the main channel of the Murray River.</p>	<p>DTS 3.2</p> <p>Retaining walls:</p> <ul style="list-style-type: none"> (a) are for the repair or replacement of a lawful retaining wall; (b) are essential to provide safe public access to the waterfront on public land; (c) are necessary to protect structures and buildings of historic significance; (d) are necessary for the purpose of protecting waterfront vegetation; (e) are ancillary to a dwelling and are essential for safe access to the waterfront from that dwelling; or (f) are necessary to protect a dwelling from material risk presented by erosion.
Flood Resilience	
<p>PO 4.1</p> <p>Development does not cause, impede, or be subject to damage by floodwaters and fluctuating pool levels.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 4.2</p> <p>Building levels of elevated dwellings do not impede floodwaters and fluctuating pool levels.</p>	<p>DTS 4.2</p> <p>Building levels of elevated dwellings:</p> <ul style="list-style-type: none"> (a) when enclosed, are enclosed using roller doors, removable panels or other

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
	<p>material that can easily be opened or removed during times of flood;</p> <p>(b) are not used for living purposes; and</p> <p>(c) have enclosed areas for a toilet, shower or laundry facilities not exceeding a combined maximum floor area of 10m².</p>
<p>PO 4.3</p> <p>Outbuildings do not impede floodwaters and fluctuating pool levels.</p>	<p>DTS 4.3</p> <p>Outbuildings are fitted with roller doors, removable panels or similar on two ends or sides (whichever elevations face the direction of the flow).</p>
<p>PO 4.4</p> <p>Fencing does not impede floodwaters and fluctuating pool levels.</p>	<p>DTS 4.4</p> <p>Fencing is of an open design such as post and wire strand construction.</p>
Environmental Protection	
<p>PO 5.1</p> <p>Adverse impacts on the natural features and stability of the waterfront are minimised.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 5.2</p> <p>Outbuildings incorporate measures to prevent spills and leaks.</p>	<p>DTS 5.2</p> <p>Outbuildings are wholly located within a bund.</p>
<p>PO 5.3</p> <p>Fuel storage facilities and areas, including areas for the storage of mobile fuel trailers, sited and designed to prevent environmental harm.</p>	<p>DTS 5.3</p> <p>Fuel storage facilities and areas, including areas for the storage of mobile fuel trailers, are located:</p> <p>(a) outside the 1956 Murray River Flood Plain; and</p> <p>(b) wholly within a bund.</p>
<p>PO 5.4</p> <p>Facilities for the collection of effluent from moored vessels sited and designed to prevent environmental harm.</p>	<p>DTS 5.4</p> <p>Facilities for the collection of effluent from moored vessels are not located within the 1956 Murray River Flood Plain.</p>

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Access	
PO 6.1 Waterfront reserve area between buildings and the water is maximised to preserve the amenity of and view corridors along the riverine environment.	No deemed-to-satisfy requirements are applicable.
PO 6.2 Public access routes to waterfront reserves are provided and maintained.	No deemed-to-satisfy requirements are applicable.
PO 6.3 Driveways, access tracks and parking areas are designed and constructed to minimise excavation and filling.	DTS 6.3 No more than 100mm excavation and 100mm of fill is required in association with the construction of a driveway, access track or parking area.
River Structures	
PO 7.1 River structures located where they do not cause a hazard to safe navigation.	DTS 7.1 River structures are located: <ul style="list-style-type: none"> (a) wholly outside navigation channels as defined by navigational signs; (b) at least 100m from either side of a ferry crossing; and (c) at least 150m from a lock.
PO 7.2 River structures are located where they do not cause a hazard to a designated recreation area for water skiing and swimming.	DTS 7.2 River structures are located wholly outside designated recreation areas for water skiing and swimming.
PO 7.3 Proliferation of water pumps is avoided to limit impact on the riverine environment.	No deemed-to-satisfy requirements are applicable.
PO 7.4 Water pumping infrastructure designed and constructed to limit impact on the riverine environment.	DTS 7.4 Water pumping infrastructure is designed and constructed in accordance with Figure 1.

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

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
<p>PO 7.8</p> <p>On-river mooring facilities developed only where:</p> <ul style="list-style-type: none"> (a) the mooring facility will not result in a mooring capacity exceeding one vessel per allotment; (b) where the allotment has a direct frontage to the river (or is only separated by a public road or public reserve, but not both) and the allotment contains an existing dwelling; and (c) the width of the river is greater than 100m at normal pool level. 	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 7.9</p> <p>Moorings for vessels located to avoid interfering with the operation or function of a ferry crossing, lock or major pumping station.</p>	<p>DTS 7.9</p> <p>Moorings for vessels not be located within:</p> <ul style="list-style-type: none"> (a) 100m of either side of a ferry crossing; (b) 150m of a lock; or (c) 400m of a major pumping station.
<p>PO 7.10</p> <p>Development of structures designed for the mooring of more than one vessel are located off-channel in a marina.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>

Diagrams

Infrastructure

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

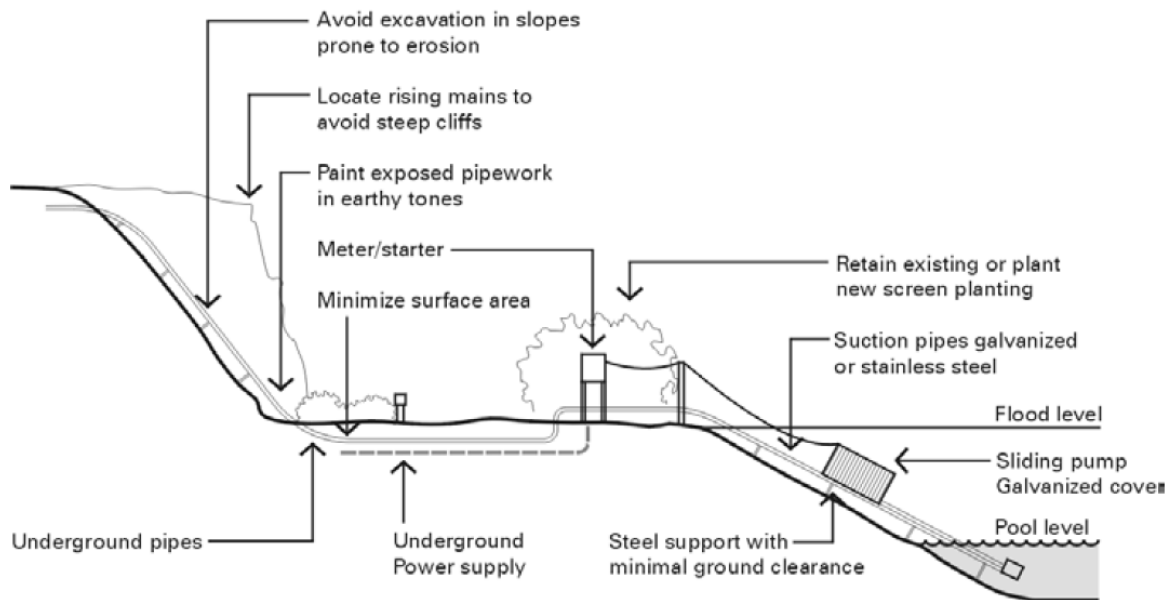
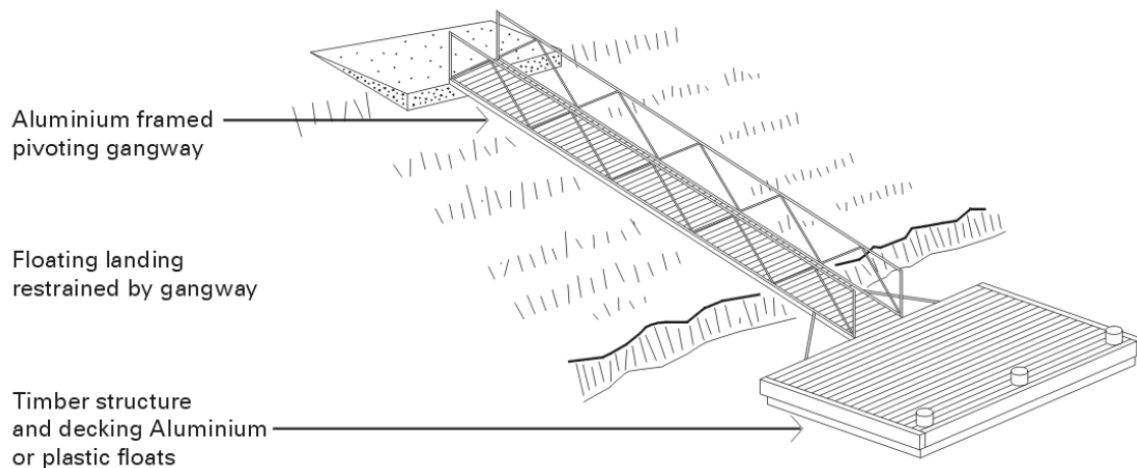


Figure 2 – Floating pontoon



Infrastructure

Figure 3 – Floating pontoon (cross-section)

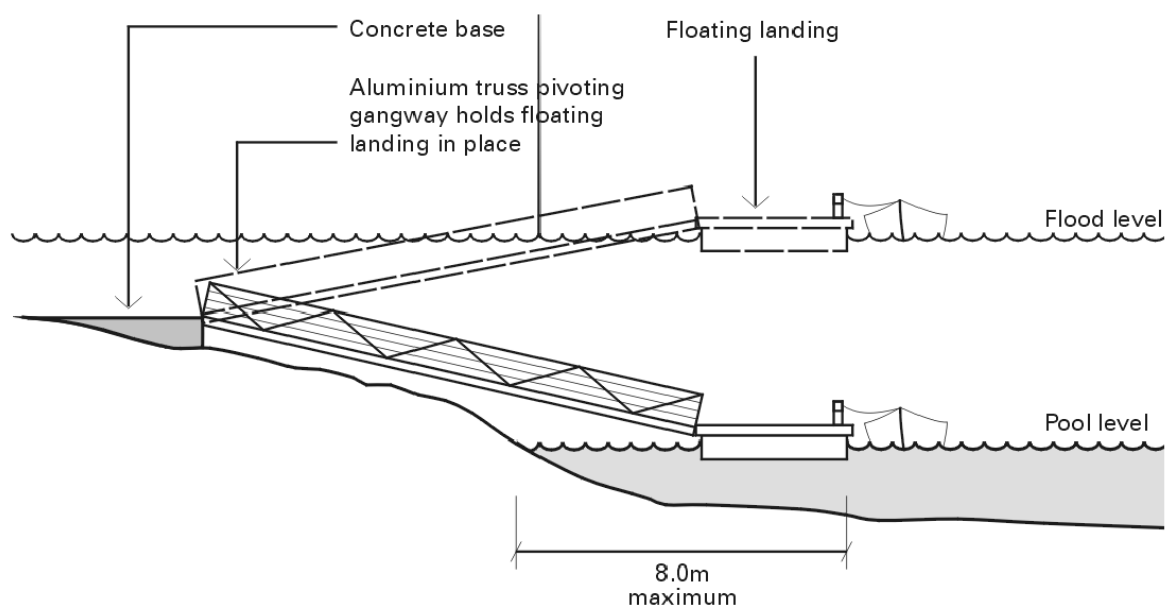
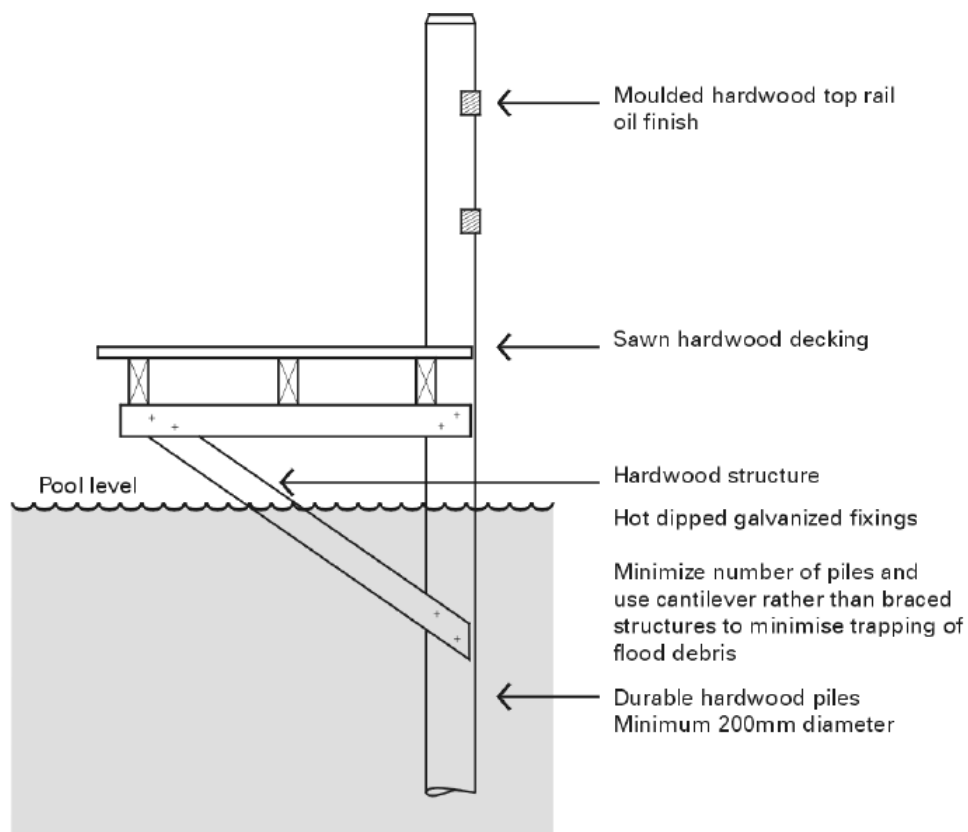


Figure 4 – Jetty



Procedural Matters (PM)

Referrals			
Development Type	Referral Body	Policies Relevant to the Referral	Purpose of Referral
<p>Except where all deemed-to-satisfy criteria for all policies relevant to this referral are met, the following types of development:</p> <p>(a) where it would otherwise be subject to a referral to the Coast Protection Board, the Minister responsible for administering the <i>Heritage Places Act 1993</i>, the Minister responsible for the administration of the <i>Natural Resources Management Act 2004</i>, or the Minister for the time being administering the <i>Historic Shipwrecks Act 1981</i> (due to the site being within the River Murray Floodplain Area), or</p> <p>(b) the development comprising the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert, or collects or diverts water flowing in a watercourse or surface water flowing over land, or</p> <p>(b) the development involves, or is for the purposes of, any of the following activities:</p> <p>(i) horticulture;</p> <p>(ii) activities requiring irrigation, other than irrigation used for domestic purposes;</p> <p>(iii) aquaculture;</p> <p>(iv) industry, other than an 'excluded area' shown on the River Murray Floodplain Overlay);</p> <p>(v) intensive animal husbandry;</p> <p>(vi) horse keeping;</p> <p>(vii) commercial forestry; or</p> <p>(c) the development is within the ambit of clause 7 of Schedule 3;</p> <p>(d) the development involves the construction of a building, or the undertaking of an act or activity</p>	<p>Minister for the time being administering the <i>River Murray Act 2003</i>.</p>	<p>All in overlay</p>	<p>To provide expert assessment and direction to the relevant authority on:</p> <ul style="list-style-type: none"> the risk to development from flooding or other hazards potential impacts from development on the health and/or natural flow paths of the River Murray.

Referrals			
Development Type	Referral Body	Policies Relevant to the Referral	Purpose of Referral
<p>specified in clause 3 of Schedule 3, other than where the development -</p> <ul style="list-style-type: none"> (i) is within an 'excluded area' shown on the River Murray Floodplain Overlay) and does not involve the performance of work in a watercourse or other water resource that forms part of the River Murray system, or on a bank or shore within 5m of the edge of a watercourse or other water resource that forms part of the River Murray system; or (ii) is the construction of a fence not exceeding 2m in height; or (iii) is the construction of a carport, verandah, balcony, porch or other similar structure. (iv) is the construction of an enclosed shed, garage or similar outbuilding— <ul style="list-style-type: none"> (A) that is ancillary to an existing building; and (B) that will not have a total floor area of more than 60m²; and (C) that will have on opposite sides either removable panels or at least 2 doors so as not to impede flood waters; and (D) that will not be located closer to the River Murray than the building to which it is ancillary; or (v) comprises an alteration or extension of an existing dwelling where the total floor area of the dwelling after the completion of the development will not exceed 94 square metres and any extension of the dwelling will not result in a part of the dwelling 			

Referrals			
Development Type	Referral Body	Policies Relevant to the Referral	Purpose of Referral
<p>being closer to the River Murray; or</p> <p>(vi) is the construction of an aboveground or inflatable swimming pool, or a spa pool; or</p> <p>(e) the development involves the division of an allotment or allotments and is of a kind described as restricted development under the Planning and Design Code</p> <p>(f) the development involves the division of an allotment or allotments so as to result in—</p> <p>(i) an additional 4 or more allotments; or</p> <p>(ii) an additional 4 or more grants of occupancy (by the conferral or exercise of a right to occupy part only of an allotment); or</p> <p>(iii) a mix of 4 or more allotments and separate grants of occupancy; or</p> <p>(g) the development involves the creation of a new allotment or grant of occupancy through the division of an allotment where any part of the boundary of the new allotment or occupancy will have a frontage to a part of the River Murray system; or</p> <p>(h) the development involves the alteration of the boundaries of an allotment so as to result in—</p> <p>(i) the allotment having a frontage to a part of the River Murray system; or</p> <p>(ii) the allotment having an increase in its frontage to a part of the River Murray system; or</p> <p>(i) the development involves the creation of a caravan park, or the expansion or alteration of a caravan park so as to increase the capacity of the caravan park.</p>			

Referrals			
Development Type	Referral Body	Policies Relevant to the Referral	Purpose of Referral
<p>Except where all deemed-to-satisfy criteria for all policies relevant to this referral are met, development that:</p> <ul style="list-style-type: none"> (a) generates human wastewater from a population equivalent in excess of 40 persons and is not connected to a community wastewater management system or sewerage infrastructure; or (b) comprises pontoons, jetties, piers or other structures (whether on water or land) designed or used to provide moorings or dry storage for 5 or more vessels at any 1 time; or (c) comprises a vessel refuelling facility; or (d) comprises a vessel sewage pump-out facility. 	Environment Protection Authority (EPA)	<p>Section 57 of <i>Environment Protection Act 1993</i> sets out criteria to be considered by the EPA in relation to the assessment of development applications. This head power also links to other statutory criteria in the <i>Environment Protection (Air Quality) Policy 2016</i>, <i>Environment Protection (Noise) Policy 2007</i>, <i>Environment Protection (Waste to Resources) Policy 2010</i> and the <i>Environment Protection (Water Quality) Policy 2015</i>.</p>	<p>To prioritise the protection of drinking water quality by ensuring pollutants are not discharged into any waters or onto land in a place in which it is reasonably likely to enter any waters within a water protection area.</p>

Significant Landscape Protection Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

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

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Built Form and Character	
<p>PO 1.1</p> <p>Development carefully sited and designed to:</p> <ul style="list-style-type: none"> (a) minimise disruption to natural landforms; (b) avoid clearance of native vegetation; (c) minimise impacts on wildlife habitat; and (d) be visually unobtrusive by blending in with the surrounding area. 	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 1.2</p> <p>Buildings and structures limited to those that:</p> <ul style="list-style-type: none"> (a) are ancillary, adjacent to and of the same or lesser scale as existing buildings; (b) are essential in supporting existing pastoral or rural activities; (c) are used for the ancillary sale of produce associated with a pastoral or rural activity; (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 	<p>No deemed-to-satisfy requirements are applicable.</p>

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
(g) support conservation or the interpretation of the environment or cultural features.	
Native Vegetation	
PO 2.1 Development retains existing native vegetation and supports revegetation with plant species indigenous to the locality.	No deemed-to-satisfy requirements are applicable.
Earthworks	
PO 3.1 Excavation and filling of land limited to that associated with: (a) minimising the visual impact of buildings or structures; or (b) construction of water storage facilities.	No deemed-to-satisfy requirements are applicable

Procedural Matters (PM)

Referrals	
Development Type	Referral Body
None	None

Sloping Land Overlay

Assessment Provision (AP)

Desired Outcomes (DO)

DO 1

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

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Access Driveways	
PO 1.1 Access driveways between the place of access on the boundary of an allotment to the finished floor level at the front of a garage that enable safe and convenient access.	DTS 1.1 The average gradient over the length of the access driveway is no steeper than 25% (1-in-4).
PO 1.2 Access driveways and tracks that are sited and designed to integrate with the natural topography of the land and minimise the need for earthworks and retaining walls.	No deemed-to-satisfy requirements are applicable.
PO 1.3 Access driveways and tracks that is accessible and consists of a safe, all-weather trafficable surface.	No deemed-to-satisfy requirements are applicable.
Site Drainage	
PO 2.1 Development on steep land includes site drainage systems to minimise erosion and avoid adverse impacts on slope stability.	No deemed-to-satisfy requirements are applicable.
PO 2.2 Steep sloping sites in un-sewered areas are not developed unless the physical characteristics of the allotments enable the proper siting and operation of an effluent drainage field suitable for the development intended.	No deemed-to-satisfy requirements are applicable.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Earthworks	
<p>PO 3.1</p> <p>Earthworks located outside townships and urban areas is limited and only undertaken to reduce the visual impact of buildings and structures and where it preserves the natural form of the land and native vegetation.</p>	<p>DTS 3.1</p> <p>Earthworks undertaken that are limited to a maximum depth or height no greater than 1.5m.</p>
Landslip	
<p>PO 4.1</p> <p>Land identified as being at risk from landslip as shown on the Overlay Maps – Sloping Land Overlay should not be developed.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 4.2</p> <p>Development that does not lead to an increased danger from land surface instability or to the potential of landslip occurring on the site or on surrounding land by:</p> <ul style="list-style-type: none"> (a) incorporating split level designs to minimise cutting into the slope; (b) ensuring that earthworks and heights of faces are minimised; (c) ensuring that earthworks are supported with engineered retaining walls or are battered to appropriate grades; (d) controlling any erosion that will increase the gradient of the slope and decrease stability; (e) ensuring the siting and operation of an effluent drainage field does not contribute to landslip; (f) providing drainage measures to ensure surface stability is not compromised; and (g) ensuring natural drainage lines are not obstructed. 	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 4.3</p> <p>Development on steep slopes that promotes the retention and replanting of vegetation as a means of stabilising and reducing the possibility of surface movement or disturbance.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Commercial Forestry	
<p>PO 5.1</p> <p>Commercial forestry plantations to be established on slopes that are stable and the risk of soil erosion is minimised.</p>	<p>DTS 5.1</p> <p>Development not located on land with a slope exceeding 20% (1-in-5).</p>
Horse Keeping	
<p>PO 6.1</p> <p>Stables, horse shelters or associated yards to be established on slopes that are stable and the risk of soil erosion and water run-off is minimised.</p>	<p>DTS 6.1</p> <p>Development not located on land with a slope greater than 10% (1-in-10).</p>
Landfill	
<p>PO 7.1</p> <p>The waste operations area of a landfill to be established on slopes that are stable and where the risk of soil erosion and water run-off is minimised.</p>	<p>DTS 7.1</p> <p>Development not located on land with a slope greater than 10% (1-in-10).</p>
<p>PO 7.2</p> <p>Landfill facilities located on land that is not subject to land slip.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
Organic Waste Processing Facilities	
<p>PO 8.1</p> <p>The waste operations area of an organic waste processing facility to be established on slopes that are stable and the risk of soil erosion and water run-off is minimised.</p>	<p>DTS 8.1</p> <p>Development not located on land with a slope greater than 6% (1-in-16).</p>
<p>PO 8.2</p> <p>Organic waste processing facilities located on land that is not subject to land slip.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>

Procedural Matters (PM)

Referrals	
Development Type	Referral Body
None	None

State Heritage Area Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Recognition of the major contribution that South Australia's State Heritage Areas make to South Australia's identity and economy through conservation of heritage values, continued use and adaptive reuse of places of heritage value and replacement of non-conforming buildings and structures.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Compatible Development	
PO 1.1 Development that conserves and enhances the heritage value by considering the following design elements: <ul style="list-style-type: none"> (a) massing and scale; (b) boundary setbacks; (c) proportion and composition of design elements such as rooflines, windows and doors and façade width and modulation; and (d) colour and texture of external materials. 	No deemed-to-satisfy requirements are applicable.
Demolition	
PO 2.1 Buildings, structures and any other elements are not demolished, destroyed or removed in total or in part unless either of the following apply: <ul style="list-style-type: none"> (a) a portion of any building and/or structure has been determined to not contribute to the heritage value; or (b) the structural condition of any building and / or structure, represents an unacceptable risk to public or private safety and results from actions and unforeseen events beyond the control of the owner and is irredeemably beyond repair. 	DTS 2.1 No deemed-to-satisfy requirements are applicable.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Conservation Works (Heritage)	
<p>PO 3.1</p> <p>Conservation works to the exterior of buildings of identified heritage value (including but not limited to wall repointing, timber and stone repairs, façade cleaning and external paint stripping) that follow best conservation methods relating to materials and building techniques.</p>	No deemed-to-satisfy requirements are applicable.
<p>PO 3.2</p> <p>Conservation works to the exterior of buildings of identified heritage value that match existing materials to be repaired and utilise traditional work methods typical to the period of the place, such works include:</p> <ul style="list-style-type: none"> (a) replacement of roof materials, guttering or downpipes with the same or similar materials or items; (b) replacement of timber building elements (structural or decorative) with the same material, dimension and detailing; (c) brick and stone repair/ repointing to match original; and (d) painting of previously painted surfaces in the same colour. 	No deemed-to-satisfy requirements are applicable.
<p>PO 3.3</p> <p>Original unpainted plaster, brickwork, stonework or other masonry to the exterior of a building is to be retained.</p>	No deemed-to-satisfy requirements are applicable.
Landscape Context (Heritage)	
<p>PO 4.1</p> <p>Individually heritage listed trees, parks, historic gardens and memorial avenues within the State Heritage Area retained unless:</p> <ul style="list-style-type: none"> (a) trees / plantings are, or have the potential to be, a danger to life or property; and (b) trees / plantings are significantly diseased and its life expectancy is short. 	No deemed-to-satisfy requirements are applicable.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Additions / Alterations	
<p>PO 5.1</p> <p>Additions and alterations to buildings, structures and any other elements, contribute to the heritage values by:</p> <ul style="list-style-type: none"> (a) extending into the existing roof space or to the rear of the building; (b) distinguishing between the existing and new portion of the building using compatible design elements including (but not limited to) recessed facades, separate roof forms and linking structures; and (c) providing sufficient setback of built additions and alterations where taller than the existing heritage structure. 	<p>No deemed-to-satisfy requirements are applicable.</p>
Ancillary Development	
<p>PO 6.1</p> <p>Ancillary development (including carports, outbuildings and garages) does not diminish the heritage values by (but not limited to) locating the development behind the main face of the principal building(s) and of a scale relative to the heritage structure(s).</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
Advertisements	
<p>PO 7.1</p> <p>Advertisements, signage and fixing of advertisements to all buildings that are complementary to heritage values by:</p> <ul style="list-style-type: none"> (a) being placed on discrete elements of buildings, such as parapets and wall panels, below canopies, or within fascias infill end panels and windows, and be in the form of a separate flat wall sign or a free standing or pylon sign; (b) not concealing or obstructing architectural detailing; and (c) not form a dominant element of the subject building. 	<p>No deemed-to-satisfy requirements are applicable.</p>

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Land Division	
<p>PO 8.1</p> <p>Land division is designed to:</p> <ul style="list-style-type: none"> (a) be compatible with the existing and surrounding pattern of subdivision; and (b) enable development, including allotments of proportions that can accommodate new development, that reinforce and are compatible with the heritage value of the State Heritage Area. 	<p>No deemed-to-satisfy requirements are applicable.</p>

Procedural Matters (PM)

Referrals			
Development Type	Referral Body	Policies Relevant to the Referral	Purpose of Referral
<p>Except where:</p> <ul style="list-style-type: none"> (i) all deemed-to-satisfy requirements for all policies relevant to this referral are met; (ii) where the site is located within the River Murray Floodplain Overlay; (iii) where development is to be undertaken in accordance with a Heritage Agreement under the <i>Heritage Places Act 1993</i>; or (iv) it relates to a type of development that in the opinion of the relevant authority is minor in nature and would not warrant a referral when considering the purpose of the referral outlined in Schedule 9 of the Regulations <p>the following forms of development:</p> <ul style="list-style-type: none"> (a) demolition of externally significant building fabric; 	<p>Minister for the time being administering the <i>Heritage Places Act 1993</i></p>	<p>All in overlay</p>	<p>To provide expert assessment and direction to the relevant authority on the potential impacts of development on, or in proximity to, State Heritage Areas.</p>

Referrals			
Development Type	Referral Body	Policies Relevant to the Referral	Purpose of Referral
<ul style="list-style-type: none"> (b) freestanding advertisements, signs and associated structures that are visible from a public street, road or thoroughfare within the State Heritage Area; (c) alterations or additions to buildings that: <ul style="list-style-type: none"> (i) are visible from a public street, road or thoroughfare within the State Heritage Area; (i) are visually dominant within the State Heritage Area; or (ii) involve substantive physical impact to the fabric of significant buildings; (d) new buildings that: <ul style="list-style-type: none"> (i) are visible from a public street, road or thoroughfare within the State Heritage Area; or (ii) are visually dominant within the State Heritage Area; (e) conservation repair works that are not representative of 'like for like' maintenance; (f) solar panels that are visible from a public street, road or thoroughfare within the State Heritage Area; (g) land division; (h) the removal, alteration or installation of fencing where visible from a public street, road or thoroughfare within the State Heritage Area; or (i) the removal of a tree of identified heritage significance. 			

State Heritage Place Overlay

Assessment Provisions (AP)

Performance Outcomes (DO)

DO 1

Recognition of the major contribution that South Australia's State Heritage Places make to South Australia's identity and economy through conservation of heritage values, continued use and adaptive reuse of places of heritage value and replacement of non-conforming buildings and structures.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Compatible Development	
PO 1.1 Development that conserves and enhances heritage values by considering the following design elements: <ul style="list-style-type: none"> (a) massing and scale; (b) boundary setbacks; (c) proportion and composition of design elements such as rooflines, windows and doors and façade width and modulation; and (d) colour and texture of external materials. 	No deemed-to-satisfy requirements are applicable.
PO 1.2 New buildings are not placed or erected between the front street boundary and the façade of an existing State Heritage Place.	No deemed-to-satisfy requirements are applicable.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Demolition	
<p>PO 2.1</p> <p>State Heritage Places are not demolished, destroyed or removed in total or in part unless any of the following apply:</p> <ul style="list-style-type: none"> (a) the portion of the place to be demolished, destroyed or removed is excluded from the extent of the place that is of heritage value; or (b) the structural condition of the place represents an unacceptable risk to public or private safety and results from actions and unforeseen events beyond the control of the owner and is irredeemably beyond repair. 	<p>No deemed-to-satisfy requirements are applicable.</p>
Conservation Works (Heritage)	
<p>PO 3.1</p> <p>Conservation works to the exterior of building of identified heritage value (including, but not limited to wall repointing, timber and stone repairs, façade cleaning and external paint stripping) that follow best conservation methods relating to materials and building techniques.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 3.2</p> <p>Conservation works to the exterior and interior of a State Heritage Place that match existing materials to be repaired and utilise traditional work methods typical to the period of the place, such works include:</p> <ul style="list-style-type: none"> (a) replacement of roof materials, guttering or downpipes with the same or similar materials or items; (b) replacement of timber building elements (structural or decorative) with the same material, dimension and detailing; (c) brick and stone repair/ repointing to match original; and (d) painting of previously painted surfaces in the same colour. 	<p>No deemed-to-satisfy requirements are applicable.</p>

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
<p>PO 3.3</p> <p>Original unpainted plaster, brickwork, stonework or other masonry to the exterior of a building is to be retained.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 3.4</p> <p>Development of a State Heritage Place that retains those elements contributing to its heritage value, including (but not limited to) the:</p> <ul style="list-style-type: none"> (a) external form, interior spaces and fittings, outbuildings and walls of the building; (b) important vistas and views of the place; (c) setting, spatial character and setbacks; (d) building materials; (e) architectural treatments; and (f) any associated trees and other landscaping elements. 	<p>No deemed-to-satisfy requirements are applicable.</p>
Landscape Context (Heritage)	
<p>PO 4.1</p> <p>Individually heritage listed trees, parks, historic gardens and memorial avenues retained unless:</p> <ul style="list-style-type: none"> (a) trees / plantings are, or have the potential to be, a danger to life or property; (b) trees / plantings are significantly diseased and their life expectancy is short; or (c) removal is permitted by a Heritage Agreement. 	<p>DTS 4.1</p> <p>No deemed-to-satisfy requirements are applicable, except where vegetation removal is considered as part of a Heritage Agreement.</p>
Additions / Alterations	
<p>PO 5.1</p> <p>Additions and alterations to buildings, structures and any other elements contribute to heritage values by:</p> <ul style="list-style-type: none"> (a) extending into the existing roof space or to the rear of the building; 	<p>No deemed-to-satisfy requirements are applicable.</p>

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
<ul style="list-style-type: none"> (b) distinguishing between existing and new portions of buildings using compatible design elements including (but not limited to) recessed facades, separate roof forms and linking structures; and (c) providing sufficient setback of built additions and alterations where taller than the existing heritage structure. 	
Ancillary Development	
<p>PO 6.1</p> <p>Ancillary development (including carports, outbuildings and garages) does not diminish heritage values by (but not limited to) locating the development behind the main face of the principal building(s) and of a scale relative to the heritage structure(s).</p>	No deemed-to-satisfy requirements are applicable.
Advertisements	
<p>PO 7.1</p> <p>Advertisements, signage and fixing of advertisements that are complementary to heritage values by:</p> <ul style="list-style-type: none"> (a) being placed on discrete elements of buildings of heritage value, such as parapets and wall panels, below canopies, or within fascias, infill end panels and windows, and be in the form of a separate flat wall sign or a free standing or pylon sign; (b) not concealing or obstructing architectural detailing of heritage value; and (c) not forming a dominant element of the place. 	No deemed-to-satisfy requirements are applicable.
Trees, Swimming Pools and Underground Structures	
<p>PO 8.1</p> <p>Trees, swimming pools and underground structures are sited and / or designed to not detrimentally affect the structural condition of heritage places.</p>	No deemed-to-satisfy requirements are applicable.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Land Division	
<p>PO 9.1</p> <p>Land division is designed to:</p> <ul style="list-style-type: none"> (a) be compatible with the surrounding pattern of subdivision of the State Heritage Place; and (b) enable development, including allotments of proportions that can accommodate new development that reinforces and is compatible with the heritage value within the State Heritage Place. 	<p>No deemed-to-satisfy requirements are applicable.</p>

Procedural Matters (PM)

Referrals			
Development Type	Referral Body	Policies Relevant to the Referral	Purpose of Referral
<p>Except where:</p> <ul style="list-style-type: none"> (i) all deemed-to-satisfy requirements for all policies relevant to this referral are met; (ii) where the site is located within the River Murray Floodplain Overlay; (iii) where development is to be undertaken in accordance with a Heritage Agreement under the <i>Heritage Places Act 1993</i>; or (iv) it relates to a type of development that in the opinion of the relevant authority is minor in nature and would not warrant a referral when considering the purpose of the referral outlined in Schedule 9 of the Regulations <p>the following forms of development:</p> <ul style="list-style-type: none"> (a) demolition of internal or external significant building fabric; (b) freestanding advertisements, signs and associated structures that are visible from a public street, road or 	<p>Minister for the time being administering the <i>Heritage Places Act 1993</i></p>	<p>All in overlay</p>	<p>To provide expert assessment and direction to the relevant authority on the potential impacts of development on, or in proximity to, State Heritage Places.</p>

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

Water Resources Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

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

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Water Catchment	
PO 1.1 Development ensures watercourses and their beds, banks, wetlands and floodplains are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.	No deemed-to-satisfy requirements are applicable.
PO 1.2 Development does not occur where its proximity to a swamp or wetland will damage or interfere with the hydrology or water regime of the swamp or wetland.	No deemed-to-satisfy requirements are applicable.
PO 1.3 Wetlands or low-lying areas providing habitat for native flora and fauna are not drained, except temporarily for essential management purposes to enhance environmental values.	No deemed-to-satisfy requirements are applicable.
PO 1.4 Along watercourses, areas of remnant native vegetation, or areas prone to erosion, that are capable of natural regeneration are fenced off to limit stock access.	No deemed-to-satisfy requirements are applicable.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
<p>PO 1.5</p> <p>Development located adjacent to a watercourse, and which increases the amount of surface run-off, includes a suitably sized strip of land on each side of a watercourse that is free from development and revegetated to filter runoff so as to:</p> <ul style="list-style-type: none"> (a) reduce the impacts on native aquatic ecosystems; and (b) minimise soil loss eroding into the watercourse. 	<p>DTS 1.5</p> <p>The proposed development includes a strip of land not less than 20m wide measured from the top of existing banks on each side of the watercourse that is free from development, livestock use and revegetated with locally indigenous vegetation.</p>
<p>PO 1.6</p> <p>Development resulting in the depositing or placing of an object or solid material in a watercourse or lake only occurs where it involves:</p> <ul style="list-style-type: none"> (a) the construction of an erosion control structure; or (b) devices or structures used to extract or regulate water flowing in a watercourse; or (c) devices used for scientific purposes; or (d) the rehabilitation of watercourses. 	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 1.7</p> <p>Watercourses, floodplains and wetlands protected and enhanced by retaining and protecting existing native vegetation.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 1.8</p> <p>Watercourses, floodplains and wetlands protected and enhanced by stabilising watercourse banks and reducing sediments and nutrients entering the watercourse.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 1.9</p> <p>Watercourses, floodplains and wetlands protected and enhanced by enabling flows required to meet the needs of the environment.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
<p>PO 1.10</p> <p>Dams, water tanks and diversion drains are appropriately located and constructed to maintain the quality and quantity of flows required to meet the needs of the environment as well as downstream users and land uses.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>

Procedural Matters (PM)

Referrals	
Development Type	Referral Body
None	None

Part 4—General Development Provisions

4.1 Preliminary

- 1 General Development Provisions are functional development policies that are used in association with a particular type of development, and are not mapped.
- 2 General Development Provisions are called up through a zone's table of requirements for deemed-to-satisfy development or the table of relevant provisions for performance assessed development, and apply to the relevant development types.
- 3 The General Development Provisions are identified based on thematic groupings by Module in Table G4

Table G4 — Index of General Development Provisions

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

Advertisements

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

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

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Appearance	
PO 1.1 Advertisements that complement and do not dominate land they are located on and the design of buildings they are attached to.	DTS 1.1 An advertisement attached to a building: <ul style="list-style-type: none"> (a) if located below canopy level, is flush with a wall; (b) if located at canopy level, is in the form of a fascia sign; (c) if located above a canopy: <ul style="list-style-type: none"> (i) is flush with a wall; (ii) does not have any part rising above parapet height; and (iii) is not attached to the roof of the building; (d) if attached to the side of a verandah, does not exceed the width of the verandah or project from the verandah; (e) if attached to the front of a verandah, does not exceed the length of the verandah or project from the verandah; and (f) if attached to a two storey building, has no part located above the finished floor level of the second storey of the building.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
<p>PO 1.2</p> <p>Advertisements in the public realm integrated with existing structures and infrastructure.</p>	<p>DTS 1.2</p> <p>An advertisement on public land:</p> <ul style="list-style-type: none"> (a) achieves Advertisements DTS 1.1; (b) is integrated with a bus shelter or public telephone booth.
Proliferation of Advertisements	
<p>PO 2.1</p> <p>Proliferation of advertisements minimised to avoid clutter and untidiness.</p>	<p>DTS 2.1</p> <p>No more than one advertisement is displayed on each public road frontage.</p>
<p>PO 2.2</p> <p>Multiple-business or activity advertisements co-located and coordinated to avoid clutter and untidiness.</p>	<p>DTS 2.2</p> <p>An advertisement for a multiple-business or activity complex incorporating information regarding each business or activity in a single advertisement fixture or structure.</p>
Third Party Advertising	
<p>PO 3.1</p> <p>Content of advertisements limited to information relating to the lawful use of land they are located on.</p>	<p>DTS 3.1</p> <p>An advertisement that does not contain third party content.</p>
Amenity Impacts	
<p>PO 4.1</p> <p>Light spill from advertisement illumination does not unreasonably compromise amenity of adjacent and proximate sensitive land uses.</p>	<p>DTS 4.1</p> <p>An advertisement that does not incorporate any illumination.</p>
Safety	
<p>PO 5.1</p> <p>Advertisements and/or advertising hoardings erected on a verandah or project from a building wall designed and located to allow for safe and convenient pedestrian access.</p>	<p>DTS 5.1</p> <p>An advertisement with a minimum clearance of 2.5m over a footway.</p>

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
<p>PO 5.2</p> <p>Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.</p>	<p>DTS 5.2</p> <p>No advertisement illumination is proposed.</p>
<p>PO 5.3</p> <p>Advertisements and/or advertising hoardings do not create a hazard to drivers by:</p> <ul style="list-style-type: none"> (a) being liable to interpretation by drivers as an official traffic sign or signal; (b) obscuring or impairing a driver's view of official traffic signs or signals; or (c) obscuring or impairing a driver's view of features of a road that are potentially hazardous (such as junctions, bends, changes in width and traffic control devices) or other road or rail vehicles at/or approaching level crossings. 	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 5.4</p> <p>Advertisements and/or advertising hoardings do not create a hazard by distracting drivers from the primary driving task at a location where the demands on driver concentration are high.</p>	<p>DTS 5.4</p> <p>An advertisement and/or advertising hoarding not located along or adjacent to a road having a speed limit of 80km/h or more.</p>

Animal Keeping and Horse Keeping

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

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

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Siting and Design	
PO 1.1 Animal keeping, horse keeping and associated activities that do not create adverse impacts on the environment or the amenity of the locality.	No deemed-to-satisfy requirements are applicable.
PO 1.2 Animal keeping and horse keeping located and managed to minimise the potential transmission of disease to other operations where animals are kept.	No deemed-to-satisfy requirements are applicable.
Horse Keeping	
PO 2.1 Water from stable wash-down areas directed to appropriate absorption areas and/or drainage pits to minimise pollution of land and water.	DTS 2.1 The floor of stable wash-down areas: <ul style="list-style-type: none"> (a) constructed of impervious concrete; and (b) designed to be self-draining when washed down.
PO 2.2 Stables, horse shelters or associated yards sited appropriate distances away from sensitive land uses or allotments in other ownership to avoid adverse impacts from dust, erosion and odour.	DTS 2.2 Stables, horse shelters or associated yards sited: <ul style="list-style-type: none"> (a) 30m or more from any sensitive land uses or approved sensitive land uses on land in other ownership; or (b) 30m or more from any vacant allotment in other ownership.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
<p>PO 2.3</p> <p>All areas accessible to horses separated from septic tank drainage areas to protect the integrity of that system.</p>	<p>DTS 2.3</p> <p>Septic tank drainage areas enclosed with a horse proof barrier such as a fence.</p>
<p>PO 2.4</p> <p>To minimise environmental harm and adverse impacts on water resources, stables, horse shelters or associated yards are appropriately setback from a watercourse.</p>	<p>DTS 2.4</p> <p>Development setback at least 50m from a watercourse.</p>
Kennels	
<p>PO 3.1</p> <p>Kennel flooring constructed with an impervious material to facilitate regular cleaning.</p>	<p>DTS 3.1</p> <p>The floor of kennels:</p> <ul style="list-style-type: none"> (a) constructed of impervious concrete; and (b) designed to be self-draining when washed down.
<p>PO 3.2</p> <p>Kennels and exercise yards designed and sited to minimise noise nuisance to neighbours through measures such as:</p> <ul style="list-style-type: none"> (a) adopting appropriate separation distances; and (b) orientating openings away from a sensitive land use. 	<p>DTS 3.2</p> <p>Kennels sited greater than 500m from the nearest sensitive land use on land in other ownership.</p>
<p>PO 3.3</p> <p>Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive land uses from animal behaviour.</p>	<p>DTS 3.3</p> <p>Kennels sited in association with a permanent dwelling on the land.</p>

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Wastes	
<p>PO 4.1</p> <p>Storage of manure, used litter and other wastes designed and sited such that it:</p> <ul style="list-style-type: none"> (a) is vermin proof; (b) has an impervious base; (c) excludes all clean rainfall runoff from the storage area; and (d) is located outside the 1-in-100 year ARI flood event area. 	<p>No deemed-to-satisfy requirements are applicable.</p>

Aquaculture

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Development of the aquaculture industry in an ecologically, economically and socially sustainable manner that ensures fair and equitable sharing of marine and coastal resources and minimises conflict with water-based and land-based uses.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Land Based Aquaculture	
PO 1.1 Land-based aquaculture and associated components sited and designed to avoid adverse impacts on nearby sensitive land uses.	DTS 1.1 Land-based aquaculture and associated components located not less than: (a) 200m from a sensitive land use in other ownership; or (b) 500m from the boundary of a zone primarily intended to accommodate sensitive land uses.
PO 1.2 Land-based aquaculture ponds sited and designed to prevent surface flows from entering the ponds in a 100 year ARI sea flood level event.	No deemed-to-satisfy requirements are applicable.
PO 1.3 Land-based aquaculture ponds sited and designed to prevent pond leakage that would pollute groundwater.	No deemed-to-satisfy requirements are applicable.
PO 1.4 Land-based aquaculture ponds sited and designed to prevent the farmed species escaping and entering into any waters.	No deemed-to-satisfy requirements are applicable.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
<p>PO 1.5</p> <p>Land-based aquaculture ponds sited and designed to minimise the need for intake and discharge pipes to traverse sensitive areas to minimise impact on the natural environment.</p>	No deemed-to-satisfy requirements are applicable.
<p>PO 1.6</p> <p>Pipe inlet and outlets associated with land-based aquaculture sited and designed to minimise the risk of disease transmission.</p>	No deemed-to-satisfy requirements are applicable.
<p>PO 1.7</p> <p>Storage areas associated with aquaculture activity integrated with the use of the land and sited and designed to minimise visual impact on the surrounding environment.</p>	No deemed-to-satisfy requirements are applicable.
Marine Based Aquaculture	
<p>PO 2.1</p> <p>Marine aquaculture development sited and designed to minimise adverse impacts on sensitive ecological areas including:</p> <ul style="list-style-type: none"> (a) creeks, and estuaries; (a) wetlands; (b) significant seagrass and mangrove communities; and (c) marine habitats and ecosystems. 	No deemed-to-satisfy requirements are applicable.
<p>PO 2.2</p> <p>Marine aquaculture development sited in areas with adequate water current to disperse sediments to prevent the build-up of waste.</p>	No deemed-to-satisfy requirements are applicable.
<p>PO 2.3</p> <p>Marine aquaculture development incorporating measures to ensure satisfactory removal and disposal of litter, disused material, shells, debris, detritus, dead animals and animal waste from the development to prevent pollution of waters, wetlands, or the nearby coastline.</p>	No deemed-to-satisfy requirements are applicable.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
<p>PO 2.4</p> <p>Marine aquaculture development designed so as to not involve the discharge of human waste on the site, on any adjacent land or into nearby waters.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 2.5</p> <p>Marine aquaculture development (other than inter-tidal aquaculture) located an appropriate distance seaward of the high water mark.</p>	<p>DTS 2.5</p> <p>Marine aquaculture development located not less than 100m seaward of the high water mark.</p>
<p>PO 2.6</p> <p>Marine aquaculture development sited and designed so as not to obstruct or interfere with:</p> <ul style="list-style-type: none"> (a) areas of high public use; (b) areas established for recreational activities; (c) areas of outstanding visual, environmental, commercial or tourism value; or (d) sites, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports. 	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 2.7</p> <p>Marine aquaculture sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 2.8</p> <p>Marine aquaculture development sited and designed at a sufficient height above the sea floor and in a manner to minimise seabed damage.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 2.9</p> <p>Marine aquaculture development designed to be as unobtrusive as practicable by incorporating measures such as:</p>	<p>No deemed-to-satisfy requirements are applicable.</p>

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
<ul style="list-style-type: none"> (a) using feed hoppers that are painted in subdued colours and suspended as close as possible to the water surface; (b) positioning of structures to protrude the minimum distance practicable above the water surface; (c) avoiding the use of shelters and structures above cages and platforms unless necessary to exclude predators and protected species from interacting with the farming structures and/or stock inside the cages, or for safety reasons; and (d) positioning racks, floats and other farm structures in visually unobtrusive locations from the shoreline. 	
<p>PO 2.10</p> <p>Access, launching and maintenance facilities utilise existing established roads, tracks, ramps and paths to or from the sea where possible.</p>	No deemed-to-satisfy requirements are applicable.
<p>PO 2.11</p> <p>Access, launching and maintenance facilities developed co-operatively and co-located where possible.</p>	No deemed-to-satisfy requirements are applicable.
<p>PO 2.12</p> <p>Marine aquaculture sited to minimise potential impacts on, and to protect the integrity of, reserves under the <i>National Parks and Wildlife Act 1972</i>.</p>	<p>DTS 2.12</p> <p>Marine aquaculture located not less than 1000m seaward from the boundary of any reserve under the <i>National Parks and Wildlife Act 1972</i>.</p>
<p>PO 2.13</p> <p>Onshore storage, cooling and processing facilities that do not impair the coastline and its visual amenity and:</p> <ul style="list-style-type: none"> (a) sited, designed, landscaped and developed at a scale and using external materials to minimise any adverse visual impact on the coastal landscape; (b) sited and designed with appropriate vehicular access arrangement; and 	No deemed-to-satisfy requirements are applicable.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
(c) incorporate appropriate waste treatment and disposal.	
Navigation and Safety	
PO 3.1 Marine aquaculture that contributes to navigational safety, by being suitably marked for navigational purposes.	No deemed-to-satisfy requirements are applicable.
PO 3.2 Marine aquaculture sited to allow an adequate separation distance between farms for safe navigation.	No deemed-to-satisfy requirements are applicable.
PO 3.3 Structures secured and/or weighted to prevent drifting from the licensed site.	No deemed-to-satisfy requirements are applicable.
Environmental Management	
PO 4.1 Marine aquaculture development is maintained to prevent hazards to people and wildlife, including breeding grounds and habitats of native marine mammals and terrestrial fauna, especially migratory species.	No deemed-to-satisfy requirements are applicable.
PO 4.2 Marine aquaculture designed to facilitate the relocation or removal of structures in the case of emergency such as oil spills, algal blooms and altered water flows.	No deemed-to-satisfy requirements are applicable.
PO 4.3 Marine aquaculture that provides for progressive or future reclamation of disturbed areas ahead of, or upon, decommissioning.	No deemed-to-satisfy requirements are applicable.

Bulk Handling and Storage Facilities

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Facilities for the bulk handling and storage of commodities designed to minimise adverse impacts on the landscape and surrounding land uses.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Siting and Design	
PO 1.1 Bulk handling and storage facilities sited and designed to minimise risks of adverse air quality and noise impacts on sensitive land uses.	DTS 1.1 Facilities for the handling, storage and dispatch of commodities in bulk (excluding processing), meet the following minimum separation distances to sensitive land uses: <ul style="list-style-type: none"> (a) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility: 300m (b) bulk petroleum storage: 500m (c) coal handling with: <ul style="list-style-type: none"> (i) capacity up to 1 tonne per day or a storage capacity up to 50 tonnes: 500m (ii) capacity exceeding 1 tonne per day or a storage capacity exceeding 50 tonnes: 1,000m.
Buffers and Landscaping	
PO 2.1 Bulk handling and storage facilities incorporating a buffer area for the establishment of dense landscaping adjacent road frontages.	DTS 2.1 A landscaped buffer of not less than 3 metres in width incorporating locally indigenous species and a mix of overstorey, understory and ground layer vegetation is provided to road boundaries.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
<p>PO 2.2</p> <p>Bulk handling and storage facilities incorporating landscaping to assist with screening and dust filtration.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
Access and Parking	
<p>PO 3.1</p> <p>Roadways and vehicle parking areas associated with bulk handling and storage facilities designed and surfaced to control dust emissions and drag out of material from the site.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
Slipways, Wharves and Pontoons	
<p>PO 4.1</p> <p>Slipways, wharves and pontoons used for the handling of bulk materials (such as fuel, oil, catch, bait and the like) incorporating catchment devices to avoid the release of materials into adjacent waters.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>

Clearance from Overhead Powerlines

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

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

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

Design and Siting

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Development that achieves high design quality by being:

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

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Environmental and Cultural Context	
PO 1.1 Development, including land division, integrating with the natural and cultural landscape through, where possible, preservation of environmental and cultural features and values of the site and locality.	No deemed-to-satisfy requirements are applicable.
Built Form Context	
PO 2.1 Building massing and form contributes to and complements the development context and streetscape.	No deemed-to-satisfy requirements are applicable.
PO 2.2 Incorporation of variation in the appearance of the facades of buildings that are repetitive (such as row dwellings) whilst maintaining an overall coherent expression.	No deemed-to-satisfy requirements are applicable.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
<p>PO 2.3</p> <p>Buildings that reinforce corners through changes in setback, materials or colour, roof form or height.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 2.4</p> <p>Structures that protrude beyond roofline to minimize the impact on local amenity by:</p> <ul style="list-style-type: none"> (a) integrating roof-top structures to house plant and equipment with the building design in relation to external finishes, form and colours; (b) positioning structures in unobtrusive locations to minimize views from public roads and spaces; and (c) when located on the roof of non-residential development, locating the structures as far as practicable from adjacent sensitive land uses. 	<p>DTS 2.4</p> <p>No structures that protrude beyond the roofline.</p>
<p>PO 2.5</p> <p>Minor buildings, structures and other ancillary forms of development are designed and sited to not detract from the amenity, streetscape and appearance of buildings on the site.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 2.6</p> <p>Outdoor storage, loading and service areas screened from public view by a combination of built form, solid fencing and/or landscaping.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
Amenity	
<p>PO 3.1</p> <p>Ground floor building levels designed to provide for opportunities to overlook adjacent public space.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Public Realm Interface	
PO 4.1 Where zero or minor setbacks are desirable, development that incorporates shelter over footpaths to enhance the quality of the pedestrian environment.	No deemed-to-satisfy requirements are applicable.
PO 4.2 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.	No deemed-to-satisfy requirements are applicable.
PO 4.3 Landscaping that is coordinated and integrated with the character of the locality.	No deemed-to-satisfy requirements are applicable.
PO 4.4 Buildings designed with perceptible and direct access from public street frontages and vehicle parking areas.	No deemed-to-satisfy requirements are applicable.
PO 4.5 Vehicle parking areas and associated driveways landscaped to shade and enhance the appearance of the vehicle parking areas.	No deemed-to-satisfy requirements are applicable.
Crime Prevention	
PO 5.1 Development designed to maximise surveillance of public spaces by incorporating clear lines of sight, appropriate lighting and the use of visible permeable barriers wherever practicable.	No deemed-to-satisfy requirements are applicable.
PO 5.2 Development designed to differentiate public, communal and private areas.	No deemed-to-satisfy requirements are applicable.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Visual Privacy	
<p>PO 6.1</p> <p>Development that minimises direct overlooking of habitable rooms and private open spaces of dwellings.</p>	<p>DTS 6.1</p> <p>Upper building level windows facing side or rear boundaries:</p> <ul style="list-style-type: none"> (a) are permanently obscured to a height of 1.5m above finished floor level that is fixed or not capable of being opened more than 200mm; (b) have sill heights greater than or equal to 1.5m above finished floor level; or (c) incorporate screening to a height of 1.5m above finished floor level.
Energy Efficient Design	
<p>PO 7.1</p> <p>Buildings sited, oriented and designed to maximise efficient solar access to main activity areas, living areas and open spaces.</p>	No deemed-to-satisfy requirements are applicable.
<p>PO 7.2</p> <p>Buildings sited and designed to reduce the need for artificial heating and cooling by providing for natural ventilation.</p>	No deemed-to-satisfy requirements are applicable.
<p>PO 7.3</p> <p>Development that facilitates the efficient use of photovoltaic cells and solar hot water systems by:</p> <ul style="list-style-type: none"> (a) taking into account overshadowing from neighbouring buildings; and (b) designing roof orientation and pitches to maximise exposure to direct sunlight. 	No deemed-to-satisfy requirements are applicable.
Fences, Walls and Retaining Walls	
<p>PO 8.1</p> <p>Fences, walls and retaining walls alongside and rear boundaries of sufficient height to maintain privacy and security without unreasonably impacting visual amenity and access to sunlight of adjoining land.</p>	No deemed-to-satisfy requirements are applicable.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
<p>PO 8.2</p> <p>Landscaping incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
Landscaping	
<p>PO 9.1</p> <p>Landscaping that:</p> <ul style="list-style-type: none"> (a) contributes to water and biodiversity conservation; and (b) enhances the appearance of land and streetscapes. 	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 9.2</p> <p>Landscaped pervious open spaces incorporated to:</p> <ul style="list-style-type: none"> (a) minimise heat absorption and reflection; (b) maximise shade and shelter; and (c) maximise stormwater re-use. 	<p>No deemed-to-satisfy requirements are applicable.</p>
Waste Storage	
<p>PO 10.1</p> <p>Waste facilities for on-site storage and collection of goods, materials, refuse and waste including facilities to enable the separation of recyclable materials readily accessible and sized appropriate to the nature of the development and screened from public view.</p>	<p>DTS 10.1</p> <p>Detached dwelling, semi-detached dwelling, row dwelling and group dwelling with a waste storage area of 3m² located behind the front façade of the building.</p>
Transportable Buildings	
<p>PO 11.1</p> <p>Transportable buildings and buildings elevated on stumps, posts, piers, columns or the like constructed and finished by enclosing the sub-floor area to give the appearance of a permanent structure.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Site Earthworks	
<p>PO 12.1</p> <p>Development, including any associated driveways and access tracks, that minimises the need for earthworks to limit disturbance to natural topography.</p>	<p>DTS 12.1</p> <p>Development that does not involve:</p> <ul style="list-style-type: none"> (a) either excavation exceeding a vertical height of 1m, or filling exceeding a vertical height of 1m, or (b) if the development involves both excavation and filling, the total combined excavation and filling not exceeding a vertical height of 2m.
Water Sensitive Design	
<p>PO 13.1</p> <p>Development sited and designed to maintain natural hydrological systems and not adversely affect:</p> <ul style="list-style-type: none"> (a) the quantity and quality of surface and groundwater; (b) the depth and directional flow of surface and groundwater; or (c) the quality and function of natural springs. 	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 13.2</p> <p>Development designed to capture and re-use stormwater (where practical) to maximise conservation of water resources.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 13.3</p> <p>Development that includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Artificial Wetland Systems	
<p>PO 14.1</p> <p>Artificial wetland systems, including associated detention and retention basins, sited and designed to ensure public health and safety is protected including by minimising potential public health risks arising from the breeding of mosquitoes.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 14.2</p> <p>Artificial wetland systems, including associated detention and retention basins, sited and designed to allow sediments to settle prior to discharge into watercourses or the marine environment.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 14.3</p> <p>Artificial wetland systems, including associated detention and retention basins, sited and designed to function as a landscape feature.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
Wash-down and Waste Loading and Unloading	
<p>PO 15.1</p> <p>Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, plant or equipment that are:</p> <ul style="list-style-type: none"> (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off; (b) paved with an impervious material to facilitate wastewater collection; (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area; and (d) designed to drain wastewater to either: <ul style="list-style-type: none"> (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or 	<p>No deemed-to-satisfy requirements are applicable.</p>

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
<p>Community Wastewater Management Scheme; or</p> <p>(ii) a holding tank and its subsequent removal off-site on a regular basis.</p>	
On-site Waste Treatment Systems	
<p>PO 16.1</p> <p>On-site disposal of liquid waste that does not contaminate surface, ground or marine water resources.</p>	<p>DTS 16.1</p> <p>The development is connected to an aerobic or anaerobic waste water treatment system.</p>
<p>PO 16.2</p> <p>On-site wastewater treatment systems/re-use systems or effluent drainage fields located and contained within the allotment of the development they will service.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 16.3</p> <p>Dedicated on-site effluent disposal areas that do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.</p>	<p>DTS 16.3</p> <p>An effluent disposal drainage area that does not:</p> <ul style="list-style-type: none"> (a) encroach within an area used as private open space or would result in less private open space than that specified in Residential Liveability Table 3 - Private Open Space; (b) use an area also used as a driveway; (c) encroach within an area used for on-site car parking or would result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - Off-Street Car Parking Requirements

Forestry

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

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

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Siting	
PO 1.1 Commercial forestry plantations established where there is no clearance of valued trees or substantially intact strata of native vegetation, or where there is no detrimental affect on the physical environment or scenic quality of the rural landscape.	No deemed-to-satisfy requirements are applicable.
PO 1.2 Commercial forestry plantations are not established on high value farming or horticultural land.	No deemed-to-satisfy requirements are applicable.
PO 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting appropriately setback from a sensitive land use to minimise fire risk and noise disturbance.	DTS 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting (excluding firebreaks and access tracks) not located within 50m of any sensitive land use.
PO 1.4 Commercial forestry plantations appropriately setback from reserves gazetted under the <i>National Parks and Wildlife Act 1972</i> and/or <i>Wilderness Protection Act 1992</i> in a manner that minimises fire risk and potential for weed infestation.	DTS 1.4 Commercial forestry plantations and operations associated with their establishment, management and harvesting (excluding firebreaks and access tracks) are not located within 50m of a reserve gazetted under the <i>National Parks and Wildlife Act 1972</i> or <i>Wilderness Protection Act 1992</i> .

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Water Protection	
<p>PO 2.1</p> <p>Commercial forestry plantations incorporate artificial drainage lines (ie culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 2.2</p> <p>Appropriate siting, layout and design measures adopted to minimise the impact of commercial forestry plantations on surface water resources.</p>	<p>DTS 2.2</p> <p>Commercial forestry plantations:</p> <ul style="list-style-type: none"> (a) that do not involve cultivation (excluding spot cultivation) in drainage lines or within 20m of a major watercourse (a third order or higher watercourse), lake, reservoir, wetland and sinkhole (direct connection to aquifer); and (b) retain a minimum 10m width separation distance immediately either side of a watercourse (a first or second order watercourse) and sinkhole (no-direct connection to aquifer).
Fire Management	
<p>PO 3.1</p> <p>Commercial forestry plantations that incorporate appropriate firebreaks and fire management design elements.</p>	<p>DTS 3.1</p> <p>Commercial forestry plantations that provide:</p> <ul style="list-style-type: none"> (a) 7m wide external boundary firebreaks for plantations of 40ha or less; (b) 10m wide external boundary firebreaks for plantations of between 40ha and 100ha; or (c) 20m wide external boundary firebreaks, or 10m with an additional 10m of fuel-reduced plantation, for plantations of 100ha or greater.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)																					
<p>PO 3.2</p> <p>Commercial forestry plantations incorporate appropriate fire management access tracks.</p>	<p>DTS 3.2</p> <p>Commercial forestry plantation fire management access tracks:</p> <ul style="list-style-type: none">(a) are incorporated within all firebreaks;(b) are of a minimum width of 7m with a vertical clearance of 4m;(c) are aligned to provide straight through access at junctions, or if they are a no through access track they are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles; and(d) partition the plantation into units not exceeding 40ha in area.																					
Power-line Clearances																						
<p>PO 4.1</p> <p>Commercial forestry plantations achieve and maintain appropriate clearances from aboveground power-lines.</p>	<p>DTS 4.1</p> <p>Commercial forestry plantations incorporating trees with an expected mature height of greater than 6m that meet the clearance requirements listed in the following table:</p> <table><tr><th>Voltage of transmission line</th><th>Tower or Pole</th><th>Minimum horizontal clearance distance between plantings and transmission lines</th></tr><tr><td>500 kV</td><td>Tower</td><td>38m</td></tr><tr><td>275 kV</td><td>Tower</td><td>25m</td></tr><tr><td>132 kV</td><td>Tower</td><td>30m</td></tr><tr><td>132 kV</td><td>Pole</td><td>20m</td></tr><tr><td>66 kV</td><td>Pole</td><td>20m</td></tr><tr><td>Less than 66 kV</td><td>Pole</td><td>20m</td></tr></table>	Voltage of transmission line	Tower or Pole	Minimum horizontal clearance distance between plantings and transmission lines	500 kV	Tower	38m	275 kV	Tower	25m	132 kV	Tower	30m	132 kV	Pole	20m	66 kV	Pole	20m	Less than 66 kV	Pole	20m
Voltage of transmission line	Tower or Pole	Minimum horizontal clearance distance between plantings and transmission lines																				
500 kV	Tower	38m																				
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132 kV	Pole	20m																				
66 kV	Pole	20m																				
Less than 66 kV	Pole	20m																				

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Carbon Sequestration	
<p>PO 5.1</p> <p>Commercial forestry plantations for carbon sequestration are compatible with the biodiversity of the local landscape.</p>	No deemed-to-satisfy requirements are applicable.
<p>PO 5.2</p> <p>Commercial forestry plantations for carbon sequestration use vegetation communities appropriate to the soil type and location, in particular:</p> <ul style="list-style-type: none"> (a) use locally indigenous vegetation; (b) provide a suitable, biodiverse mix of over-storey, understorey and ground layer. 	No deemed-to-satisfy requirements are applicable.
<p>PO 5.3</p> <p>Commercial forestry plantations for carbon sequestration provide habitat connectivity along wildlife corridors, in particular considering the needs of threatened flora and fauna species in the local area.</p>	No deemed-to-satisfy requirements are applicable.
<p>PO 5.4</p> <p>Commercial forestry plantations for carbon sequestration enhance local biodiversity by providing buffers to existing remnant vegetation.</p>	No deemed-to-satisfy requirements are applicable.

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

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

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
General	
PO 1.1 Infrastructure networks and services, renewable energy facilities and ancillary development to meet anticipated user demand, while maintaining services to existing users.	No deemed-to-satisfy requirements are applicable.
PO 1.2 Development located and designed to minimise hazard or nuisance to adjacent development and land uses.	No deemed-to-satisfy requirements are applicable.
Visual Amenity	
PO 2.1 The visual impact of above ground infrastructure networks and services, renewable energy facilities, energy storage facilities and ancillary development from townships, scenic routes and public roads is minimised and managed by: <ul style="list-style-type: none"> (a) utilising features of the natural landscape to obscure views; (b) siting development below ridgelines, where practicable; (c) avoiding visually sensitive and significant landscapes; 	No deemed-to-satisfy requirements are applicable.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
<p>(d) using materials and finishes with low reflectivity and colours that complement the surroundings;</p> <p>(e) using existing vegetation to screen buildings; or</p> <p>(f) incorporating landscaping or landscaped mounding around the perimeter of a site and between adjacent allotments used for residential or other sensitive land uses.</p>	
<p>PO 2.2</p> <p>Substations, pumping stations, battery storage facilities, maintenance sheds and other ancillary structures incorporate vegetated buffers around the perimeter to reduce adverse visual impacts when viewed from adjacent land.</p>	No deemed-to-satisfy requirements are applicable.
<p>PO 2.3</p> <p>The visual impact of excavation and earthworks for the installation of storage facilities, pipework, penstock, substations or the like is minimised through the reinstatement of exposed surfaces, revegetation and rehabilitation.</p>	No deemed-to-satisfy requirements are applicable.
Rehabilitation	
<p>PO 3.1</p> <p>The progressive or future rehabilitation of disturbed areas ahead of, or upon, decommissioning of areas used for (or have been used for) renewable energy facilities and transmission corridors.</p>	No deemed-to-satisfy requirements are applicable.
Hazard Management	
<p>PO 4.1</p> <p>Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips.</p>	No deemed-to-satisfy requirements are applicable.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
<p>PO 4.2</p> <p>Facilities for energy generating, power storage and transmission separated from dwellings, tourist accommodation and frequently visited public places (such as viewing platforms / lookouts) to reduce risks to public safety from fire or equipment malfunction.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 4.3</p> <p>Bushfire hazard risk minimised for renewable energy facilities by providing appropriate access tracks, safety equipment, and water tanks and establishing cleared areas around substations, battery storage and operations compounds.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
Electricity Infrastructure and Battery Storage Facilities	
<p>PO 5.1</p> <p>Electricity infrastructure located to minimise visual impacts through techniques including:</p> <ul style="list-style-type: none"> (a) siting utilities and services: <ul style="list-style-type: none"> (i) on areas already cleared of native vegetation; or (ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity; and (b) grouping utility buildings and structures with non-residential development, where practicable. 	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 5.2</p> <p>Electricity supply (excluding transmission lines) serving new development in urban areas and townships installed underground, excluding lines having a capacity exceeding or equal to 33kV.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 5.3</p> <p>Battery storage facilities co-located with substation infrastructure to minimise the development footprint and reduce environmental impacts.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Telecommunication Facilities	
<p>PO 6.1</p> <p>Where technically feasible, telecommunications facilities minimise visual impact through techniques including:</p> <ul style="list-style-type: none"> (a) avoiding proliferation of facilities in a local area; (b) co-locating with other communications facilities; (c) locating antennae as close as practical to the support structure; and (d) screening using landscaping and existing vegetation, particularly for equipment shelters and huts. 	No deemed-to-satisfy requirements are applicable.
<p>PO 6.2</p> <p>Telecommunications facilities sited and designed to minimise visual impact having regard to:</p> <ul style="list-style-type: none"> (a) the size, scale, context and characteristics of existing structures, heritage, landforms and vegetation so as to be compatible with the local environment; (b) incorporating the facility within an existing structure that may serve another purpose; and (c) using existing buildings and vegetation for screening. 	No deemed-to-satisfy requirements are applicable.
<p>PO 6.3</p> <p>Telecommunication facilities provided to improve services in areas of limited or inadequate coverage.</p>	No deemed-to-satisfy requirements are applicable.
Renewable Energy Facilities	
<p>PO 7.1</p> <p>Renewable energy facilities located as close as practicable to existing transmission infrastructure to facilitate connections and minimise environmental impacts as a result of extending transmission infrastructure.</p>	No deemed-to-satisfy requirements are applicable.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Renewable Energy Facilities (Wind Farm)	
<p>PO 8.1</p> <p>Visual intrusion of wind turbine generators on the amenity of residential and tourist development reduced through appropriate separation.</p>	<p>DTS 8.1</p> <p>Wind turbine generators are:</p> <ul style="list-style-type: none"> (a) setback at least 1,000m from non-associated (non-stakeholder) dwellings and tourist accommodation; (b) setback at least 2,000m from a zone primarily intended to accommodate sensitive land uses.
<p>PO 8.2</p> <p>The visual impact of wind turbine generators on natural landscapes managed by:</p> <ul style="list-style-type: none"> (a) designing wind turbine generators to be uniform in colour, size and shape; (b) coordinating blade rotation and direction; and (c) mounting wind turbine generators on tubular towers (as opposed to lattice towers). 	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 8.3</p> <p>In sparsely populated remote areas, wind farms and ancillary development located in areas that provide opportunity for harvesting of wind and efficient generation of electricity and therefore siting can be:</p> <ul style="list-style-type: none"> (a) in visually prominent locations; and (b) closer to roads than envisaged by generic setback policy. 	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 8.4</p> <p>Wind farms and ancillary development minimise potential for bird and bat strike.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 8.5</p> <p>Wind turbine generators incorporate recognition systems or physical markers to minimise the risk to aircraft operations.</p>	<p>DTS 8.5</p> <p>No Commonwealth air safety (CASA / ASA) or Defence requirement.</p>

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
<p>PO 8.6</p> <p>Meteorological masts and guidewires identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
Renewable Energy Facilities (Solar Power)	
<p>PO 9.1</p> <p>Solar power facilities generating 5MW or more are not located on land of high environmental, scenic or conservation value.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 9.2</p> <p>Solar power facilities that assist with the movement of wildlife by:</p> <ul style="list-style-type: none"> (a) incorporating wildlife corridors and habitat refuges; and (b) avoiding the use of extensive security or perimeter fencing. 	<p>No deemed-to-satisfy requirements are applicable.</p>
Renewable Energy Facilities (Hydropower)	
<p>PO 10.1</p> <p>Hydropower facility storage designed and operated to minimise the risk of storage dam failure.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 10.2</p> <p>Hydropower facility storage designed and operated to minimise water loss through increased evaporation or system leakage, with the incorporation of appropriate liners, dam covers, operational measures or detection systems.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 10.3</p> <p>Hydropower facilities on existing or former mine sites minimise environmental impacts from site contamination, including from mine operations or water sources subject to such processes, now or in the future.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
On-site Water Supply and Wastewater Services	
<p>PO 11.1</p> <p>Where there are no reticulated / common water and / or waste water services available or the capacity of existing reticulated / common services would be insufficient to meet the requirements of the intended use, appropriate on-site services are provided to meet the on-going requirements of the intended use.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 11.2</p> <p>Development in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes are to include disposal systems that minimise the risk of pollution to those water resources.</p>	<p>DTS 11.2</p> <p>Development will be or is proposed to be connected to an aerobic or anaerobic waste water treatment system in accordance with public health requirements.</p>
<p>PO 11.3</p> <p>Septic tank effluent drainage fields and other waste water disposal areas located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm.</p>	<p>DTS 11.3</p> <p>No part of a septic tank effluent drainage field or any other waste water disposal system servicing the proposed development is located:</p> <ul style="list-style-type: none"> (a) within 50m of a watercourse, bore, well or dam; (b) 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 (c) on land that is waterlogged, saline, part of a runway area or likely to be inundated by a 1-in-10 year ARI flood event.
<p>PO 11.4</p> <p>Dwellings not served by a reticulated water scheme or mains water supply have an appropriate rainwater tank or storage system for domestic use.</p>	<p>DTS 11.4</p> <p>Each dwelling is serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is:</p> <ul style="list-style-type: none"> (a) exclusively for domestic use; and (b) plumbed to the dwelling.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
<p>PO 11.5</p> <p>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.</p>	<p>DTS 11.5</p> <p>Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.</p>
Temporary Facilities	
<p>PO 12.1</p> <p>In rural and remote locations, development that is likely to generate significant waste material during construction, including packaging waste, makes provision for a temporary on-site waste storage enclosure to minimise the incidence of wind-blown litter.</p>	<p>DTS 12.1</p> <p>A waste collection and disposal service will be used to dispose of the volume of waste and at a rate it is generated.</p>
<p>PO 12.2</p> <p>Temporary facilities to support the establishment of renewable energy facilities (including borrow pits, concrete batching plants, laydown, storage, access roads and worker amenity areas) are sited and operated to minimise environmental impact.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>

Intensive Animal Husbandry and Dairies

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

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

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Siting and Design	
PO 1.1 Intensive animal husbandry, dairies and associated activities sited and designed to not create adverse impacts on the environment or predominant amenity of the locality.	No deemed-to-satisfy requirements are applicable.
PO 1.2 Intensive animal husbandry, dairies and associated activities located and managed to minimise the potential transmission of disease to other operations where animals are kept.	No deemed-to-satisfy requirements are applicable.
PO 1.3 Intensive animal husbandry and associated activities such as wastewater lagoons and liquid/solid waste disposal areas sited, designed, constructed and managed to minimise environmental impact from noise and air emissions on sensitive land uses in other ownership.	No deemed-to-satisfy requirements are applicable.
PO 1.4 Dairies and associated activities such as wastewater lagoons and liquid/solid waste disposal areas sited, designed, constructed and managed to minimise environmental impact from noise and air emissions on sensitive land uses in other ownership.	DTS 1.4 Dairies and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities located at least 500m from the nearest sensitive land use in other ownership.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
<p>PO 1.5</p> <p>Lagoons for the storage or treatment of milking shed effluent adequately separated from roads to minimise impacts from odour on the general public.</p>	<p>DTS 1.5</p> <p>Lagoons for the storage or treatment of milking shed effluent sited at least 20m from a public road.</p>
Waste Storage	
<p>PO 2.1</p> <p>Storage of manure, used litter and other wastes (other than waste water lagoons) are designed and sited such that it:</p> <ul style="list-style-type: none"> (a) is vermin proof; (b) has an impervious base; (c) excludes all clean rainfall runoff from the storage area; and (d) is located outside the 1-in-100 year ARI flood event area. 	<p>No deemed-to-satisfy requirements are applicable.</p>
Soil and Water Protection	
<p>PO 3.1</p> <p>To minimise environmental harm and adverse effects on water resources, intensive animal husbandry operations appropriately setback from the following:</p> <ul style="list-style-type: none"> (a) a public water supply reservoir; (b) a major watercourse (third order or higher stream); and (c) any other watercourse, bore or well used for domestic or stock water supplies. 	<p>DTS 3.1</p> <p>Development setback in accordance with the following:</p> <ul style="list-style-type: none"> (a) at least 800m from a public water supply reservoir; (b) at least 200m from a major watercourse (third order or higher stream); and (c) at least 100m from any other watercourse, bore or well used for domestic or stock water supplies.
<p>PO 3.2</p> <p>Intensive animal husbandry operations and dairies incorporate appropriately designed effluent and run-off facilities to achieve:</p> <ul style="list-style-type: none"> (a) a controlled drainage system which: <ul style="list-style-type: none"> (i) diverts runoff from external areas; and (ii) directs surface runoff into an effluent management system that has sufficient capacity to hold runoff from the controlled drainage area; 	<p>No deemed-to-satisfy requirements are applicable.</p>

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Intensive Animal Husbandry and Dairies

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
<ul style="list-style-type: none"> (b) pen floors which: <ul style="list-style-type: none"> (i) ensure that effluent does not infiltrate and contaminate groundwater or soil; and (ii) are graded to a consistent uniform slope of between 2% and 6%; and (c) effluent drainage into an effluent lagoon(s) that has/have sufficient capacity to hold runoff from the controlled drainage area. 	

Interface between Land Uses

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Development located and designed to minimise adverse effects on neighbouring land uses to reduce conflict and protect human health.

DO 2

Land uses desired in zones protected from encroachment of incompatible development.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
General Land Use Compatibility	
PO 1.1 Sensitive land uses designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses.	No deemed-to-satisfy requirements are applicable.
PO 1.2 Development adjacent to a site containing an existing sensitive land use or zone primarily intended to accommodate sensitive land uses designed to minimise adverse impacts.	No deemed-to-satisfy requirements are applicable.
Hours of Operation	
PO 2.1 Non-residential development does not unreasonably adversely impact the amenity of existing sensitive land uses or an adjacent zone primarily for sensitive land uses due to its hours of operation having regard to: <ul style="list-style-type: none"> (a) the nature of the development; (b) measures to mitigate off-site impacts; (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 land uses that mitigate adverse impacts 	No deemed-to-satisfy requirements are applicable.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
without unreasonably compromising the intended use of that land.	
Overshadowing	
<p>PO 3.1</p> <p>Overshadowing of windows of habitable rooms of adjacent residential premises (including supported accommodation and residential care facility; student accommodation and retirement facility) minimised to enable access to direct winter sunlight.</p>	<p>DTS 3.1</p> <p>North-facing windows of habitable rooms of adjacent residential premises receive at least 3 hours of direct sunlight over a portion of their surface between 9.00 am and 3.00 pm on 21 June.</p>
<p>PO 3.2</p> <p>Development enables direct winter sunlight to access the primary open space of adjacent residential premises (including supported accommodation and residential care facility; student accommodation and; retirement facility) to achieve a suitable level of amenity in the following:</p> <ul style="list-style-type: none"> (a) ground level private open space; (b) ground level communal open space; and (c) upper level private balconies. 	<p>DTS 3.2</p> <p>Adjacent primary open space receives direct sunlight for a minimum of 2 hours between 9.00 am and 3.00 pm on 21 June in accordance with the following:</p> <ul style="list-style-type: none"> (a) for ground level private open space, the smaller of the following: <ul style="list-style-type: none"> (i) half of the existing ground level open space; or (ii) 35m² of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m). (b) for ground level communal open space, at least half of the existing ground level open space.
<p>PO 3.3</p> <p>Development does not unduly reduce the generating capacity of existing rooftop solar energy facilities taking into account:</p> <ul style="list-style-type: none"> (a) the form of development contemplated in the relevant zone; (b) the orientation of the solar energy facilities to operate effectively and efficiently; and (c) the extent to which the solar energy facilities are already overshadowed. 	<p>No deemed-to-satisfy requirements are applicable.</p>

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
<p>PO 3.4</p> <p>Development that incorporates moving parts, including windmills and wind farms, located and operated to minimise nuisance to nearby dwellings and tourist accommodation caused by shadow flicker.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
Activities Generating Noise or Vibration	
<p>PO 4.1</p> <p>Development that emits noise (other than music noise) achieves a suitable level of acoustic amenity at the nearest existing sensitive land use.</p>	<p>DTS 4.1</p> <p>The noise assessed at the nearest existing sensitive land use achieves the relevant Environment Protection (Noise) Policy criteria.</p>
<p>PO 4.2</p> <p>Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to minimise adverse impacts on the amenity of adjacent sensitive land uses and zones primarily intended to accommodate sensitive land uses due to noise and vibration by adopting techniques including:</p> <ul style="list-style-type: none"> (a) locating openings of buildings and associated services away from the interface with the adjacent sensitive land uses and zones primarily intended to accommodate sensitive land uses; (b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive land uses and zones primarily intended to accommodate sensitive land uses; (c) housing plant and equipment within an enclosed structure or acoustic enclosure; and (d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive land use boundary or zone. 	<p>No deemed-to-satisfy requirements are applicable.</p>

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)				
<p>PO 4.3</p> <p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to minimise noise nuisance to adjacent sensitive land uses.</p>	<p>DTS 4.3</p> <p>The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:</p> <ul style="list-style-type: none"> (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment; or (b) located at least 12m from the nearest habitable room located on an adjoining allotment. 				
<p>PO 4.4</p> <p>External noise into bedrooms minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>				
<p>PO 4.5</p> <p>Outdoor areas associated with licensed premises (such as beer gardens or dining areas) designed and/or sited to minimise adverse noise impacts on existing adjacent noise sensitive land uses.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>				
<p>PO 4.6</p> <p>Development proposing music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive land use or zone primarily intended to accommodate sensitive land uses.</p>	<p>DTS 4.6</p> <p>Development proposing music includes noise attenuation measures resulting in sound that does not exceed the following noise levels:</p> <table border="1"> <thead> <tr> <th>Noise level assessment location</th><th>Desired noise level</th></tr> </thead> <tbody> <tr> <td>Adjacent existing <i>noise sensitive development</i> property boundary</td><td> <p>Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum</p> <p>And</p> <p>Less than 5dB(A) above the level of background noise ($LA_{90,15min}$) for the overall (sum of all octave bands) A-weighted level</p> </td></tr> </tbody> </table>	Noise level assessment location	Desired noise level	Adjacent existing <i>noise sensitive development</i> property boundary	<p>Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum</p> <p>And</p> <p>Less than 5dB(A) above the level of background noise ($LA_{90,15min}$) for the overall (sum of all octave bands) A-weighted level</p>
Noise level assessment location	Desired noise level				
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Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)		
	<table border="1"> <tr> <td data-bbox="845 324 1086 443"><i>Adjacent land property boundary</i></td><td data-bbox="1086 324 1445 779"> <p>Less than 65dB(Lin) at 63Hz and 70dB(Lin) in all other octave bands of the sound spectrum</p> <p>Or</p> <p>Less than 8 dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum and 5dB(A) overall (sum of all octave bands) A-weighted level</p> </td></tr> </table>	<i>Adjacent land property boundary</i>	<p>Less than 65dB(Lin) at 63Hz and 70dB(Lin) in all other octave bands of the sound spectrum</p> <p>Or</p> <p>Less than 8 dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum and 5dB(A) overall (sum of all octave bands) A-weighted level</p>
<i>Adjacent land property boundary</i>	<p>Less than 65dB(Lin) at 63Hz and 70dB(Lin) in all other octave bands of the sound spectrum</p> <p>Or</p> <p>Less than 8 dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum and 5dB(A) overall (sum of all octave bands) A-weighted level</p>		
Air Quality			
<p>PO 5.1</p> <p>Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of existing sensitive land uses within the locality and zones primarily intended to accommodate sensitive land uses.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>		
<p>PO 5.2</p> <p>Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to nearby sensitive land uses by:</p> <ul style="list-style-type: none"> (a) incorporating appropriate treatment technology before exhaust emissions are released; and (b) locating and designing chimneys or exhaust flues to maximise dispersion of exhaust emissions taking into account the location of nearby sensitive land uses. 	<p>No deemed-to-satisfy requirements are applicable.</p>		

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Light Spill	
PO 6.1 External lighting positioned and designed to minimise light spill so that it does not adversely affect the amenity of an adjacent sensitive land use or a zone primarily intended to accommodate sensitive land uses, excepting that required for safety.	No deemed-to-satisfy requirements are applicable.
PO 6.2 External lighting is not hazardous to motorists and cyclists on adjacent roads.	No deemed-to-satisfy requirements are applicable.
Solar Reflectivity / Glare	
PO 7.1 Development designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare.	No deemed-to-satisfy requirements are applicable.
Electrical Interference	
PO 8.1 Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference.	DTS 8.1 The building or structure: <ul style="list-style-type: none"> (a) is no greater than 10m in height, measured from existing ground level; or (b) is not within a line of sight between an existing fixed transmitter and fixed receiver (antenna) other than where an alternative service is available (via a different fixed transmitter or cable).
Interface with Rural Activities	
PO 9.1 Sensitive land uses are appropriately separated and protected from horticulture and farming activities to minimise the intrusion of chemical spray drift and mitigate other impacts from those activities.	DTS 9.1 An area at least 40m wide (inclusive of any fuel break, emergency vehicle access or road) is established between the sensitive land uses and land used for horticultural and farming.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
<p>PO 9.2</p> <p>Sensitive land uses are separated from existing intensive animal husbandry activities to minimise adverse impacts on amenity, including from noise and odour emissions.</p>	<p>DTS 9.2</p> <p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 9.3</p> <p>Sensitive land uses are separated from existing land-based aquaculture and associated components to minimise adverse impacts on amenity, including from noise and odour emissions.</p>	<p>DTS 9.3</p> <p>Sensitive land uses are located at least 200m from the boundary of a site used for land-based aquaculture and associated components in other ownership.</p>
<p>PO 9.4</p> <p>Sensitive land uses are separated from existing dairies and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities to minimise adverse impacts on amenity, including from noise and odour emissions.</p>	<p>DTS 9.4</p> <p>Sensitive land uses sited at least 500m from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities in other ownership.</p>
<p>PO 9.5</p> <p>Sensitive land uses are located and designed so as not to prejudice the continued operation of existing facilities used for the handling, transportation and storage of bulk commodities due to adverse impacts from those operations, including the potential for extended hours of operation.</p>	<p>DTS 9.5</p> <p>Sensitive land uses are located at least 300m from the boundary of a site used for the handling, transportation and storage of bulk commodities in other ownership.</p>
Interface with Mines and Quarries (Rural and Remote Areas)	
<p>PO 10.1</p> <p>Sensitive land uses are separated from existing mines to minimise adverse impacts from noise, dust and vibration.</p>	<p>DTS 10.1</p> <p>Sensitive land uses are located no closer than the following from the boundary of a Mining Production Tenement under the <i>Mining Act 1971</i>:</p> <ul style="list-style-type: none"> (a) 300m where no blasting occurs at the mine; (b) 500m where blasting occurs at the mine.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Interface with utility services infrastructure	
PO 11.1 Development involving a sensitive land use is sufficiently separated from major wastewater infrastructure to minimise the potential for odour nuisance and loss of amenity.	DTS 11.1 Sensitive land use is sited not less than 400m from a wastewater lagoon or other wastewater disposal system.

Land Division

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Land division that:

- (a) creates allotments appropriate for the intended use;
- (b) allows efficient provision of new infrastructure and optimum use of existing underutilised infrastructure;
- (c) integrates with site features including landscape and topography, existing vegetation of value, watercourses, water bodies and other environmental features; and
- (d) supports energy efficiency in building orientation.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
General	
PO 1.1 Land division that creates allotments suitable for their intended use taking into account physical characteristics of the land and the preservation of environmental and cultural features.	No deemed-to-satisfy requirements are applicable.
PO 1.2 Land division that enables appropriate treatment of the interface between potentially conflicting land uses and/or zones.	No deemed-to-satisfy requirements are applicable.
PO 1.3 Land division that incorporates public utility services within road reserves or within dedicated easements.	No deemed-to-satisfy requirements are applicable.
PO 1.4 Land division creating more than 20 allotments for residential purposes that facilitates optimum solar access for energy efficiency through allotment orientation.	No deemed-to-satisfy requirements are applicable.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
PO 1.5 Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls	No deemed-to-satisfy requirements are applicable.
PO 1.6 Land division maximises the number of allotments that face open space.	No deemed-to-satisfy requirements are applicable.
Roads and Access	
PO 2.1 Land division enables all allotments access to a public road.	No deemed-to-satisfy requirements are applicable.
PO 2.2 Land division incorporates street patterns designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	No deemed-to-satisfy requirements are applicable.
PO 2.3 Land division does not impede access to publicly owned open space and recreation facilities.	No deemed-to-satisfy requirements are applicable.
PO 2.4 Road reserves provide for safe and convenient movement and parking of projected volumes of vehicles, and allow for the efficient movement of service and emergency vehicles.	No deemed-to-satisfy requirements are applicable.
PO 2.5 Road reserves provide for footpaths, cycle lanes and shared-use paths, and accommodate street tree planting, landscaping and street furniture.	No deemed-to-satisfy requirements are applicable.
PO 2.6 Road reserves accommodate stormwater drainage and public utilities.	No deemed-to-satisfy requirements are applicable.
PO 2.7 Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites.	No deemed-to-satisfy requirements are applicable.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Open Space	
<p>PO 3.1</p> <p>Urban development that includes public open spaces and recreation areas.</p>	<p>DTS 3.1</p> <p>A minimum of 12.5% public open space (to be vested in the council or the Crown) is provided for land division that creates more than 20 allotments and where 1 or more allotments is less than 1ha in area.</p>
<p>PO 3.2</p> <p>The quality of land allocated for public open space (including active recreational use) is appropriate and usable.</p>	<p>DTS 3.2</p> <p>No more than 20% of land allocated as public open space:</p> <ul style="list-style-type: none"> (a) has a slope in excess of 1-in-4; and (b) comprises creeks or other drainage areas.
<p>PO 3.3</p> <p>Land allocated for active recreation is of a size and has dimensions capable of accommodating a range of active recreational uses and activities.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
Waste Water	
<p>PO 4.1</p> <p>Waste water, sewerage and other effluent is capable of being disposed of from each allotment without risk to health.</p>	<p>DTS 4.1</p> <p>Each allotment can be connected to any of the following:</p> <ul style="list-style-type: none"> (a) a wastewater treatment plant that has capacity to accommodate the additional allotment(s); or (b) a form of onsite disposal in accordance with public health requirements.

Marinas and On-Water Structures

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Marinas and on-water structures located and designed to minimise impairment of commercial, recreational and navigational activities and adverse impacts on the environment.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
PO 1.1 Safe public access is provided or maintained to the waterfront, public infrastructure and recreation areas.	No deemed-to-satisfy requirements are applicable.
PO 1.2 The operation of wharves not impaired by marinas and on-water structures.	No deemed-to-satisfy requirements are applicable.
PO 1.3 Navigation and access channels not impaired by marinas and on-water structures.	No deemed-to-satisfy requirements are applicable.
PO 1.4 Commercial shipping lanes not impaired by marinas and on-water structures.	DTS 1.4 Marinas and on-water structures located not less than 250m from a commercial shipping lane.
PO 1.5 Marinas and on-water structures located to avoid interfering with the operation or function of a water supply pumping station.	DTS 1.5 An on-water structure is located 500m or more away from any water supply pumping station take-off point.
PO 1.6 Maintenance of on-water infrastructure, including revetment walls, not impaired by marinas and on-water structures.	No deemed-to-satisfy requirements are applicable.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Environmental Protection	
PO 2.1 Development sited and designed to facilitate water circulation and exchange.	No deemed-to-satisfy requirements are applicable.

Mineral Extraction

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Mining operations developed in a manner that minimises human and environmental impacts.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Land Use and Intensity	
PO 1.1 Mining operations that ensure that minimal damage is caused to the landscape and provide for the progressive reclamation of disturbed areas.	No deemed-to-satisfy requirements are applicable.
PO 1.2 Mining operations that avoid damage to cultural sites or artefacts within the site and adjacent land.	No deemed-to-satisfy requirements are applicable.
Water Quality	
PO 2.1 Stormwater and/or waste water from land used for mining operations is diverted into appropriately sized treatment and retention systems to enable reuse on-site.	No deemed-to-satisfy requirements are applicable.
Separation Treatments, Buffers and Landscaping	
PO 3.1 Mining operations minimise adverse impacts upon sensitive land uses through incorporation of separation distances and/or mounding/vegetation.	DTS 3.1 Mining operations incorporate minimum separation/evaluation distances to allotments containing sensitive land uses: <ul style="list-style-type: none"> (a) mining operations involving blasting: 500m (b) mining operations that do not involve blasting or crushing: 300m

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
<p>PO 3.2</p> <p>Mining operations including excavated land are screened from view from adjacent land by incorporating perimeter landscaping and/or mounding.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>

Open Space and Recreation

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Pleasant, functional and accessible open space and recreation facilities provided at State, regional, district, neighbourhood and local levels for active and passive recreation.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Land Use and Intensity	
PO 1.1 Recreation facilities compatible with surrounding land use and activity.	No deemed-to-satisfy requirements are applicable.
Design and Siting	
PO 2.1 Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility.	No deemed-to-satisfy requirements are applicable.
PO 2.2 Open space and recreation facilities incorporate park furniture, shaded areas and resting places to enhance pedestrian comfort.	No deemed-to-satisfy requirements are applicable.
PO 2.3 Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities.	No deemed-to-satisfy requirements are applicable.
Pedestrians and Cyclists	
PO 3.1 Open space incorporates: (a) pedestrian and cycle linkages to other open spaces, centres, schools and public transport nodes;	No deemed-to-satisfy requirements are applicable.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
<p>(b) safe crossing points where pedestrian routes intersect the road network; and</p> <p>(c) easily identified access points.</p>	
Usability	
<p>PO 4.1</p> <p>Minimise the impacts of stormwater management systems on the usability of public open space and recreation facilities.</p>	No deemed-to-satisfy requirements are applicable.
Safety and Security	
<p>PO 5.1</p> <p>Open space is overlooked by housing, commercial or other development to provide casual surveillance where possible.</p>	No deemed-to-satisfy requirements are applicable.
<p>PO 5.2</p> <p>Play equipment is located where it can be casually observed by nearby residents and users.</p>	No deemed-to-satisfy requirements are applicable.
<p>PO 5.3</p> <p>Landscaping provided in open space and recreation facilities maximises opportunities for casual surveillance throughout the park.</p>	No deemed-to-satisfy requirements are applicable.
<p>PO 5.4</p> <p>Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment.</p>	No deemed-to-satisfy requirements are applicable.
<p>PO 5.5</p> <p>Adequate lighting provided around facilities such as toilets, telephones, seating, litter bins, bicycle storage and car parks.</p>	No deemed-to-satisfy requirements are applicable.
<p>PO 5.6</p> <p>Pedestrian and bicycle movement after dark focused along clearly defined, adequately lit routes with observable entries and exits.</p>	No deemed-to-satisfy requirements are applicable.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Signage	
<p>PO 6.1</p> <p>Signage provided at entrances to and within public open space to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes, park activities and the like.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
Buildings and Structures	
<p>PO 7.1</p> <p>Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 7.2</p> <p>Buildings and structures in open space are clustered where practical to ensure that the majority of the site remains open.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 7.3</p> <p>Development in open space is constructed to minimise the extent of hard paved areas.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 7.4</p> <p>Development that abuts or includes a coastal reserve or Crown land used for scenic, conservation or recreational purposes is located and designed to have regard to the purpose, management and amenity of the reserve.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
Landscaping	
<p>PO 8.1</p> <p>Open space and recreation facilities provide for the planting and retention of large trees and vegetation.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
<p>PO 8.2</p> <p>Landscaping in open space and recreation facilities provides shade and windbreaks:</p> <ul style="list-style-type: none"> (a) along cyclist and pedestrian routes (b) around picnic and barbecue areas; and (c) in car parking areas. 	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 8.3</p> <p>Landscaping in open space facilitates habitat for local fauna and facilitates biodiversity.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>

Residential Liveability

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

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

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Amenity	
PO 1.1 Residential development designed to ensure living rooms have an external outlook.	No deemed-to-satisfy requirements are applicable.
PO 1.2 External artificial light intrusion into bedrooms minimised by separating or shielding these rooms from active communal recreation areas, other common access areas, parking areas and vehicle access ways.	No deemed-to-satisfy requirements are applicable.
Private Open Space	
PO 2.1 Dwellings provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS 2.1 Private open space in accordance with Residential Liveability Table 1 - Outdoor Open Space .
PO 2.2 Private open space positioned to provide convenient access from internal living areas.	DTS 2.2 Private open space is directly accessible from a habitable room.
Communal Open Space	
PO 3.1 Communal open space provided where private open space provision is inadequate to meet the needs of occupants or where the nature of the development is such that private open space is not ordinarily provided (such as supported accommodation).	No deemed-to-satisfy requirements are applicable.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Dwelling Additions	
<p>PO 4.1</p> <p>Dwelling additions do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.</p>	<p>DTS 4.1</p> <p>Dwelling additions do not result in:</p> <ul style="list-style-type: none"> (a) less private open space than specified in Residential Liveability Table 1 - Private Open Space; and (b) less on-site car parking than specified in Transport, Access and Parking Table 1 - Off-street Car Parking Requirements.
Onsite Facilities for Group Dwellings, Residential Flat Buildings, Multiple Dwellings, Supported Accommodation and Student Accommodation	
<p>PO 5.1</p> <p>Provision of suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 5.2</p> <p>Provision of suitable external clothes drying facilities readily accessible to each dwelling and complement the development.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 5.3</p> <p>Provision of suitable household waste and recyclable material storage facilities away from dwellings and screened from public view.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 5.4</p> <p>Provision of a suitable storage area for each dwelling.</p>	<p>DTS 5.4</p> <p>Each dwelling is provided not less than 8m³ of storage.</p>
Ancillary Buildings and Structures	
<p>PO 6.1</p> <p>Residential ancillary buildings and structures sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.</p>	<p>DTS 6.1</p> <p>Residential ancillary buildings and structures:</p> <ul style="list-style-type: none"> (a) are ancillary to a dwelling erected on the site; (b) are not being constructed, added to or

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
	<p>altered so that any part is situated:</p> <ul style="list-style-type: none"> (i) in front of any part of the building line of the dwelling to which it is ancillary; or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads); <p>(c) 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;</p> <p>(d) not exceeding 7m or 50% of the site frontage (whichever is the lesser) when facing a primary street or secondary street;</p> <p>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), a length not exceeding 8m unless:</p> <ul style="list-style-type: none"> (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; <p>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary not exceeding 45% of the length of that boundary;</p> <p>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary unless there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure;</p> <p>(h) have a wall height or post height not exceeding 3m above natural ground level;</p> <p>(i) have a roof height where no part of the roof is more than 5m above the</p>

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
	<p>natural ground level; and</p> <p>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.</p>
<p>PO 6.2</p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.</p>	<p>DTS 6.2</p> <p>Ancillary buildings and structures do not result in:</p> <p>(a) less private open space than specified in Residential Liveability Table 1 - Private Open Space;</p> <p>(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - Off-street Car Parking Requirements; and</p> <p>(c) the total roofed floor area of all existing or proposed ancillary building(s) or structure(s) does not exceed 60m².</p>
Supported Accommodation	
<p>PO 7.1</p> <p>Supported accommodation (i.e. accommodation including nursing homes, hostels, retirement homes, retirement villages, residential care facilities and special accommodation houses) and housing for aged persons and people with disabilities that is located where on-site movement of residents is not unduly restricted by the slope of the land.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 7.2</p> <p>Supported accommodation that is designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents, by providing:</p> <p>(a) ground-level access or lifted access to all units;</p> <p>(b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places;</p>	<p>No deemed-to-satisfy requirements are applicable.</p>

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
<p>(c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability; and</p> <p>(d) kerb ramps at pedestrian crossing points.</p>	
<p>PO 7.3</p> <p>Supported accommodation that is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors alike.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 7.4</p> <p>Supported accommodation that is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
Temporary Accommodation	
<p>PO 8.1</p> <p>Buildings in the nature of a garage, shed or similar are only used as temporary accommodation on land where a permanent dwelling has been approved or is being constructed.</p>	<p>DTS 8.1</p> <p>Buildings in the nature of a garage, shed or similar are only used as temporary accommodation:</p> <p>(a) where an approval for a dwelling exists and is operative; and</p> <p>(b) for a period not exceeding 12 months.</p>

Residential Liveability Table 1 - Private Open Space

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

Site Contamination

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

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

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
<p>PO 1.1</p> <p>Ensure land is suitable for sensitive land use and provides a safe environment.</p>	<p>DTS 1.1</p> <p>(a) the previous use or activity on the allotment was for residential purposes; or</p> <p>(b) the applicant is able to furnish, or the relevant authority is in possession of, a site contamination audit report under Part 10A of the <i>Environment Protection Act 1993</i> to the effect:</p> <p>(i) that site contamination does not exist (or no longer exists) at the allotment; or</p> <p>(ii) that any site contamination at the allotment has been cleared or addressed to the extent necessary to enable the allotment to be suitable for unrestricted residential use;</p> <p>in circumstances where:</p> <p>(i) the applicant has indicated that the allotment is, or may have been, subject to site contamination as a result of a previous use of the land or a previous activity on the land or in the vicinity of the land (other than if the previous use or activity was for residential purposes); or</p> <p>(ii) the relevant authority has reason to believe that the allotment is, or may have been, subject to site contamination as a result of a previous use of the land or a previous activity on the land or in</p>

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
	<p>the vicinity of the land (other than if the previous use or activity was for residential purposes); or</p> <p>(c) the allotment was the subject of consent granted under the <i>Development Act 1993</i> on or after 1 September 2009 in relation the division of the land.</p>

Tourism Development

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

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

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
PO 1.1 Tourism development complements and contributes to the natural, cultural or historical context.	No deemed-to-satisfy requirements are applicable.
PO 1.2 Tourism development comprising multiple accommodation units (including any facilities and activities for use by guests and visitors) clustered to minimise environmental and contextual impact.	No deemed-to-satisfy requirements are applicable.
Caravan and Tourist Parks	
PO 2.1 Potential conflicts between long-term residents and short-term tourists minimised through suitable siting and design measures.	No deemed-to-satisfy requirements are applicable.
PO 2.2 Designed to protect the privacy and amenity of occupants through landscaping and fencing.	No deemed-to-satisfy requirements are applicable.
PO 2.3 Appropriate communal open space and centrally located recreation facilities provided for guests and visitors.	DTS 2.3 At least 12.5% of the park comprises communal open space, landscaped areas and areas for recreation.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
<p>PO 2.4</p> <p>Provision of extensive landscaping that enhances the appearance of the locality, with a landscape buffer around the perimeter of the site.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 2.5</p> <p>Provision of adequate amenity blocks (showers, toilets, laundry and kitchen facilities) and service facilities (eg public telephones, kiosks and restaurants) to serve the population to be accommodated by the facility.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 2.6</p> <p>Long-term occupation of caravan and tourist parks that does not lead to the displacement of existing tourist accommodation, particularly in important tourist destinations, such as in coastal or riverside locations.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>

Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

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

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
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.	No deemed-to-satisfy requirements are applicable.
PO 1.2 Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive land uses.	No deemed-to-satisfy requirements are applicable.
PO 1.3 Industrial, commercial and service vehicle movements, loading areas and designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimise potential conflict.	No deemed-to-satisfy requirements are applicable.
PO 1.4 Development sited and designed so that loading, unloading and turning of all traffic likely to be generated avoids interrupting the operation of and queuing on public roads and pedestrian paths.	DTS 1.4 All vehicle manoeuvring occurs onsite.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Sightlines	
<p>PO 2.1</p> <p>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.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 2.2</p> <p>Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
Vehicle Access	
<p>PO 3.1</p> <p>Safe and convenient access that minimises impact or interruption on the operation of public roads.</p>	<p>DTS 3.1</p> <p>The access is to a garage or carport that is ancillary to an existing dwelling, where access:</p> <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; and (b) is not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing.
<p>PO 3.2</p> <p>Development incorporating vehicular access ramps ensures vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 3.3</p> <p>Access points sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
<p>PO 3.4</p> <p>Access points sited and designed to minimise any adverse impacts on neighbouring properties.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 3.5</p> <p>Access points located so as not to interfere with mature street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.</p>	<p>DTS 3.5</p> <p>The access point does not involve the removal or relocation of mature street trees, street furniture or utility infrastructure services.</p>
<p>PO 3.6</p> <p>Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).</p>	<p>DTS 3.6</p> <p>Driveways and access points:</p> <ul style="list-style-type: none"> (a) for sites with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided. (b) for sites with a frontage to a public road greater than 20m: <ul style="list-style-type: none"> (i) a single access point no greater than 6m in width is provided; or (ii) not more than two access points with a width of 3.5m each are provided.
<p>PO 3.7</p> <p>Access points appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 3.8</p> <p>Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.</p>	<p>No deemed-to-satisfy requirements are applicable</p>
<p>PO 3.9</p> <p>Development designed to ensure vehicle circulation between activity areas within the site without the need to use public roads.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Access for People with Disabilities	
<p>PO 4.1</p> <p>Development sited and designed to provide safe, dignified and convenient access for people with a disability.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
Vehicle Parking Rates	
<p>PO 5.1</p> <p>Provide sufficient on-site vehicle parking and specifically marked accessible car parking places to meet the needs of the development or land use having regard to factors that may enable a reduced on-site rate such as:</p> <ul style="list-style-type: none"> (a) availability of on-street car parking (b) shared usage of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site the provision of vehicle parking may be shared. 	<p>DTS 5.1</p> <p>On-site car parking provided at the rate set out in Transport, Access and Parking Table 1 – Off-Street Car Parking Requirements.</p>
Vehicle Parking Areas	
<p>PO 6.1</p> <p>Vehicle parking areas 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.</p>	<p>DTS 6.1</p> <p>Movement between vehicle parking areas within the site can occur without the need to use a public road.</p>
<p>PO 6.2</p> <p>Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive land uses through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 6.3</p> <p>Vehicle parking areas designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
<p>PO 6.4</p> <p>Pedestrian linkages between parking areas and the development are provided and are safe and convenient.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 6.5</p> <p>Vehicle parking areas that are likely to be used during non-daylight hours are provided with floodlit entry and exit points to ensure clear visibility to users.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 6.6</p> <p>Vehicle parking areas landscaped to provide shade, reduce heat absorption and absorb stormwater.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 6.7</p> <p>Loading areas and designated parking spaces for service vehicles provided within the boundary of the site.</p>	<p>DTS 6.7</p> <p>Loading areas and designated parking spaces are wholly located within the site.</p>
<p>PO 6.8</p> <p>On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>

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

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

Waste Treatment and Management Facilities

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

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

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Siting	
PO 2.1 Waste treatment and management facilities incorporate separation distances and attenuation measures within the site between the waste operations area(s) (including all closed, operating and future cells) and sensitive land uses and sensitive environmental features to mitigate off-site impacts from noise, air and dust emissions.	No deemed-to-satisfy requirements are applicable.
PO 2.2 Land uses and activities within the separation distance are compatible with and do not jeopardise the operations of the waste treatment or management facility.	No deemed-to-satisfy requirements are applicable.
Soil and Water Protection	
PO 3.1 Soil, groundwater and surface water protected from contamination through measures such as: <ul style="list-style-type: none"> (a) containing potential groundwater and surface water contaminants within the waste operations area; (b) diverting clean stormwater away from the waste and potentially contaminated areas; and/or (c) providing a leachate barrier between the operational areas and underlying soil and groundwater. 	No deemed-to-satisfy requirements are applicable.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
<p>PO 3.2</p> <p>To minimise environmental harm and adverse effects on water resources, wastewater lagoons (including artificial systems for this purpose) are appropriately setback from a watercourse.</p>	<p>DTS 3.2</p> <p>Development setback at least 50m from a watercourse.</p>
<p>PO 3.3</p> <p>To minimise environmental harm and adverse impacts on water resources, winery waste management systems (including wastewater irrigation) are appropriately setback from a watercourse or domestic or stock water bore.</p>	<p>DTS 3.3</p> <p>Development setback at least 50m from a watercourse.</p>
<p>PO 3.4</p> <p>To minimise environment harm and adverse impacts on water resources, the waste operations area of a landfill or organic waste processing facility are appropriately setback from the nearest watercourse.</p>	<p>DTS 3.4</p> <p>Development setback at least 100m from a watercourse.</p>
Amenity	
<p>PO 4.1</p> <p>Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on surrounding areas.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 4.2</p> <p>Access routes to waste treatment and management facilities via residential streets is avoided.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 4.3</p> <p>Litter control measures minimise the incidence of windblown litter.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 4.4</p> <p>Waste treatment and management facilities are designed to minimise adverse impacts on both the site and surrounding areas from weed and vermin infestation.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
Access	
PO 5.1 Traffic circulation movements within any waste treatment or management site designed to enable all vehicles expected to use the facility to enter and exit the site in a forward direction.	No deemed-to-satisfy requirements are applicable.
PO 5.2 Suitable access for emergency vehicles provided to and within waste treatment or management sites.	No deemed-to-satisfy requirements are applicable.
Fencing and Security	
PO 6.1 Security fencing provided around waste treatment and management facilities to prevent unauthorised access to operations and potential hazard to the public.	DTS 6.1 Chain wire mesh or pre-coated painted metal fencing not less than 2m in height erected to the perimeter of the waste treatment or waste management facility site.
Landfill	
PO 7.1 Landfill gas emissions managed in an environmentally acceptable manner.	No deemed-to-satisfy requirements are applicable.
PO 7.2 Landfill facilities separated from areas of environmental significance or used for public recreation and enjoyment.	DTS 7.2 Landfill facilities sited at least 250m from a public open space reserve, forest reserve, national park or conservation zone.
Organic Waste Processing Facilities	
PO 8.1 Organic waste processing facilities located on land that is not subject to land slip.	No deemed-to-satisfy requirements are applicable.
PO 8.2 Organic waste processing facilities sited at least 500m from the coastal high water mark	No deemed-to-satisfy requirements are applicable.

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
<p>PO 8.3</p> <p>Organic waste processing facilities not located on land where the interface of the engineered liner and natural soils would be within any of the following:</p> <ul style="list-style-type: none"> (a) 15m of unconfined aquifers bearing groundwater with less than 3,000mg per litre total dissolved salts; or (b) 5m of groundwater with a water quality of 3,000mg to 12,000mg per litre total dissolved salts; or (c) 2m of groundwater with a water quality exceeding 12,000mg per litre total dissolved salts; and 	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 8.4</p> <p>Organic waste processing facilities sited away from areas of environmental significance or used for public recreation and enjoyment.</p>	<p>DTS 8.4</p> <p>Organic waste processing facilities are sited at least 250m from a public open space reserve, forest reserve, national park or conservation zone.</p>
Major Wastewater Treatment Facilities	
<p>PO 9.1</p> <p>Major wastewater treatment and disposal systems, including lagoons, separated from sensitive areas.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 9.2</p> <p>Major wastewater treatment and disposal systems, including lagoons, designed to minimise potential adverse odour impacts on sensitive land uses.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>
<p>PO 9.3</p> <p>Artificial wetland systems for the storage of treated wastewater designed and sited to minimise potential public health risks arising from the breeding of mosquitoes.</p>	<p>No deemed-to-satisfy requirements are applicable.</p>

Workers Accommodation and Settlements

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

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

Performance Outcomes (PO)	Deemed-to-Satisfy (DTS)
PO 1.1 Workers settlements and accommodation sited and designed to minimise impacts on views from scenic routes, tourist destinations and areas of conservation significance.	No deemed-to-satisfy requirements are applicable.
PO 1.2 Workers settlements and accommodation sited and designed to minimise nuisance impacts on the amenity of adjacent users of land.	No deemed-to-satisfy requirements are applicable.
PO 1.3 Workers settlements and accommodation sited and designed to not jeopardise continuation of primary production on adjoining land.	No deemed-to-satisfy requirements are applicable.
PO 1.4 Workers settlements and accommodation designed with materials and colours that blend with the landscape.	No deemed-to-satisfy requirements are applicable.
PO 1.5 Workers settlements and accommodation supplied with service infrastructure such as power, water and effluent disposal sufficient to satisfy the living requirements of workers.	No deemed-to-satisfy requirements are applicable.

Part 5 - Mapping

Mapping of proposed Zones and Overlays is available at:

<https://dpti.geohub.sa.gov.au/portal/apps/webappviewer/index.html?id=5fcfc772bf7d4c279ad9bb11c15bf419>

Part 6 – Land Use Definitions

Land Use Terms

The following table lists terms which may be used in this Planning and Design Code in relation to the use of land.

Meaning of Terms

A term listed in Column A has the meaning set out beside that term in Column B.

Inclusions and Exclusions

Land uses and activities set out in Column C are to be taken as being **included** in the meaning of the land use term set out in Column A.

Land uses and activities set out in Column D are to be taken as being **excluded** from the meaning of the land use term set out in Column A.

In the event of any inconsistency Column D prevails over Column C.

Ancillary and Subordinate

Unless stated to the contrary, a term set out in the following table which purports to define a form of land use will be taken to include a use which is ancillary and subordinate to that defined use.

No Definition

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

Land Use Definitions Table LUD

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
Agricultural building	Means a building used wholly or partly for purposes associated with farming, commercial forestry or horticulture, or to support the operations of that use, but is not used wholly or partly for the processing or packaging of commodities.	Farm shed; Glasshouse; Horticultural netting; Horticultural shed; Hay shed; Implement shed; Pump shed.	Dairy; Dwelling; Industry; Office; Outbuilding; Shop.
Animal keeping	Means the boarding (short or long term), keeping, breeding or training of animals, except horses and/or livestock.	Dog kennelling Catteries	Low intensity animal husbandry; Aquaculture; Farming; Horse keeping; Intensive animal husbandry.
Aquaculture	Has the same meaning as in the <i>Aquaculture Act 2001</i> .		Intensive animal husbandry.
Bulky goods outlet	Means premises used primarily for the sale, rental, display or offer by retail of goods, other than foodstuffs, clothing, footwear or personal effects goods, unless the sale, rental, display or offer by retail of the foodstuffs, clothing, footwear or personal effects goods is incidental to the sale, rental, display or offer by retail of other goods.		

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Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
	<p>Examples— The following are examples of goods that may be available or on display at bulky goods outlets or retail showrooms:</p> <ul style="list-style-type: none"> (a) automotive parts and accessories; (b) furniture; (c) floor coverings; (d) window coverings; (e) appliances or electronic equipment; (f) home entertainment goods; (g) lighting and electric light fittings; (h) curtains and fabric; (i) bedding and manchester; (j) party supplies; (k) animal and pet supplies; (l) camping and outdoor recreation supplies; (m) hardware; (n) garden plants (primarily in an indoor setting); (o) office equipment and stationery supplies; (p) baby equipment and accessories; (q) sporting, fitness and recreational equipment and accessories; (r) homewares; (s) children's play equipment. 		
Commercial forestry	Means the practice of planting, managing, and caring for forests that are to be harvested (or intended to be harvested) or used for commercial purposes (including through the commercial exploitation of the carbon absorption capacity of the forest).		

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
Consulting room	<p>Means a building or part of a building (not being a hospital) used in the practice of a profession by a medical, veterinary or dental practitioner, or a practitioner in any curative science, in the provision of medical services, mental, moral or family guidance, but does not involve any overnight accommodation other than for animals that are recovering from treatment or in for observation as part of a veterinary practice.</p> <p>This use may also include:</p> <ul style="list-style-type: none"> (a) a small-scale surgery (b) collection of pathological samples for analysis (c) ancillary areas for complementary therapies and exercise disciplines such as remedial massage, yoga and Pilates. 		
Cropping	Means propagating, cultivating and/or harvesting of grains, cereals, oilseeds, lupins, legumes, hops, hemp, hay, lucerne or other similar plants or plant products for commercial production.		Commercial forestry; Horticulture; Mushroom production.
Dairy	Means a building or part of a building used for all or any of the operations of commercial milk production (whether mechanical or otherwise) and includes a milking shed, milk room, wash room or engine room.		
Detached dwelling	Means a detached building comprising 1 dwelling on a site that is held exclusively with that dwelling and has a frontage to a public road, or to a road proposed in a plan of land division that is the subject of a current development authorisation.		
Dwelling	Means a building or part of a building used as a self-contained residence.		

Planning and Design Code
Part 6—Land Use Definitions
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Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
Educational establishment	Means a primary school, secondary school, reception to year 12 school, college, university or technical institute, and includes an associated pre-school or institution for the care and maintenance of children.		
Electricity substation	Means— (a) works for the conversion, transformation or control of electricity by 1 or more transformers, or by any switchgear or other equipment; or (b) any equipment, building, structure or other works ancillary to or associated with works referred to in paragraph (a), other than any such works— (i) that are mounted on a pole; or (ii) that are wholly enclosed in a weather-proof enclosure not exceeding 8.5m ³ ; or (iii) that are incidental to any lawful use of the land which the works are situated.		
Farming	Means cropping, grazing or low intensity animal husbandry.	Cropping Grazing Low intensity animal husbandry	Animal keeping; Commercial forestry; Horse keeping; Horticulture; Intensive animal husbandry; Mushroom production.
Fuel depot	Means land used primarily for the storage of petrol, gas, oils or other petroleum products and within or upon which no retail trade is conducted.		
General industry	Means any industry other than a light industry or special industry.		

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
Group dwelling	Means 1 of a group of 2 or more detached buildings, each of which is used as a dwelling and 1 or more of which has a site without a frontage to a public road or to a road proposed in a plan of land division that is the subject of a current development authorisation.		
Home activity	Means a use of a site by a person resident on the site: (a) that does not detrimentally affect the amenity of the locality or any part of the locality; and (b) that does not require or involve any of the following: (i) assistance by more than 1 person who is not a resident in the dwelling; (ii) use (whether temporarily or permanently) of a floor area exceeding 30m ² ; (iii) the imposition on the services provided by a public utility organisation of any demand or load greater than that which is ordinarily imposed by other users of the services in the locality; (iv) the display of goods in a window or about the dwelling or its curtilage; (v) the use of a vehicle exceeding 3 tonne tare in weight.		
Horse keeping	Means the keeping or husbandry of horses where more than 1 horse is kept per 3ha of land used for such purposes.		
Horticulture	Means the use of land for market gardening, viticulture, floriculture, orchards, wholesale plant nurseries or commercial turf growing.		Commercial forestry; Mushroom production.
Hotel	Means premises licensed, or proposed to be licensed, as a hotel under the <i>Liquor Licensing Act 1997</i> .		Motel.

Planning and Design Code
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Table P6—Land Use Definitions

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
Indoor recreation centre	Means a building designed or adapted primarily for recreation or fitness pursuits.	Bowling alley; Squash courts; Fitness centre; Gymnasium; Pilates Studio; Yoga Studio; Dance studio; Indoor swimming centre; Indoor trampoline centre; Indoor rock climbing centre; Indoor children's play centre.	Stadium.
Industry	<p>Means the carrying on, in the course of a trade or business, of any process (other than a process in the course of agriculture or mining) for, or incidental to:</p> <ul style="list-style-type: none"> (a) the making of any article, ship or vessel, or of part of any article, ship or vessel; or (b) the altering, repairing, ornamenting, finishing, assembling, cleaning, washing, packing, bottling, canning or adapting for sale, or the breaking up or demolition, of any article, ship or vessel; or (c) the getting, dressing or treatment of materials <p>The use may include:</p>	General industry Light industry Special industry	

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
	<p>(d) selling by wholesale of goods manufactured on site</p> <p>(e) selling by retail of goods manufactured on site provided the total floor area occupied for such sale does not exceed 250 square metres</p> <p>(and industrial will be construed accordingly).</p>		
Intensive animal husbandry	Means the commercial production of animals or animal products where the animals are kept in enclosures or other confinement and their main food source is introduced from outside the enclosures or area of confinement in which they are kept.	<p>Broiler shed;</p> <p>Feedlot;</p> <p>Poultry hatchery;</p> <p>Piggery;</p> <p>Poultry battery.</p>	<p>Animal keeping;</p> <p>Apiculture;</p> <p>Aquaculture;</p> <p>Horse keeping;</p> <p>Low intensity animal husbandry;</p> <p>Stock sales yard.</p>
Light industry	<p>Means an industry where the process carried on, the materials and machinery used, the transport of materials, goods or commodities to and from the land on or in which (wholly or in part) the industry is conducted and the scale of the industry does not:</p> <p>(a) detrimentally affect the amenity of the locality or the amenity within the vicinity of the locality by reason of the establishment or the bulk of any building or structure, the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil, spilled light, or otherwise howsoever; or</p> <p>(b) directly or indirectly, cause dangerous or congested traffic conditions in any nearby road.</p>		
Low intensity animal husbandry	Means the commercial production of animals or animal products (eg meat, wool) on either native or improved pastures or vegetation where the animal's main food source is obtained by grazing or foraging.	Grazing;	<p>Animal keeping;</p> <p>Aquaculture;</p> <p>Horse keeping;</p>

Planning and Design Code
Part 6—Land Use Definitions
Table P6—Land Use Definitions

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
			Intensive animal husbandry.
Motor repair station	Means any land or building used for carrying out repairs (other than panel beating or spray painting) to motor vehicles and / or farm machinery.		
Mushroom production	Means the commercial production of mushrooms or any other type of fungi.		
Office	Means any building used for administration or the practice of a profession.		Consulting room.
Retail fuel outlet	<p>Means land used for:</p> <ul style="list-style-type: none"> (a) the fuelling of motor vehicles involving the sale by retail of petrol, oil, liquid petroleum gas, automotive distillate and any other fuels; and (b) the sale by retail of food, drinks and other convenience goods for consumption on or off the land; <p>The use may also include one or more of the following secondary activities:</p> <ul style="list-style-type: none"> (c) the washing and cleaning of motor vehicles; (d) the washing of other equipment or things including dogs and other pets; (e) the provision (on a paid or free basis) of facilities for charging electric vehicles; (f) the hiring of trailers; (g) selling of motor vehicle accessories and/or parts; and (h) the installation of motor vehicle accessories and/or parts. 		<p>Fuel depot</p> <p>Motor repair station.</p>
Pre-school	Means a place primarily for the care or instruction of children of less than primary school age not resident on the site.	Child care centre; Early learning centre;	

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
		Kindergarten; Nursery.	
Private bushfire shelter	Means a building, associated with a Class 1a building under the Building Code, that may as a last resort provide shelter for occupants from the immediate life threatening effects of a bushfire event.		Outbuilding
Protective tree netting structure	Means netting and any associated structure: (a) that is designed to protect trees or plants grown for the purpose of commercial horticulture; and (b) that consists of a netting canopy attached to a structure (such as poles and cables).		
Public service depot	Means land used for storage and operations connected with the provision of public services (including gas, electricity, water supply, sewerage, drainage, roadworks or telecommunication services) by a body responsible for the provision of those services.		
Recreation area	Means any park, garden, children's playground or sports ground that is under the care, control and management of the Crown, or a council, and is open to the public without payment of a charge.	Outdoor public sports courts; Public ovals and fields.	Golf course; Stadium.
Renewable energy facility	Means land and/or water used to generate electricity from a source of energy that is not depleted when used such as wind, solar, tidal, hydropower, biomass or geothermal. This use may also include: (a) any associated facility for the storage and/or transmission of the generated electricity; (b) any building or structure used in connection with the generation of electricity.	Wind farm; Hydropower facility; Wave power generator; Solar power facility;	

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Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
	The use does not include a renewable energy facility principally used to supply and/or store electricity to an existing use of land (e.g., domestic solar panels, domestic wind generators, domestic battery storage).	Battery storage facility.	
Restaurant	Means land used primarily for the consumption of meals on the site.		
Row dwelling	<p>Means a dwelling:</p> <ul style="list-style-type: none"> (a) occupying a site that is held exclusively with that dwelling and has a frontage to a public road or to a road proposed in a plan of land division that is the subject of a current development authorisation; and (b) comprising 1 of 3 or more dwellings erected side by side, joined together and forming, by themselves, a single building. 		
Semi-detached dwelling	<p>Means a dwelling:</p> <ul style="list-style-type: none"> (a) occupying a site that is held exclusively with that dwelling and has a frontage to a public road or to a road proposed in a plan of land division that is the subject of a current planning authorisation; and (b) comprising 1 of 2 dwellings erected side by side, joined together and forming, by themselves, a single building. 		
Service trade premises	<p>Means premises used primarily for the sale, rental or display of:</p> <ul style="list-style-type: none"> (a) basic plant, equipment or machinery used in agriculture or industry; or (b) boats; or (c) caravans and recreational vehicles (RVs); or (d) domestic garages; or (e) sheds; or (f) outbuildings; or (g) motor vehicles; or 	Used car yard; Motor vehicle showroom.	Bulky goods outlet.

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
	<p>(h) marquees; or</p> <p>(i) trailers; or</p> <p>(j) swimming pools, equipment and accessories; or</p> <p>(k) building materials in bulk supply; or</p> <p>(l) landscaping materials; or</p> <p>(m) garden plants (primarily in an outdoor setting), or</p> <p>(n) agricultural supplies such as agricultural chemicals, fertilisers, seed and animal feed; or</p> <p>(o) rainwater tanks and irrigation supplies;</p> <p>or similar articles or merchandise.</p> <p>The use may also include the servicing and repair of any of the listed items (but not vehicle panel beating or spray painting).</p>		
Shop	Means premises used primarily for the sale by retail, rental or display of goods, foodstuffs, merchandise or materials.	Bulky goods outlet; Personal services establishment; Restaurant.	Hotel; Motor repair station; Retail fuel outlet Wholesale plant nursery; Service trade premises.

Planning and Design Code
Part 6—Land Use Definitions
Table P6—Land Use Definitions

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
Special industry	<p>Means an industry where the processes carried on, the methods of manufacture adopted or the particular materials or goods used, produced or stored, are likely:</p> <ul style="list-style-type: none"> (a) to cause or create dust, fumes, vapours, smells or gases; or (b) to discharge foul liquid or blood or other substance or impurities liable to become foul, <p>and thereby:</p> <ul style="list-style-type: none"> (c) to endanger, injure or detrimentally affect the life, health or property of any person (other than any person employed or engaged in the industry); or (d) to produce conditions which are, or may become, offensive or repugnant to the occupiers or users of land in the locality of or within the vicinity of the locality of the land on which (whether wholly or partly) the industry is conducted. 		
Stock slaughter works	<p>Means a building or part of a building, or land, used primarily for slaughter of stock (including camels, goats and deer) or poultry,</p> <p>This use may also include:</p> <ul style="list-style-type: none"> (a) the keeping of animals prior to slaughter on site (b) processing of animal products for human or animal consumption. 		Retail butcher.
Stock sales yard	<p>Means land or premises used for the commercial conduct of buying and selling of livestock.</p> <p>This use may also include areas for:</p> <ul style="list-style-type: none"> (a) the holding, sorting auctioneering, sale or exchange of livestock (eg, yards, pens, sheds, arenas); (b) the loading and unloading of livestock; (c) feed storage and watering of animals. 		Stock slaughter works

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
Store	Means a building or enclosed land used for the storage of goods, and within or upon which no trade (whether wholesale or retail) or industry is carried on.		Junk yard; Outbuilding; Public service depot.
Telecommunications facility	Means a facility within the meaning of the <i>Telecommunications Act 1997</i> of the Commonwealth.		
Warehouse	Means a building or enclosed land used for the storage of goods and the carrying out of commercial transactions involving the sale of such goods, but does not include any land or building used for sale by retail.		Store
Wind farm	<p>Means land used to generate electricity from wind force with wind turbine generators.</p> <p>This use may also include:</p> <ul style="list-style-type: none"> (a) any associated facility for the storage and/or transmission of the generated electricity; (b) any building or structure used in connection with the generation of electricity including a wind turbine, substation, maintenance shed, access road or wind monitoring mast. <p>The use does not include a wind farm principally used to supply and/or store electricity to an existing use of land (e.g., domestic wind generator).</p>		

Part 7—Administrative Definitions

The following table lists terms which may be used to assist with the interpretation of policy used in the Planning and Design Code.

Meaning of Terms

A term listed in Column A has the meaning set out beside that term in Column B. Column C contains, where applicable, illustrations to assist with the interpretation of the meaning provided in Column B.

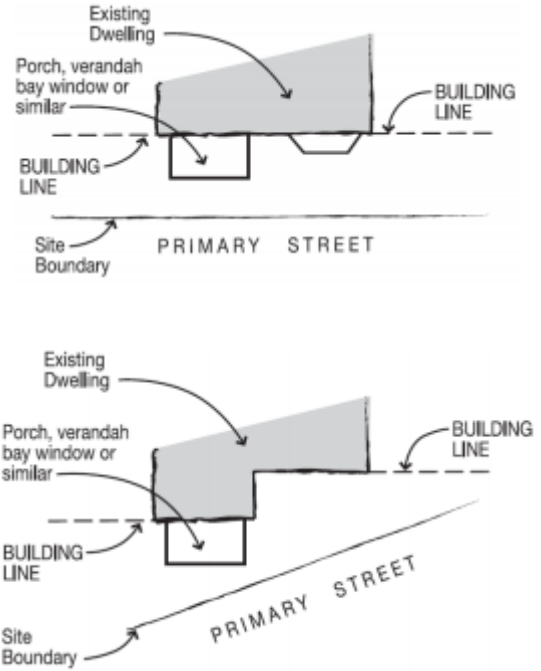
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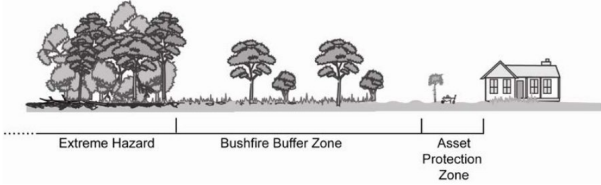
A term not defined in the following table will have its ordinary meaning unless the term is defined in the *Planning, Development and Infrastructure Act 2016* or its Regulations (or any relevant practice direction or practice guideline issued by the State Planning Commission) in which case that meaning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

Administrative Definitions Table AD

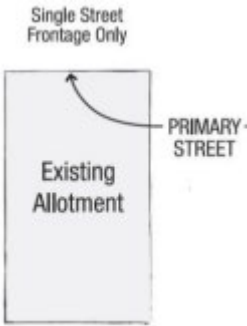
Term (Column A)	Definition (Column B)	Illustrations (Column C)
AHD	Means Australian height datum.	
ARI	Means-average recurrence interval.	
Asset protection zone	<p>In relation to bushfire protection, means an area clear of native vegetation that is maintained to minimise the spread of fire between areas of hazardous vegetation and habitable buildings.</p> <p>Asset protection zones may incorporate features such as driveways, vegetable gardens or landscaped gardens incorporating deciduous trees and fire retardant plant species.</p>	
Battle-axe allotment	<p>Means an allotment or site that comprises—</p> <ul style="list-style-type: none"> (a) a driveway or 'handle' (and any related open space) that leads back from a road to the balance of the allotment or site; and (b) a balance of the allotment or site that is the principal part of the allotment or site and that does not have a boundary with a road. 	<p><i>Note: Battle-axe allotments are often referred to as 'hammerhead' or 'flagpole' allotments.</i></p>
Building height	Means the maximum vertical distance between the lower of the natural or finished ground level at any point of any part of a building and the finished roof height at its highest point, ignoring any antenna, aerial, chimney, flagpole or the like.	

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Term (Column A)	Definition (Column B)	Illustrations (Column C)
Building level	Means means that portion of a building which is situated between the top of any floor and the top of the next floor above it, and if there is no floor above it, that portion between the top of the floor and the ceiling above it. It does not include a floor located 1.5 metres below finished ground level or any mezzanine.	
Building line	In relation to a building on a site, means a line drawn parallel to the wall on the building closest to the boundary of the site that faces the primary street (and any existing projection from the building such as a carport, verandah, porch or bay window is not to be taken to form part of the building for the purposes of determining the relevant wall of the building).	 <p>The illustrations consist of two diagrams. The top diagram shows a building with a porch, verandah, and bay window. A dashed line labeled 'BUILDING LINE' is drawn parallel to the main wall of the building, excluding the porch and verandah. The bottom diagram shows a building with a similar porch, verandah, and bay window. A dashed line labeled 'BUILDING LINE' is drawn parallel to the main wall of the building, excluding the porch and verandah. Both diagrams show the 'Existing Dwelling', 'Porch, verandah bay window or similar', 'BUILDING LINE', 'Site Boundary', and 'PRIMARY STREET'.</p>

Term (Column A)	Definition (Column B)	Illustrations (Column C)
Bushfire buffer zone	In relation to bushfire protection, means an area of land designed to isolate residential allotments from areas that pose a bushfire risk such as areas with rugged terrain or hazardous vegetation.	
Density See also: <ul style="list-style-type: none"> • Low-density • Medium-density • High-density 	In relation to residential development, means the number of dwelling units in a given area. It is calculated by dividing the total number of dwellings by the area of land that they occupy (excluding roads and public open space, services).	
FFL	Means finished floor level.	
Gross leasable floor area	Means the total floor area of a building excluding public or common tenancy areas such as malls, hallways, verandahs, public or shared tenancy toilets, common storage areas and loading docks.	
Groundwater	Means water that is held beneath the surface of the ground.	
Habitable room	Means any room of a dwelling other than a bathroom, laundry, toilet, pantry, walk-in wardrobe, corridor, stair, hallway, lobby, clothes drying room or other space of a specialised nature occupied neither frequently nor for extended periods.	
Heritage agreement	In relation to State Heritage, is an agreement that is registered under section 34 of the <i>Heritage Places Act 1993</i> .	
High-density	Equals 35 to 70 dwelling units per hectare.	

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Part 7—Administrative Definitions
Table P7—Administrative Definitions

Term (Column A)	Definition (Column B)	Illustrations (Column C)
Hours of operation	Means the hours that a land use is open to the public or conducting activities related to the land use, not including routine activities normally associated with opening and closing or start up and shut down.	
Low-density	Equals less than 35 dwelling units per hectare.	
Low-rise	In relation to development, means up to and including 2 building levels.	
Medium-density	Equals 35 to 70 dwelling units per hectare.	
Native vegetation	Has the same meaning as in the <i>Native Vegetation Act 1991</i> .	
Power system	Has the same meaning as in the <i>Electricity Act 1996</i> .	
Primary street	<p>In relation to an existing or proposed building on a site is—</p> <p>(a) in the case of a site that has a frontage to only 1 road - that road;</p> <p>(b) in the case of a site that has a frontage to 2 roads—</p> <p>(i) if the frontages are identical in length - the road that forms part of the street address of the building, as determined by the council for the relevant area when it is allocating numbers to building and allotments under section 220 of the <i>Local Government Act 1999</i>; or</p> <p>(ii) in any other case, the road in relation to which the site has a shorter frontage; or</p> <p>(c) in any other case, the road that forms part of the street address of the building, as determined by the council for the relevant area when it is allocated numbers to</p>	 <p>Example of (a)</p>

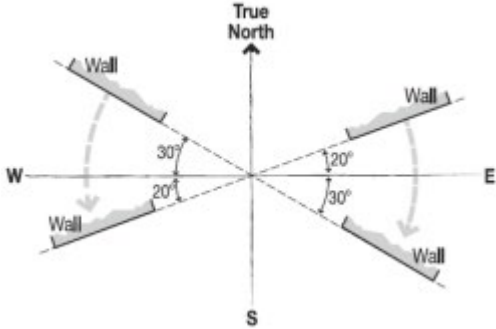
Planning and Design Code
Part 7—Administrative Definitions
Table P7—Administrative Definitions

Term (Column A)	Definition (Column B)	Illustrations (Column C)
	buildings and allotments under section 220 of the <i>Local Government Act 1999</i> .	<div data-bbox="1500 284 1859 558"> <p>One Street Frontage & Also the Property Address</p> <p>PRIMARY STREET</p> <p>Existing Square Shaped Allotment</p> <p>ANOTHER STREET FRONTAGE</p> </div> <p>Example of (b)(i)</p> <div data-bbox="1534 622 1825 949"> <p>One Street Frontage Only</p> <p>PRIMARY STREET</p> <p>Existing Allotment</p> <p>ANOTHER STREET FRONTAGE</p> </div> <p>Example of (b)(ii)</p> <div data-bbox="1512 1029 1848 1396"> <p>Street Frontage Matching the Property Address</p> <p>PRIMARY STREET</p> <p>Existing Multi-frontage or irregular shaped allotment</p> <p>ANOTHER STREET FRONTAGE</p> </div> <p>Example of (c)</p>

Planning and Design Code
Part 7—Administrative Definitions
Table P7—Administrative Definitions

Term (Column A)	Definition (Column B)	Illustrations (Column C)
Private open space	<p>Means an outdoor area associated with a dwelling that:</p> <ul style="list-style-type: none"> (a) is for the exclusive use of the occupants of that dwelling; (b) has a minimum dimension of 1.8 metres; and (c) is not enclosed on all sides. <p>Private open space may include balconies, terraces, decks, front gardens and areas between the dwelling and side boundaries but does not include areas used for bin storage, laundry drying, rainwater tanks, utilities, driveways and vehicle parking areas.</p>	
Proclaimed shipwreck	<p>Means—</p> <ul style="list-style-type: none"> (a) a historic shipwreck or historic relic within the meaning of the <i>Historic Shipwrecks Act 1981</i>; or (b) a historic shipwreck or historic relic within the meaning of the <i>Historic Shipwrecks Act 1976</i> (Commonwealth). 	
Protective tree netting structure	<p>Means netting and any associated structure—</p> <ul style="list-style-type: none"> (a) that is designed to protect trees or plants grown for the purpose of commercial horticulture; and (b) that consists of a netting canopy attached to a structure (such as poles and cables). 	
Railway land	<p>Means—</p> <ul style="list-style-type: none"> (a) land within a rail corridor or rail reserve, including any associated sidings; and (b) railway yards; and (c) other land over which a railway track, or tram or light rail track, passes. 	

Term (Column A)	Definition (Column B)	Illustrations (Column C)
Secondary street	In relation to a building is any road, other than the primary street, that shares a boundary with the allotment on which the building is situated (or to be situated).	
Sensitive land use	Means: (a) any use for residential purposes or land zoned primarily for residential purposes (b) a pre-school (c) educational establishment (d) hospital (e) supported accommodation (f) tourist accommodation.	
Site	Means the area of land (whether or not comprising a separate or entire allotment) on which a building is built, or proposed to be built, including the curtilage of the building, or in the case of a building comprising more than 1 separate occupancy, the area of land (whether or not comprising a separate or entire allotment) on which each occupancy is built, or proposed to be built, together with its curtilage.	
South	Means—true south.	

Term (Column A)	Definition (Column B)	Illustrations (Column C)
South facing	In relation to building orientation, a side wall is south facing if the wall is orientated anywhere between E20°N/W20°S and E30°S/W30°N.	 <p>Example of south facing walls.</p>
Wall height	Means the height of the wall measured from the top of its footings but excluding any part of the wall that is concealed behind an eve or similar roof structure and not visible external to the land.	
Waste	Means waste within the meaning of the <i>Environment Protection Act 1993</i> .	

Part 8—Referrals to other Authorities or Agencies

- 1 For the purposes of Section 122 of the *Planning, Development and Infrastructure Act 2016*, Schedule 9 of the *Planning Development and Infrastructure Regulations* prescribe classes of development that require referral to which prescribed body.
- 2 The referrals in Table P8 are those which are not assigned to specific geographical areas of the State (but can instead apply anywhere in the State).
- 3 Additional referrals to those specified in Table P8 (which relate to certain geographical areas) can be found within Overlays.
- 4 Column 1 outlines the referral category, column 2 outlines the referral development type, column 3 outlines the specific triggers for which a referral is required, column 4 identifies the policies from the Planning and Design Code that is relevant to the referral and column 5 outlines the purpose of the referral to that body.

Referral Body: Environment Protection Authority				
Referral Category (Activities of Environmental Significance)	Development type	Referral triggers	Policies relevant to the referral	Purpose of referral
Energy generation and storage facilities	Wind farms	Development that involves the establishment of a wind farm where 1 or more wind turbine generators (whether or not located on the same site) are used to generate electricity that is then supplied to another person for use at another place.	Section 57 of <i>Environment Protection Act 1993</i> sets out criteria to be considered by the EPA in relation to the assessment of development applications. This head power also links to other statutory criteria in the <i>Environment Protection (Air Quality) Policy 2016</i> , <i>Environment Protection (Noise) Policy 2007</i> , <i>Environment Protection (Waste to Resources) Policy 2010</i> and the <i>Environment Protection (Water Quality) Policy 2015</i> .	To provide expert technical assessment and direction to the relevant authority on the assessment of the potential harm from pollution and waste aspects arising from activities of environmental significance and other activities that have the potential to cause serious environmental harm.
	Energy recovery from waste	Development involving energy recovery from waste, including <i>anaerobic digestion</i> and thermal activities such as <i>direct combustion</i> , <i>pyrolysis</i> and <i>gasification</i> used to generate gas, heat, electricity or a combination.		
	Energy generation and storage	Development involving an <i>electricity generating plant</i> or <i>energy storage facility</i> (other than a <i>battery storage facility</i>) using any other energy source (excluding <i>fuel burning</i> and solar photovoltaic) with a capacity to generate or store 30 megawatts (MW) or more that is to be connected to the State's <i>power system</i> .		
Petroleum and Chemical	Chemical storage and warehousing facilities	The storage or warehousing of chemicals or chemical products that are, or are to be, stored or kept in bulk or in containers having a capacity exceeding		

Referral Body: Environment Protection Authority				
Referral Category (Activities of Environmental Significance)	Development type	Referral triggers	Policies relevant to the referral	Purpose of referral
		200 litres at facilities with a total storage capacity exceeding 1,000 cubic metres.		
	Chemical works	<p>The conduct of:</p> <p>(a) works with a total processing capacity exceeding 10 tonnes per year, involving either or both of the following operations:</p> <p>(i) manufacture (through chemical reaction) of any inorganic chemical, including sulphuric acid, inorganic fertilisers, soap, sodium silicate, lime or other calcium compound;</p> <p>(ii) manufacture (through chemical reaction) or processing of any organic chemical or chemical product or petrochemical, including the separation of such materials into different products by</p>		

Referral Body: Environment Protection Authority				
Referral Category (Activities of Environmental Significance)	Development type	Referral triggers	Policies relevant to the referral	Purpose of referral
		distillation or other means; or (b) works with a total processing capacity exceeding 5,000 tonnes per year involving operations for salt production.		
	Coke works	The production, quenching, cutting, crushing and grading of coke.		
	Hydrocarbon storage or production works	The conduct of works or a facility: (a) for the storage of hydrocarbon or hydrocarbon products in tanks that, in aggregate, have a storage capacity exceeding 100m ³ ; or (b) for the production of hydrocarbon or hydrocarbon products, being works having a total capacity exceeding 20 tonnes per hour.		
	Petrol stations	The conduct of a petrol station, being a facility for the storage and retail sale of petroleum products or other liquid organic chemical substances		
	Timber preservation works	The conduct of works for the preservation of timber by chemicals, but excluding the		

Referral Body: Environment Protection Authority				
Referral Category (Activities of Environmental Significance)	Development type	Referral triggers	Policies relevant to the referral	Purpose of referral
		preservation by a primary producer of timber for use in the course of primary production carried on by the producer.		
Manufacturing and Mineral Processing	Abrasive blasting	The cleaning of materials by the abrasive action of any metal shot or mineral particulate propelled in a gaseous or liquid medium (otherwise than solely by using blast cleaning cabinets less than 5m ³ in volume or totally enclosed automatic blast cleaning units).		
	Hot mix asphalt preparation	The conduct of works at which crushed or ground rock aggregates are mixed with bituminous or asphaltic materials (by heating in a furnace, kiln or other fuel fired plant) for the purposes of producing road building mixtures.		
	Cement works	The conduct of works for the use of <i>argillaceous</i> and <i>calcareous</i> materials in the production of cement clinker or the grinding of cement clinker.		
	Ceramic works	The conduct of works for the production of any products such as bricks, tiles, pipes, pottery goods, refractories, or glass that are manufactured		

Referral Body: Environment Protection Authority				
Referral Category (Activities of Environmental Significance)	Development type	Referral triggers	Policies relevant to the referral	Purpose of referral
		or are capable of being manufactured in furnaces or kilns fired by any fuel, being works with a total capacity for the production of such products exceeding 100 tonnes per year.		
	Concrete batching works	The conduct of works for the production of concrete or concrete products that are manufactured or are capable of being manufactured by the mixing of cement, sand, rock, aggregate or other similar materials, being works with a total capacity for production of such products exceeding 0.5m ³ per production cycle.		
	Drum reconditioning or treatment works	The conduct of works for the cleaning, repairing, reconditioning or other treatment of metal or plastic drums or containers for the purposes of their reuse, including any associated storage facility.		
	Ferrous and non-ferrous metal melting	the melting of ferrous or non-ferrous metal in a furnace or furnaces that alone or in aggregate have the capacity to melt- (a) in excess of 50 but not in excess of 500 kilograms of metal during		

Referral Body: Environment Protection Authority				
Referral Category (Activities of Environmental Significance)	Development type	Referral triggers	Policies relevant to the referral	Purpose of referral
		the normal cycle of operation but excluding facilities more than 500m from residential premises not associated with the works; or (b) in excess of 500 kilograms of metal during the normal cycle of operation.		
	Metallurgical works	The conduct of works at which ores are smelted or reduced to produce metal.		
	Mineral works	The conduct of works for processing mineral ores, sands or earths to produce mineral concentrates.		
	Pulp or paper works	The conduct of works at which paper pulp or paper is manufactured or is capable of being manufactured, being works with a total capacity for production of such products exceeding 10 tonnes per year		
	Surface coating	The conduct of: (a) works for metal finishing, in which metal surfaces are prepared or finished by means of electroplating, electrolyse plating, anodising (chromating, phosphating and colouring), chemical etching or milling, or		

Referral Body: Environment Protection Authority				
Referral Category (Activities of Environmental Significance)	Development type	Referral triggers	Policies relevant to the referral	Purpose of referral
		<p>printed circuit board manufacture, being works producing more than 5 kilolitres per day of effluent; or</p> <p>(b) works for hot dip galvanising; or</p> <p>(c) works for spray painting or powder coating with a capacity to use more than 100 litres per day of paint or 10kg per day of dry powder.</p>		
	Timber processing works	The conduct of works (other than works at a builders supply yard or a home improvement centre) at which timber is sawn, cut, chipped, compressed, milled or machined, being works with a total processing capacity exceeding 4,000m ³ per year.		
	Maritime construction works	The conduct of works for the construction or repair of ships, vessels or floating platforms or structures, being works with the capacity to construct or repair ships, vessels or floating platforms or structures of a mass exceeding 80 tonnes.		
	Vehicle production	The conduct of works for the production of motor vehicles, being works with a		

Referral Body: Environment Protection Authority				
Referral Category (Activities of Environmental Significance)	Development type	Referral triggers	Policies relevant to the referral	Purpose of referral
		production capacity exceeding 2,000 motor vehicles per year.		
	Fibre-reinforced plastic manufacturing	The conduct of facilities for the purposes of manufacturing fibre-reinforced plastic products, but excluding facilities more than 300m from residential premises not associated with the facility.		
Resource recovery, waste disposal and related activities	Waste recovery (<i>excluding a prescribed approved activity</i>)			
	Waste recovery facility	The conduct of a <i>waste recovery facility</i> , being a depot, works or facility (including, but not limited to, a transfer station or material recovery facility) that, during a 12 month period, receives for <i>preliminary treatment</i> , or has the capacity for the <i>preliminary treatment</i> of: (a) more than 100 tonnes of solid waste or matter; or (b) more than 100 kilolitres of liquid waste or matter, prior to its transfer elsewhere for lawful reuse, further treatment or disposal but excluding a prescribed approved activity or an activity in respect of which the Environment		

Referral Body: Environment Protection Authority				
Referral Category (Activities of Environmental Significance)	Development type	Referral triggers	Policies relevant to the referral	Purpose of referral
		Protection Authority is satisfied, having regard to prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority.		
	Waste reprocessing (<i>excluding a prescribed approved activity</i>)			
	Composting works	Being a depot, facility or works with the capacity to treat, during a 12 month period- (a) in the case of works located wholly or partly within a water protection area - more than 200 tonnes of organic waste or matter; or (b) in the case of works located wholly outside of a water protection area - more than 1,000 tonnes of organic waste or matter, for the production of compost, but excluding an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has provided		

Referral Body: Environment Protection Authority				
Referral Category (Activities of Environmental Significance)	Development type	Referral triggers	Policies relevant to the referral	Purpose of referral
		written confirmation of this to the relevant authority.		
	Scrap metal treatment works	Being a depot, facility or works for the treatment of scrap metal (by processes involving electrically heated furnaces or other fuel burning equipment or by mechanical processes), but excluding an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority.		
	Waste lead acid battery treatment works	Being a depot, facility or works with the capacity to treat more than 500 waste lead acid batteries during a 12 month period, but excluding an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority.		

Referral Body: Environment Protection Authority				
Referral Category (Activities of Environmental Significance)	Development type	Referral triggers	Policies relevant to the referral	Purpose of referral
	Waste reprocessing facility	Being a depot, works or facility other than a depot, works or facility specified in a preceding paragraph) that, during a 12 month period, receives or has the capacity to treat: (a) more than 100 tonnes of solid waste or matter; or (b) more than 100 kilolitres of liquid waste or matter, for the production of energy or materials that are ready for use (without requiring further treatment), but excluding an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority.		
	Waste disposal (excluding a prescribed approved activity)			
	Landfill depot	Being a depot, facility or works for the disposal of waste to land, but excluding an activity in respect of		

Referral Body: Environment Protection Authority				
Referral Category (Activities of Environmental Significance)	Development type	Referral triggers	Policies relevant to the referral	Purpose of referral
		which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority.		
	Liquid waste depot	Being a depot, facility or works for the reception and disposal of liquid waste, or the reception, treatment and disposal of liquid waste, but excluding an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority.		
	Incineration depot	Being a depot, facility or works for the disposal, by incineration, pyrolysis or gasification by high temperature chemical decomposition, or thermal oxidation using fuel burning equipment, of solid waste, a listed waste or quarantine waste, but excluding: (a) facilities with a processing capacity not exceeding 100		

Referral Body: Environment Protection Authority				
Referral Category (Activities of Environmental Significance)	Development type	Referral triggers	Policies relevant to the referral	Purpose of referral
		<p>kilograms per hour and more than 500m from residential premises not associated with the facility, or</p> <p>(b) an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority.</p>		
	Wastewater treatment			
	Wastewater treatment works	<p>Being sewage treatment works, a <i>CWMS</i>, winery wastewater treatment works or any other wastewater treatment works with the capacity to treat, during a 12 month period-</p> <p>(a) in the case of works located wholly or partly within a water protection area - more than 2.5 ML of wastewater; or</p> <p>(b) in the case of works located wholly outside of a water protection area - more than</p>		

Referral Body: Environment Protection Authority				
Referral Category (Activities of Environmental Significance)	Development type	Referral triggers	Policies relevant to the referral	Purpose of referral
		12.5 ML of wastewater but excluding an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority.		
	Activities involving listed wastes			
	Activity producing listed waste	the conduct of an activity in which a <i>listed waste</i> is produced as waste or becomes waste, but excluding the following: (a) a domestic activity; (b) retail pharmacy; (c) medical practice (other than the practice of pathology); (d) nursing practice; (e) dental practice; (f) veterinary practice; (g) the conduct of a nursing home or other residential aged care facility; (h) the conduct of an immunisation clinic; (i) the conduct of a hospital with capacity of fewer than 40 beds; or (j) a prescribed industrial activity;		

Referral Body: Environment Protection Authority				
Referral Category (Activities of Environmental Significance)	Development type	Referral triggers	Policies relevant to the referral	Purpose of referral
		<p>(k) an activity in which the waste produced is lawfully disposed of to a sewer;</p> <p>(l) an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority.</p>		
	Reception or storage of listed waste	<p>The conduct of a depot, facility or works for the reception or storage of a <i>listed waste</i>, but excluding the following:</p> <p>(a) the temporary on-site storage of such waste while awaiting transport to another place;</p> <p>(b) an activity consisting only of storing or distributing goods, in respect of which the Environment Protection Authority is satisfied, having regard to prescribed factors, that a referral is not necessary and has provided</p>		

Referral Body: Environment Protection Authority				
Referral Category (Activities of Environmental Significance)	Development type	Referral triggers	Policies relevant to the referral	Purpose of referral
		<p>written confirmation of this to the relevant authority;</p> <p>(c) the reception or storage by a council or hospital of medical waste produced in the course of a prescribed medical activity;</p> <p>(d) the reception or storage by a retail pharmacy of personal sharps waste, <i>pharmaceutical waste</i> or other medical waste, in connection with a return system for such waste.</p>		
	Treatment of listed waste	<p>The conduct of a depot, facility or works for the treatment of a <i>listed waste</i>, or <i>wastewater</i> containing a listed waste, by immobilising, stabilising or sterilising the waste by any process (before its further treatment or disposal), but excluding an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors that a referral is not necessary and has provided written</p>		

Referral Body: Environment Protection Authority				
Referral Category (Activities of Environmental Significance)	Development type	Referral triggers	Policies relevant to the referral	Purpose of referral
		confirmation of this to the relevant authority.		
Activities in Specified Areas	Brukung Mine Site	The management of the abandoned Brukung mine site and associated acid neutralisation plant situated adjacent to Dawesley Creek in the Mount Lofty Ranges.		
	Discharge of stormwater to underground aquifer	Discharge of stormwater from a catchment area exceeding 1 hectare to an underground aquifer by way of a well or other direct means where the stormwater drains to the aquifer from- (a) land or premises on which a business is carried on in the council area of the City of Mount Gambier; or (b) a stormwater drainage system in the council area of the City of Mount Gambier; or (c) a stormwater drainage system in Metropolitan Adelaide.		
Animal husbandry, Aquaculture and other activities	Feedlots	carrying on an operation for holding in A confined yard or area and feeding principally by mechanical means or by hand- (a) not less than an average of 500		

Referral Body: Environment Protection Authority				
Referral Category (Activities of Environmental Significance)	Development type	Referral triggers	Policies relevant to the referral	Purpose of referral
		<p>cattle, or 4,000 sheep or goats per day over any period of 12 months; or</p> <p>(b) where the yard or area is situated in a water protection area - not less than an average of 200 cattle, or 1,600 sheep or goats per day over any period of 12 months, but excluding any such operation carried on at an abattoir, slaughterhouse or saleyard or for the purpose only of drought or other emergency feeding.</p>		
	Aquaculture or Fish Farming	The land based propagation or rearing of marine, estuarine or fresh water fish or other marine or freshwater organisms that involves the discharge of wastewater into marine or inland waters, or onto land but excluding where wastewater is discharged to an approved wastewater management system.		
	Saleyards	The commercial conduct of yards at which cattle, sheep or other animals are gathered or confined for the purpose of their sale, auction or		

Referral Body: Environment Protection Authority				
Referral Category (Activities of Environmental Significance)	Development type	Referral triggers	Policies relevant to the referral	Purpose of referral
		exchange, including associated transport loading facilities, being yards with a throughput exceeding 50,000 sheep equivalent units per year [sheep equivalent units: 1 sheep or goat = 1 unit, 1 pig (< 40kg) = 1 unit, 1 pig (> 40kg) = 4 units, 1 cattle (< 40kg) = 3 units, 1 cattle (40–400kg) = 6 units, 1 cattle (> 400kg) = 8 units].		
	Piggeries	the conduct of a piggery (being premises having confined or roofed structures for keeping pigs) with a capacity of- (a) in the case of a piggery located wholly outside of a water protection area- 1,300 or more standard pig units; or (b) in the case of a piggery located wholly or partly within a <i>water protection area</i> - 130 or more standard pig units.		
	Poultry farms	The keeping of poultry in confined or roofed structure(s) exceeding 1,000m ² .		
	Dairies	Carrying on of a dairy with a total processing capacity exceeding		

Referral Body: Environment Protection Authority				
Referral Category (Activities of Environmental Significance)	Development type	Referral triggers	Policies relevant to the referral	Purpose of referral
		more than 100 milking animals at any 1 time in a <i>water protection area</i> .		
Food production and animal and plant product processing	Meat processing works	The conduct of slaughtering works for commercial purposes for the production of meat or meat products for human or animal consumption, being works- (a) in the case of poultry or poultry meat products at a rate of production exceeding 100 tonnes per year; or (b) in the case of any other animal meat or animal meat production at a rate of production exceeding 50 tonnes per year.		
	Breweries and cideries	The conduct of works for the production of beer, cider or any other alcoholic beverage (excluding wine and spirits) by infusion, boiling or fermentation, being works with a production capacity exceeding 5,000 litres per day.		
	Fish processing	The conduct of works for scaling, gilling, gutting, filleting, freezing, chilling, packing or otherwise processing fish (as defined in the		

Referral Body: Environment Protection Authority				
Referral Category (Activities of Environmental Significance)	Development type	Referral triggers	Policies relevant to the referral	Purpose of referral
		<p><i>Fisheries Management Act 2007</i>) for sale, but excluding:</p> <ul style="list-style-type: none"> (a) works with a processing output of less than 100 tonnes per year where wastewater is disposed of to a sewer or CWMS; or (b) works with a processing output of less than 2 tonnes per year where wastewater is disposed of otherwise than to a sewer or CWMS; or (c) processing of fish only in the course of a business of selling fish by retail. 		
	Milk processing works	The conduct of works at which milk is separated, evaporated or otherwise processed for the manufacture of evaporated or condensed milk, cheese, butter, ice cream or other similar dairy products, being works at which milk is processed at a rate exceeding 5ML per year.		
	Produce processing works	The conduct of works for processing any agricultural crop material being: <ul style="list-style-type: none"> (a) works for the processing of agricultural crop 		

Referral Body: Environment Protection Authority				
Referral Category (Activities of Environmental Significance)	Development type	Referral triggers	Policies relevant to the referral	Purpose of referral
		material by deep fat frying, roasting or drying through the application of heat with a processing capacity exceeding 30kg per hour, or; (b) works at which more than 10ML of wastewater is generated per year and disposed of otherwise than to a sewer or CWMS.		
	Rendering and fat extraction works	The conduct of works at which animal, fish or grease trap wastes or other matter is processed or is capable of being processed by rendering or extraction or by some other means to produce tallow or fat or their derivatives or proteinaceous matter, being works with a total processing capacity exceeding 25 kg per hour.		
	Curing or drying works	the conduct of works at which meat, fish or other edible products are smoked, dried or cured by the application of heat or smoke: (a) with a total processing capacity exceeding 25 but not exceeding		

Referral Body: Environment Protection Authority				
Referral Category (Activities of Environmental Significance)	Development type	Referral triggers	Policies relevant to the referral	Purpose of referral
		250kg per hour excluding works more than 200m from residential premises not associated with the works; or (b) with a total processing capacity exceeding 250kg per hour.		
	Tanneries or fellmongeries	The conduct of works for the commercial preservation or treatment of animal skins or hides being works processing more than 5 tonnes of skins or hides per year, but excluding- (a) the processing of skins or hides by primary producers in the course of primary production activities outside township areas; or (b) the processing of skins or hides in the course of taxidermy.		
	Woolscouring or wool carbonising works	The conduct of works for the commercial cleaning or carbonising of wool, but excluding cleaning or carbonising of wool in the course of handicraft activities where the wool is further processed for sale by retail.		
	Wineries or Distilleries	The conduct of works for the processing of		

Referral Body: Environment Protection Authority				
Referral Category (Activities of Environmental Significance)	Development type	Referral triggers	Policies relevant to the referral	Purpose of referral
		grapes or other produce to make wine or spirits, being works at which more than 50 tonnes of grapes or other produce are processed per year; but excluding—works for bottling only.		
Materials handling and transportation	Bulk shipping facilities	The conduct of facilities for bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any wharf or wharf side facility (including sea-port grain terminals), being facilities handling or capable of handling these materials into or from vessels at a rate: (a) exceeding 10 but not exceeding 100 tonnes per day—excluding facilities more than 300m from residential premises not associated with the facility; or (b) exceeding 100 tonnes per day.		
	Bulk storage	The conduct of facilities for bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility at a rate exceeding 100 tonnes per day—		

Referral Body: Environment Protection Authority				
Referral Category (Activities of Environmental Significance)	Development type	Referral triggers	Policies relevant to the referral	Purpose of referral
		excluding facilities more than 300m from residential premises not associated with the facility.		
	Railway operations	<p>the conduct of any of the following activities associated with a railway:</p> <ul style="list-style-type: none"> (a) the construction or operation of rail infrastructure; and (b) the operation of rolling stock on a railway; (c) other activities conducted on railway land, (d) but excluding— (e) any activities associated with: <ul style="list-style-type: none"> (i) a railway with a track gauge that is less than 600mm; or (ii) a railway in a mine which is underground or predominantly underground and used in connection with the performance of mining operations; or (iii) a slipway; or (iv) a crane-type runway; or (v) a railway used solely for the purposes of 		

Referral Body: Environment Protection Authority				
Referral Category (Activities of Environmental Significance)	Development type	Referral triggers	Policies relevant to the referral	Purpose of referral
		<p>horse-drawn trams; or</p> <p>(vi) a railway used solely for the purposes of static displays; or</p> <p>(vii) a railway at an amusement park used solely for the purposes of an amusement structure or</p> <p>(viii) the transfer of freight into or onto, and unloading of freight from, rolling stock</p> <p>(f) an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority.</p>		
	Crushing, grinding or milling	<p>Processing (by crushing, grinding, milling or separating into different sizes by sieving, air elutriation or in any other manner) of-</p> <p>(a) chemicals or rubber at a rate:</p>		

Referral Body: Environment Protection Authority				
Referral Category (Activities of Environmental Significance)	Development type	Referral triggers	Policies relevant to the referral	Purpose of referral
		<ul style="list-style-type: none"> (i) in excess of 1 but not in excess of 100 tonnes per year excluding facilities more than 500m from residential premises not associated with the facility; or (ii) in excess of 100 tonnes per year; or (b) agricultural crop products at a rate: <ul style="list-style-type: none"> (i) in excess of 50 but not in excess of 500 tonnes per year, but excluding facilities more than 300m from residential premises not associated with the facility; or (ii) in excess of 500 tonnes per year; but excluding non-commercial processing for on farm use; or (c) rock, ores or minerals at a rate: <ul style="list-style-type: none"> (i) in excess of 100 but not in excess of 1,000 tonnes 		

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Referral Category (Activities of Environmental Significance)	Development type	Referral triggers	Policies relevant to the referral	Purpose of referral
		<p>per year, but excluding facilities more than 500m from residential premises not associated with the facility; or</p> <p>(ii) in excess of 1,000 tonnes per year; but excluding processing of wet sand.</p>		
	Dredging	<p>The conduct of capital dredging being: the excavation of more than 10m³ of material from the bed of any marine or inland waters by any digging, cutting, suction or any other means and any associated disposal of dredged material to land or waters, but excluding:</p> <p>(a) maintenance dredging;</p> <p>(b) works associated with the establishment of a visual aid; or</p> <p>(c) any lawful fishing or recreational activity.</p>		
	Coal handling and storage	<p>The handling of coal or carbonaceous material by any means or the storage of coal, coke or carbonaceous reject material at facilities with a total handling capacity exceeding</p>		

Referral Body: Environment Protection Authority				
Referral Category (Activities of Environmental Significance)	Development type	Referral triggers	Policies relevant to the referral	Purpose of referral
		100 tonnes per day or a storage capacity exceeding 5,000 tonnes.		
	Extractive industries	The conduct of operations involving extraction, or extraction and processing (by crushing, grinding, milling or separating into different sizes by sieving, air elutriation or any other manner), of sand, gravel, stone, shell, shale, clay or soil, being operations with an extraction production rate exceeding 100,000 tonnes per year.		
Other	Aerodromes	The conduct of facilities for commercial or charter aircraft take-off and landing, being facilities estimated to be used for: (a) more than 200 flight movements per year but excluding facilities more than 3km from residential premises not associated with the facilities; or (b) more than 2 000 flight movements per year in any case.		
	Fuel burning	The conduct of works or facilities involving the use of fuel burning equipment, including flaring (other than		

Referral Body: Environment Protection Authority				
Referral Category (Activities of Environmental Significance)	Development type	Referral triggers	Policies relevant to the referral	Purpose of referral
		<p>flaring at hydrocarbon storage or production works that do not have a total storage capacity or total production rate exceeding the levels respectively specified in 'Hydrocarbon storage or production works') or incineration, where the equipment alone or in aggregate is capable of burning combustible matter-</p> <p>(a) a rate of heat release exceeding 5MW; or</p> <p>(b) at a rate of heat release exceeding 500KW and the products of combustion are used:</p> <p>(i) to stove enamel; or</p> <p>(ii) to bake or dry any substance that on heating releases dust or air impurities.</p>		
	Helicopter landing facilities	<p>The conduct of facilities designed for the arrival and departure of helicopters, but excluding:</p> <p>(a) facilities that are situated more than 3km from residential premises not associated with the facilities; or</p>		

Referral Body: Environment Protection Authority				
Referral Category (Activities of Environmental Significance)	Development type	Referral triggers	Policies relevant to the referral	Purpose of referral
		(b) facilities at the site of an activity authorised under the Mining Act 1971, the Petroleum Act 2000, the Petroleum (Submerged Lands) Act 1982 or the Roxby Downs (Indenture Ratification) Act 1982.		
	Marinas and boating facilities	The conduct of facilities comprising pontoons, jetties, piers or other structures (whether on water or land) designed or used to provide moorings or dry storage for: (a) 50 or more powered vessels at any 1 time; or (b) works for the repair or maintenance of vessels with the capacity to handle 5 or more vessels at any one time or vessels 12m or more in length.		
	Motor racing or testing venues	The conduct of facilities designed and used for motor vehicle competitions or motor vehicle speed or performance trials, but excluding facilities that are situated more than 3km from residential premises not associated with the facilities.		

Referral Body: Environment Protection Authority				
Referral Category (Activities of Environmental Significance)	Development type	Referral triggers	Policies relevant to the referral	Purpose of referral
	Shooting ranges	The conduct of facilities for shooting competitions, practice or instruction (being shooting involving the propulsion of projectiles by means of explosion), but excluding facilities that are situated more than 3km from residential premises not associated with the facilities.		
	Desalination plants	The conduct of a desalination plant.		
	Discharges to marine or inland waters	The conduct of operations, other than a desalination plant referred to in this table), involving discharges into marine waters or inland waters where- (a) the discharges: (i) raise the temperature of the receiving waters by more than 2 degrees Celsius at any time at a distance of 10m or more from the point of discharge; or (ii) contain antibiotic or chemical water treatments; and		

Referral Body: Environment Protection Authority				
Referral Category (Activities of Environmental Significance)	Development type	Referral triggers	Policies relevant to the referral	Purpose of referral
		(b) the total volume of the discharges exceeds 50kl per day.		
	Saline water discharge	An activity involving the discharge to land, surface water or underground water of more than 0.5Ml of water per day containing more than 1 500mg of total dissolved solids per litre.		
	Cremation or incineration of human or animal remains	The conduct of a facility for the cremation or incineration of human or animal remains by means of thermal oxidation using fuel burning equipment.		

Referral Body: The Minister responsible for the administration of the Natural Resources Management Act 2004			
Referral Category	Development Type	Policies relevant to the referral	Purpose of referral
Dams	<p>Except where all deemed-to-satisfy criteria for all policies relevant to this referral are met, or where located within the River Murray Protection Area Overlay, development comprising the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert, or collects or diverts water:</p> <p>(a) flowing in a watercourse that is not in the Mount Lofty Ranges Water Protection Area Overlay, and</p> <p>(b) that is not prescribed or flowing over any other land that is not in a Prescribed Surface Water Area Overlay or in the Mount Lofty Ranges Water Protection Area Overlay,</p> <p>and where it is contrary to a Natural Resources Management Plan applying in the region of the development site.</p>		To provide expert assessment and direction to the relevant authority on potential impacts from development on the health, sustainability and/or natural flow paths of water resources.

Referral Body: Technical Regulator			
Referral Category	Development Type	Policies relevant to the referral	Purpose of referral
Building Near Powerlines	<p>Development that involves the construction of a building where a declaration has not been given under Schedule 8 -11 of the <i>Planning, Development and Infrastructure Regulations 2019</i>, other than where the development is a building that is intended only to house, or that constitutes, electricity infrastructure (within the meaning of the <i>Electricity Act 1996</i>) or is limited to:</p> <ul style="list-style-type: none"> (a) an internal alteration of a building; or (b) an alteration to the walls of a building but not so as to alter the shape of the building. 	Clearance from Overhead Powerlines General Module	<p>To provide expert technical assessment and direction to the relevant authority on:</p> <ul style="list-style-type: none"> • potential impacts of development on electricity infrastructure, • potential safety issues relating to development in close proximity to electricity infrastructure.

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

Referral Category	Development Type	Policies relevant to the referral	Purpose of referral
Aquaculture Development	Aquaculture development, other than development which involves an alteration to an existing or approved development which in the opinion of the relevant authority is minor in nature.	Aquaculture General Module	To provide expert technical assessment and direction to the relevant authority on matters which may impact upon the associated license required for aquaculture development under the Aquaculture Act 2001.

Part 9 — Table of Amendments

Table P9—Table of Planning and Design Code Amendments

Date of adoption	Planning and Design Code version number	Amendment type	Summary of Amendments
NOT APPLICABLE UNTIL COMMENCEMENT OF THE PLANNING AND DESIGN CODE			

HAVE YOUR SAY

The State Planning Commission is committed to genuine collaboration with the community in the development of South Australia's new planning system.

You can provide feedback on the draft Planning and Design Code for the outback until 5:00pm, Friday 29 March 2019.

Submissions can be lodged via the following means:

- SA Planning Portal: www.saplanningportal.sa.gov.au/have_your_say
- Email: DPTI.PlanningEngagement@sa.gov.au
- Post: Department of Planning, Transport and Infrastructure, PO Box 1815, Adelaide SA 5001

Further information on the Planning and Design Code can be found on the SA Planning Portal (www.saplanningportal.sa.gov.au).

Disclaimer: This guide has been prepared to provide information that may facilitate understanding of the relevant legislation and draft statutory documents that have been released for public consultation. The content of this guide is advisory only and may be subject to change. It does not necessarily represent the views of the South Australian Government and does not purport to accurately or entirely replicate the content of the relevant legislation. The Department of Planning, Transport and Infrastructure recommends that this guide be read in conjunction with the Planning, Development and Infrastructure Act 2016 and its accompanying draft regulations and practice directions.

saplanningportal.sa.gov.au



Government of South Australia
Department of Planning,
Transport and Infrastructure