MUNICIPAL COUNCIL OF ROXBY DOWNS

Richardson Place
PO Box 124
Roxby Downs SA 5725

Phone 08 8671 0010
Email: roxby@roxbycouncil.com.au
Web: www.roxbydowns.sa.gov.au

ABN: 68 284 130 046

AGENDA

	MUNICIPAL COUNCIL OF ROXBY DOWNS
Meeting	Council Assessment Panel Meeting
Meeting Date & Time	27/11/2026 at 1pm
Location	Via Video Conferencing

1. **Welcome – Ted Byrt, Presiding Member**

2. **Acknowledgement of Country**

   a. I wish to acknowledge the Kokatha People (Roxby Downs), the Barngala People (Whyalla) and the Kaurna People (Adelaide) the Traditional Owners of the lands on which we are meeting today and paid respect to their Elders past and present and extended that respect to other Aboriginal and Torres Strait Islander people who may be present today.

3. **Present**

4. **Apologies**

5. **Confirmation of Minutes**

   5.1 That the minutes of the meeting held on 22/12/2025 be received and adopted

6. **Business arising from the Previous Minutes**

7. **Declaration of Interest by Members of Panel**

8. **Officer Reports - Planning, Development and Infrastructure Act application:**

   9.1 Municipal Council of Roxby Downs – Application 26030816 Indoor Recreation Facility, Lot 100 Richardson Place Roxby Downs

   9.2 Discovery Holiday Parks – Application 26009640 Expansion of existing tourist and workers accommodation facility with associated amenities, services, parking, swimming pool, deck and shade sails, 56-94 Burgoyne Street, Roxby Downs

9. **Next Meeting**

The next Council Assessment Panel Meeting will be held at a time to be advised

10. **Closure**

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Application 26009640 (Discovery Holiday Parks expansion)	Page 54

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MINUTES

Meeting	MUNICIPAL COUNCIL OF ROXBY DOWNS Council Assessment Panel Meeting
Meeting Date & Time	Monday, 22 December 2025, 2:00pm
Location	via Microsoft Teams
Members Present *(via Microsoft Teams)*	Ted Byrt (Presiding Member) Jodie Perone (Independent Member) Roy Blight (Administrator, Council Representative)
Present *(via Microsoft Teams)*	Brian Carr (Chief Executive) Stewart Payne (Council Development Assessment Manager) Sonja Morrison (Governance, Policy & Communications Lead) (Minutes)
Members of Public in Attendance	Nil
Apologies	Nil

1. WELCOME

Ted Byrt, Presiding Member welcomed those in attendance and noted that there was a quorum present and commenced the meeting at 2:03pm.

2. ACKNOWLEDGEMENT OF COUNTRY

I wish to acknowledge the Kokatha People (Roxby Downs), the Barngala People (Whyalla) and the Kaurna People (Adelaide) the Traditional Owners of the lands on which we are meeting today and paid respect to their Elders past and present and extended that respect to other Aboriginal and Torres Strait Islander people who may be present today.

3. CONFIRMATION OF MINUTES OF THE PREVIOUS MEETING

RESOLVED: That the Minutes of the Council Assessment Panel held on 2 April 2025 be confirmed as a true and accurate record of proceedings.

Agreed: J. Perone, R. Blight ***Carried***

4. BUSINESS ARISING FROM THE PREVIOUS MINUTES

Nil

5. DECLARATION OF INTEREST BY MEMBERS OF PANEL

Nil

6. DELEGATION IN RESPECT TO APPLICATION 25036885

Assessment Manager, Stewart Payne for Roxby Downs Council & relevant authority in respect of DA 25036885 Workers Accommodation Facility at Lot 2114 Olympic Dam Highway, Roxby Downs for planning consent, pursuant to s100(1) of the PDI Act, delegate the function & power to assess & determine this application for planning consent to the Roxby Downs Council Assessment Panel.

7. REPORTS – PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT APPLICATIONS

7.1. Development Application 25036885 - BHP Billiton Olympic Dam Corporation Pty Ltd

The Council Assessment Panel RESOLVED that:

Pursuant to Section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016,* and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and

Development Application Number 25036885, by BHP Billiton Olympic Dam Corporation Pty Ltd for a 1600 room accommodation facility at Lot 2114 Olympic Dam Highway, Roxby Downs, is granted Planning Consent subject to the following reasons/conditions/reserved matters:

CONDITIONS:

Planning Consent

1. The development shall be undertaken in accordance with plans diagrams and supporting documentation included with Development Application 25036885 namely the report titled BHP Olympic Dam South Workers Accommodation Stage 1 - Peak Development Application and prepared by Tom Hateley AECOM Australia Pty Ltd.
2. A landscaping plan shall be prepared identifying areas to be treated with landscaping, species types and number of plantings shall be prepared and submitted to the Council, prior to the commencement of construction works on the site with landscaping to include suitable indigenous species known to thrive in the area.
3. A Construction Environment Management Plan shall be completed and submitted to Council, prior to the commencement of construction on the site.

Agreed: J. Perone, R. Blight ***Carried***

RESERVED MATTERS

1. The applicant shall prepare an operational plan in liaison with the Roxby Downs Council to determine suitable procedures for the management of the flow of effluent water from the Olympic Dam treatment plant to the Roxby Downs treatment plant to ensure the continued viable operation of the Roxby Downs plant within its current capacity constraints.
2. The applicant shall prepare a site use history to review activities which were untaken on the land during the period the site was operated as a “Store” to determine if any activities which might result in site contamination were undertaken with any remedial action required detailed and planned for execution.

Agreed: J. Perone, R. Blight ***Carried***

ADVISORY NOTES

Planning Consent

1. No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.
2. Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.
3. This consent or approval will lapse at the expiration of 2 years from its operative date, subject to the below or subject to an extension having been granted by the relevant authority.
4. Where an approved development has been substantially commenced within 2 years from the operative date of approval, the approval will then lapse 3 years from the operative date of the

approval (unless the development has been substantially or fully completed within those 3 years, in which case the approval will not lapse).

Agreed: J. Perone, R. Blight ***Carried***

Chairman Ted Byrt thanked Stewart Payne for his work in preparing a very thorough planning report and extended his best wishes to all Panel members for a Merry Christmas and a Happy New Year.

8. NEXT MEETING

The next Council Assessment Panel Meeting is proposed for a time to be advised – Boardroom, Roxby Council Office, 6 Richardson Place, Roxby Downs SA 5725 and via Microsoft Teams (unless advertised otherwise, by notice on the Council's website).

9. CLOSURE

This meeting closed at 2:25pm.

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Ted Byrt
Presiding Member
22 December 2025

DEVELOPMENT NO.:	26030816
APPLICANT:	Municipal Council of Roxby Downs
ADDRESS:	LOT 100 RICHARDSON PL ROXBY DOWNS SA 5725
NATURE OF DEVELOPMENT:	Indoor recreation facility
ZONING INFORMATION:	**Zones:** • Community Facilities **Overlays:** • Hazards (Bushfire - Regional) • Hazards (Flooding - Evidence Required) • Native Vegetation
LODGEMENT DATE:	7 Oct 2026
RELEVANT AUTHORITY:	Assessment panel/Assessment manager at Municipal Council of Roxby Downs
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2026.18 24/09/2026
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes - No representations received
RECOMMENDING OFFICER:	Stewart Payne Assessment Manager
REFERRALS STATUTORY:	NA
REFERRALS NON-STATUTORY:	NA

CONTENTS:

1 Relevant P and D code Policies – Attachment 1
2. Application Documents – Appendix 1
3. Photos of room and building – Appendix 2
4. CEO Report to Council – Appendix 3

DETAILED DESCRIPTION OF PROPOSAL:

The development entails the re-establishment of a gymnasium at the Roxby Link recreation facility. The gymnasium use was discontinued in September 2024 over two years ago, meaning that the use has formally lapsed. A new application is therefore required to enable the use to be re-established.

The proposed gym will occupy a room within the Roxby Link building which contains a number of indoor recreation activities such as various courts for basketball, netball and squash.

While the proposed gym is akin to those recreation activities, and there is no building work being undertaken except for some internal fit out, renovation and installation of fitness machines of various kinds, the activity represents a new use in a previously vacant portion of the facility thus requiring approval.

Council is the owner of the building and is to lease the area to a private operator.

As the landowner, Council is the developer and as the application required notification, the Council Assessment Panel is the relevant authority.

BACKGROUND

Council originally explored the reactivation of the Gym at the Roxby Link facility in 2025. Since the closure of the original Council operated Gym; Pulse Fitness, the facility has remained unutilised.

A proposal from a private operator to reactivate the Gym was received by Council after the matter was raised. This was not as a result of a public tendering process and was unsolicited. It prompted Council to evaluate the proposal and undertake a business case analysis and public consultation.

The business case supported re-opening of the Gym on the basis of a positive financial outcome and a significant level of community support.

Re-establishment of the Gym will provide a much sought after community facility in a currently under-utilised Council owned space.

SUBJECT LAND & LOCALITY:

LOT 100 RICHARDSON PL ROXBY DOWNS SA 5725
Title Ref: CR 6051/996 **Plan Parcel:** D82761 AL100

Additional Location Information: Council: Municipal Council of Roxby Downs

Site Description:

The site comprises a portion of the second floor of the Roxby Link building at Lot 100 Richardson Place within the leisure and community precinct. (See photographs)

Locality

The locality includes the Roxby Downs recreation and cultural precinct. Various uses within the precinct include:

- The main Roxby Link buildings, which house the community library, cinema, auditorium, café (Dunes Café), art gallery, youth centre, gym, squash courts, and visitor information centre.
- The outdoor swimming pool and adjacent splash-pad / play area .
- Basketball/netball courts and tennis courts.
- Expansive irrigated green sports ovals and fields behind the complex.

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
  Indoor recreation facility: Code Assessed - Performance Assessed
  Change of use: Code Assessed - Performance Assessed

- **OVERALL APPLICATION CATEGORY:**
  Code Assessed - Performance Assessed

- **REASON**
  P&D Code

PUBLIC NOTIFICATION

- **REASON**
  P and D code does not exempt indoor recreation facility from notification in the Community Facilities Zone

- **LIST OF REPRESENTATIONS**
  Nil

PLANNING ASSESSMENT

The application has been assessed against the relevant provisions of the Planning & Design Code, which are contained in Appendix One.

Question of Seriously at Variance

The proposed development comprises a gymnasium (indoor recreation facility). It is located in the Community Facilities Zone. Development of this nature is appropriate within the site, locality or in the subject Zone for the following reasons.

The site is suitable for the operation of the Gym being formerly operated as such.

The use is similar to existing uses within the Roxby Link rec centre building, being an indoor recreation facility and has no external impacts upon adjoining users

The Community Facility Zone envisages an Indoor Recreation Facility is the Designated Performance Feature for Performance Outcome 1.1 for the Zone.

The proposed development is not considered seriously at variance with the relevant Desired Outcomes and Performance Outcomes of the Planning and Design Code pursuant to section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*.

Quantitative Provisions

There are no specific quantitative features relating to the development of an indoor recreation facility. The activity will occupy an existing space within an established building. While there are parking requirements for a gymnasium use, these relate to standalone facilities, and do not translate well to a composite facility with a range of different land uses. Parking and access issues are discussed below.

Land Use

The land use is compatible with existing development within the locality and is specifically listed in the DPF for the zone as an envisaged use. The use will take place within an existing building which is currently used for other indoor recreational activities. It meets the Designated Performance Feature for Performance Outcome 1.1 for the Zone which requires development to be associated with or ancillary to the provision of community educational recreational and or health care services.

The gym use is integrated with other similar land uses enhancing accessibility and efficiency of service delivery per PO 1.4

It will not prejudice the future delivery of community, educational recreational or health care services, occupying existing space in an established building.

Other land use provisions in the PDC specifically relate to recreation facilities. The development is compatible with surrounding land uses and activities, being within a recreation and cultural precinct adjacent to similar activities. This meets PO 1.1 for Open Space and Recreation.

The building is accessible to the public via walkways from parking areas. While it does not directly address the street, the general precinct has frontage onto Richardson Place.

Traffic Impact, Access and Parking

The Roxby Link precinct is well serviced with off-street parking with available on-street parking on Richardson Place. The new activity will not overtax existing parking nor create additional requirement above the current supply. The PDC has a car parking rate per floor area requirement for gymnasium of 4.5 spaces per 100m^2. As the activity is not a standalone use on a separate site, this requirement has minimal relevance.

Environmental Factors

Bushfire

The town of Roxby Downs is within the Hazards (Bushfire Regional) Overlay. This has requirements as to location of buildings, design and access provisions to minimise bushfire risk, The provisions relate more to development in remote rural areas than urban settings. As there are no nearby bushfire hazards, such as thick vegetation, and the building and locality are within an urban setting with access to firefighting vehicles, it is seen to meet relevant Overlay provisions.

Flooding

The Hazards (Flooding - Evidence Required) overlay also affects the site. No new buildings are proposed. The location of the Gym on the first floor of the Roxby Link building eliminates any flooding hazard to the proposal.

Native Vegetation Overlay

Native vegetation is not impacted by the proposal

CONCLUSION

The proposed development is compatible within the locality and has negligible off-site impacts. It is well serviced by parking and is readily accessible to the general community. There are no adverse environmental factors.

The development will provide a needed service to the community in a currently under-utilised space.

RECOMMENDATION

It is recommended that the Council Assessment Panel resolve that:

1. The proposed development is not considered seriously at variance with the relevant Desired Outcomes and Performance Outcomes of the Planning and Design Code pursuant to section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*.

2. Development Application Number 26030816, by Municipal Council of Roxby Downs is granted Planning Consent subject to the following reasons/conditions/reserved matters:

CONDITIONS

Planning Consent

1. The development shall be undertaken in accordance with approved plans

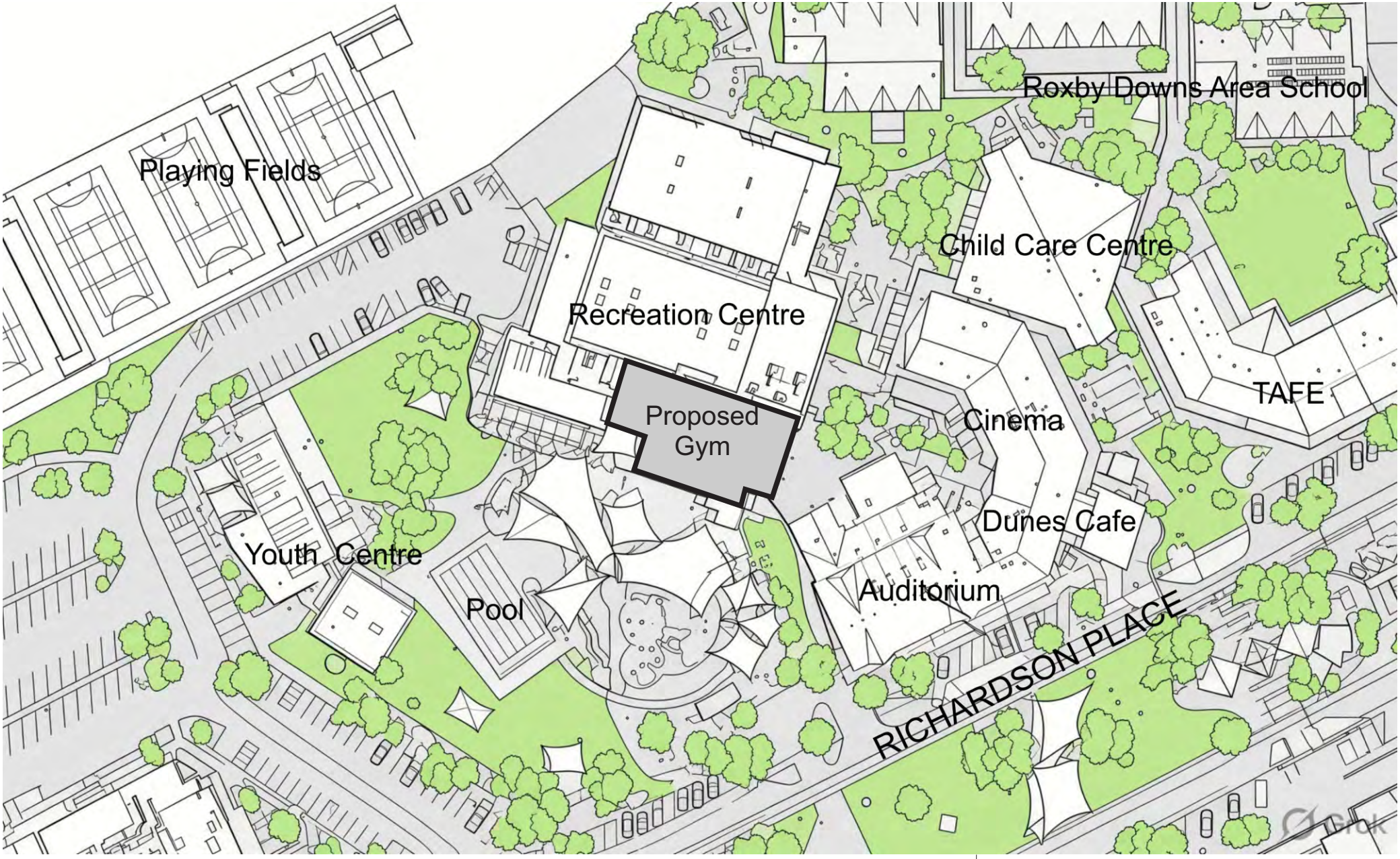
ADVISORY NOTES

Planning Consent

1. No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.
2. Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.
3. This consent or approval will lapse at the expiration of 2 years from its operative date, subject to the below or subject to an extension having been granted by the relevant authority.
4. Where an approved development has been substantially commenced within 2 years from the operative date of approval, the approval will then lapse 3 years from the operative date of the approval (unless the development has been substantially or fully completed within those 3 years, in which case the approval will not lapse).

OFFICER MAKING RECOMMENDATION

Name: Stewart Payne
Title: Assessment Manager
Date: 17/11/2026



Proposed Gymnasium Location Plan

Lot 100 Richardson Place Roxby Downs

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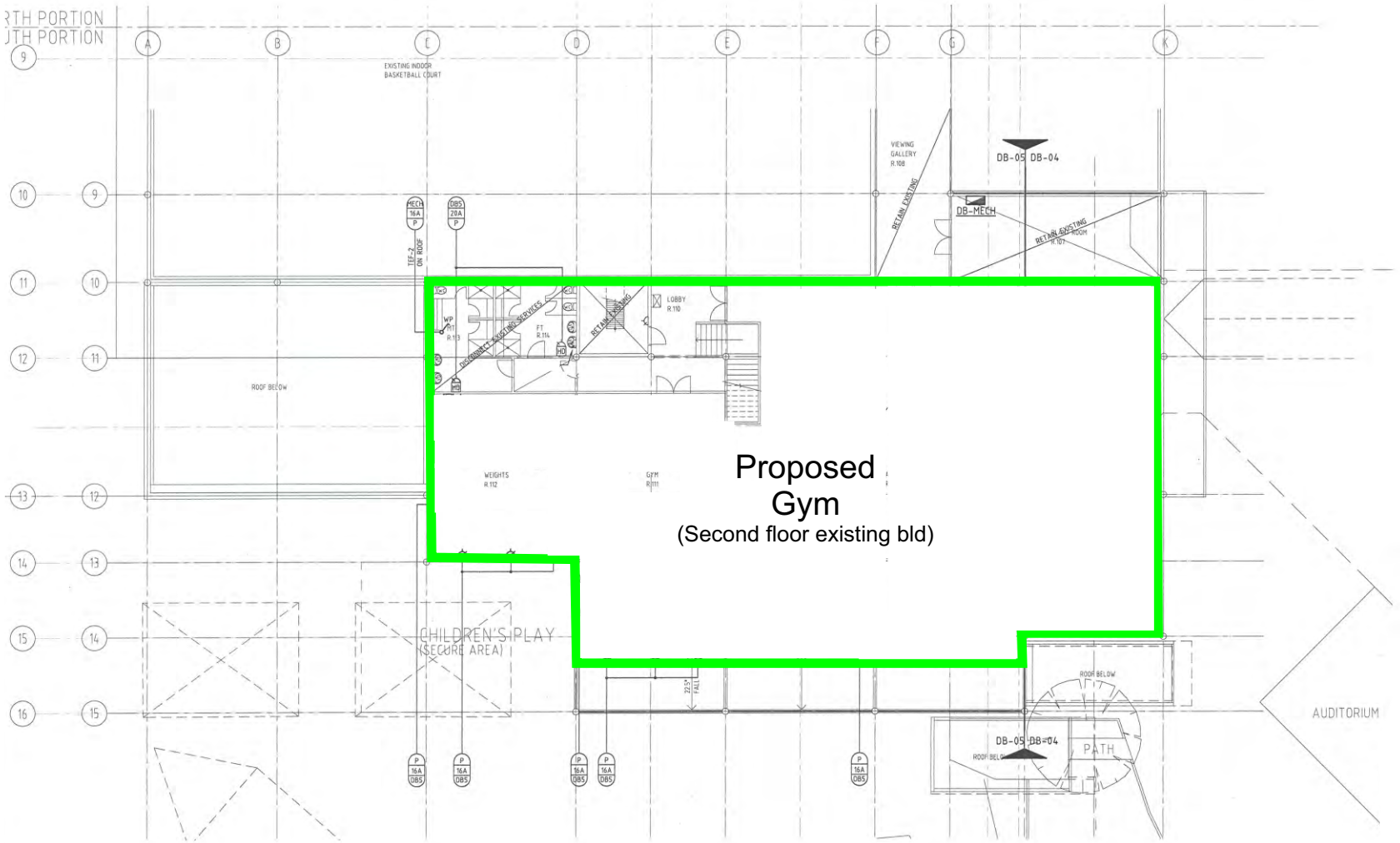
Scale 0m 10 20 30 40 50



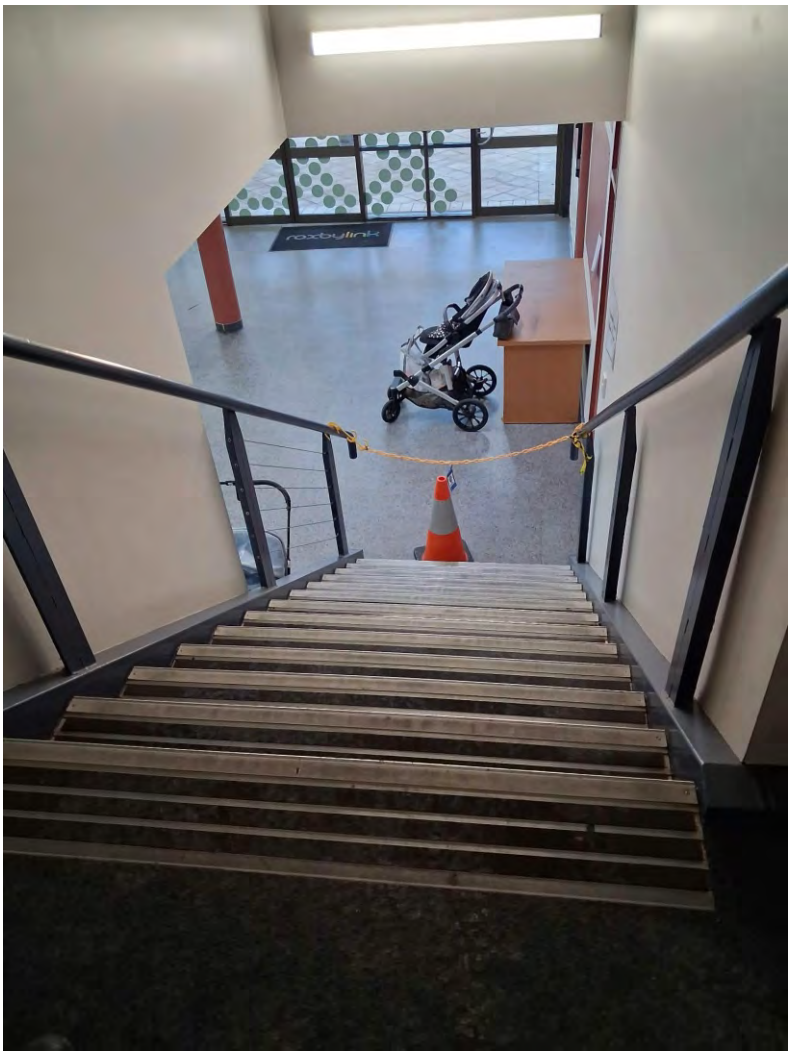
Proposed Gymnasium Floor Plan

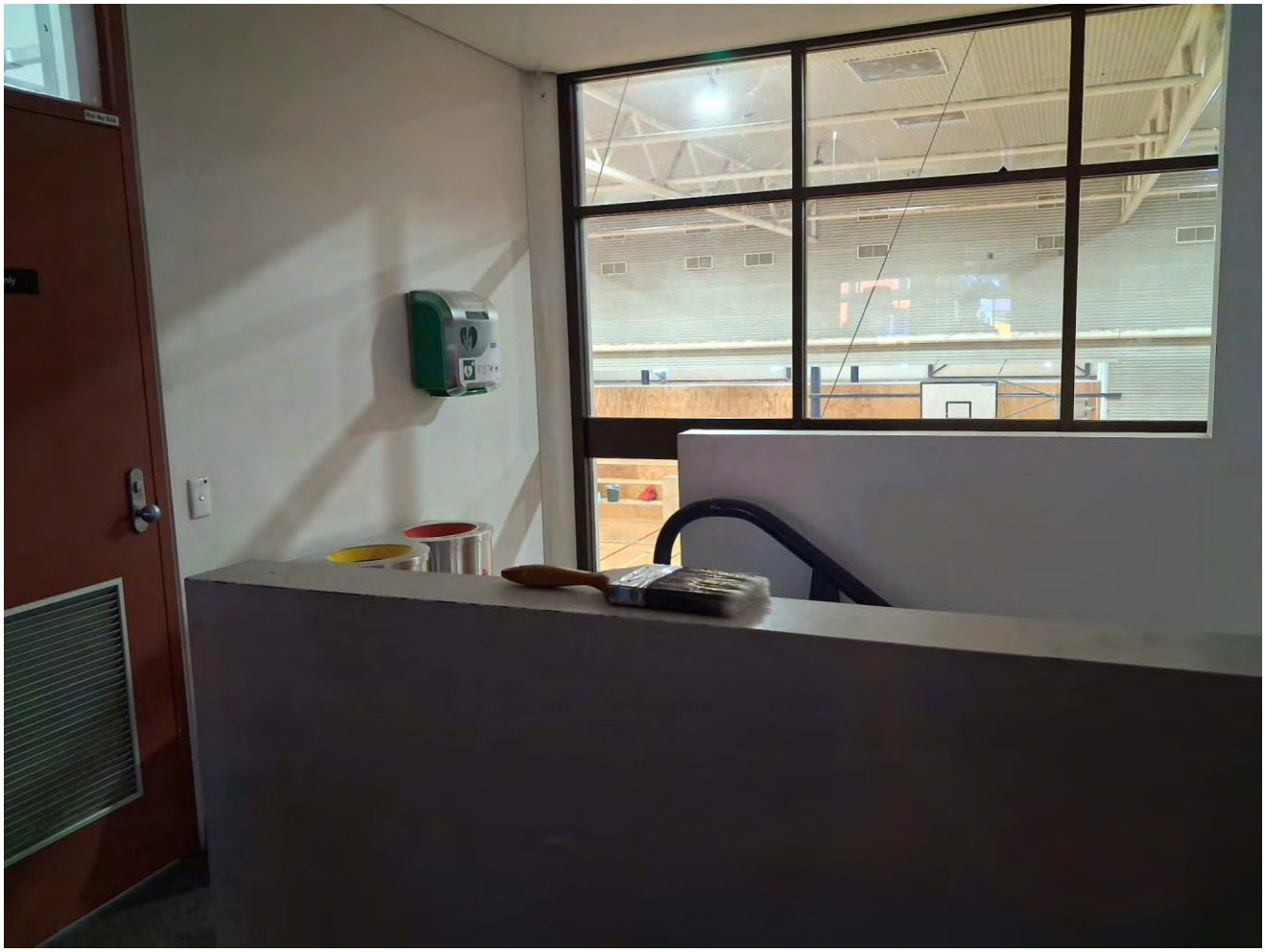
Lot 100 Richardson Place Roxby Downs


tball Courts
Mining Minds
Roxby Link
Google Maps

Various views of proposed Gym space

















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REPORT FOR ORDINARY COUNCIL MEETING

Meeting Date	Thursday, 30 July 2026
Title of Report	Item 4.3 Unsolicited Proposal – Roxby Link Gym Reopening and Operation

1. PURPOSE

To present Council with the attached Business Cas, assessing the unsolicited proposal submitted by Titan Progression Pty Ltd for the reopening and operation of the Roxby Link Gym under a Licence Agreement, supported by a Community Health and Wellbeing Agreement, and to seek Council's endorsement of Option 2 as the recommended course of action.

2. RECOMMENDATION

That Council:

1) Receives and notes the Chief Executive Officer's report and the attached Business Case – Unsolicited Proposal to Operate Roxby Link Gym relating to the unsolicited proposal from Titan Progression Pty Ltd to operate the Roxby Link Gym under a Licence Agreement and Community Health and Wellbeing Agreement.

2) Endorses Option 2 as set out in the attached Business Case, being the proposal from Titan Progression Pty Ltd to operate the Roxby Link Gym under a Licence Agreement and Community Health and Wellbeing Agreement, noting that Option 2 is assessed as the preferred option on the basis of public value, community benefit, financial outcome, governance, deliverability and risk management.

3) Notes and endorses the legally drafted recommendations contained in the attached Business Case and authorises the Chief Executive Officer to give effect to those recommendations, including finalising and executing the Licence Agreement and Community Health and Wellbeing Agreement, subject to the final legal, financial, governance and pre-commencement controls identified in the Business Case.

3. BACKGROUND

The Roxby Link Gym is a Council-owned facility that has remained closed following the cessation of previous operations, resulting in the underutilisation of an established community asset.

Council's intention to explore reactivation of the facility was raised publicly at the ordinary meeting of 27 August 2025. Since that time, Council has received an unsolicited proposal from Titan Progression Pty Ltd to operate the facility under a licence arrangement, supported by a Community Health and Wellbeing Agreement.

In response to the proposal, Council has undertaken an extensive due diligence and governance process, including independent prudential review, probity review, legal advice, risk assessment, financial modelling, independent rental valuation, socio-economic value assessment, dedicated community consultation and stakeholder engagement, including with BHP.

The findings of this process are set out in the attached Business Case. The proposal was also considered by the Audit & Risk Committee on 1 July 2026, which sought further clarification on governance, legal, financial and operational matters before recommending that Council proceed, subject to finalisation of commercial negotiations and execution of the Licence Agreement and Community Health and Wellbeing Agreement.

4. DISCUSSION

This is not a decision about providing a commercial advantage to a private operator, nor is it a simple tenancy decision to maximise rent. It is a public-interest decision about whether Council should activate an existing strategic community asset through a controlled, legally documented and performance-managed arrangement that delivers measurable health, wellbeing, social and economic value to the Roxby Downs community.

On the evidence before Council, I am satisfied that Option 2 provides the strongest available public-value outcome, provided the final legal documents bind the Proponent to the community outcomes, reporting obligations and risk controls identified in the Business Case.

4.1. Options Considered

The Business Case assesses three options: declining the proposal and retaining the current closed facility; endorsing the proposal from Titan Progression Pty Ltd; and undertaking a further open market process.

On the evidence before Council, I recommend Option 2. This option is assessed as delivering the strongest overall outcome when measured against public value, community benefit, financial sustainability, governance, risk, deliverability, stakeholder support and value for money.

4.2. Market Testing

This is not the first time Council has tested market interest in a gym in Roxby Downs. A formal Expression of Interest process undertaken by Council in 2021 produced only one (1) formal proposal, from 24 Power Fit, which subsequently established independently at a separate private site.

The current proposal has also been publicly known for an extended period without a competing proposal emerging. While a further open market process remains a legitimate alternative, there is no evidence presently before Council that it would produce a superior outcome. A further process would also delay implementation and defer the public value benefits identified in the Business Case and would generate additional governance and evaluation costs already invested to substantiate the value of the proposal from Titan Progression Pty Ltd.

4.3. Exceptional Circumstances

I am satisfied that exceptional circumstances exist for Council to progress the unsolicited proposal. The proposal is linked to an existing fitted Council facility, a committed operator investment of approximately $195,000, demonstrated community need, a time-sensitive opportunity to reactivate an underutilised asset, and an extensive due diligence process that has tested the proposal from legal, probity, prudential, financial, risk, valuation, socio-economic and governance perspectives.

The proposal is not recommended merely because it was the only proposal received. It is recommended because, on the evidence before Council, it is materially advanced, capable of timely delivery, supported by binding contractual controls, and delivers a stronger public-value and financial outcome than either continued closure or direct Council operation.

4.4. Financial Position

Financial modelling comparing the three options over a five-year term confirms that licensing the facility to Titan Progression Pty Ltd produces the strongest financial outcome available to Council.

The licence option produces a five-year cash NPV of $152,512 and a five-year accrual surplus of $70,705. This improves Council's position by approximately $213,000 compared with continued closure and by approximately $545,000 compared with direct Council operation, depending on the basis of measurement.

The proposal also avoids the historical average annual operating deficit of approximately $102,000 associated with the facility. Under continued closure or direct Council operation, costs continue to be borne by ratepayers with no corresponding or reduced community benefit.

4.5. Community Need and Public Value

Dedicated community consultation recorded 365 survey responses and 12 written submissions, with 99.7% support for the proposal and 88.0% membership interest.

I am satisfied that the independent socio-economic value assessment demonstrates that the facility should be treated as strategic community infrastructure rather than a commercial tenancy alone. The assessment identifies annual measurable health benefits of approximately $3.651 million and a 10-year benefit-cost ratio of 24.6:1 at township level and 25.0:1 at State level.

These benefits are not direct cash returns to Council. However, they are directly relevant to Council's public-interest assessment, the responsible stewardship of public assets, and the broader health, wellbeing, social connection and liveability outcomes Council seeks to support.

4.6. Community And Stakeholder Support

In addition to residential consultation, I note that BHP, as operator of the Olympic Dam mine and the region's largest employer, has formally confirmed its support for the proposal by letter dated 23 July 2026, on the basis that Council completes its governance, procurement and risk management processes. This stakeholder support is relevant given BHP's role as the region's largest employer and the importance of workforce liveability, health and wellbeing to the broader Roxby Downs community.

4.7. Governance, Probity And Competitive Neutrality

I am satisfied that the proposal has been subject to an extensive governance process, including independent legal, prudential and probity review, risk assessment, financial modelling, independent rental valuation, socio-economic assessment, community consultation, stakeholder engagement and Audit & Risk Committee consideration.

Competitive neutrality and market impact are legitimate matters for Council to consider, particularly where an existing private gym operates in Roxby Downs. These matters have not been dismissed. They have been specifically assessed through legal advice and through the Business Case.

The legal advice received supports the position that the proposed licence arrangement and associated community programs do not constitute a Council business activity for competitive neutrality purposes, as Council will not operate the gym business or control its pricing, budget or day-to-day commercial activity.

The Audit & Risk Committee considered the proposal on 1 July 2026, sought further clarification on governance, legal, financial and operational matters, and, following management's response to those matters, recommended that Council proceed.

4.8. Binding Legal Agreements and Contractual Controls

The recommendation to proceed is conditional on the public value case being embedded in legally binding documentation. The Licence Agreement and Community Health and Wellbeing Agreement must operate together so that the commercial terms, community benefit obligations, reporting requirements, performance measures, review rights and consequences for non-delivery are clear and enforceable.

Council is not being asked to rely on broad statements of community benefit. The proposed approach is to contract for the benefit through legally documented obligations, ongoing reporting and Council oversight.

4.9. Risk

An independent risk assessment has identified 36 risks associated with the proposal, of which 31 are rated Low and 5 Medium after controls, with no residual risks rated High or Extreme. I am satisfied that appropriate controls are proposed and being implemented, including mandatory operator insurance of $20 million, a bond or bank guarantee equivalent to three months' rent, legal review of the licence documentation, reporting obligations, review rights and termination provisions.

The proposal is not risk-free. However, the risks have been identified, assessed, allocated and controlled through the proposed legal, financial, operational and governance framework.

4.10. Proponent Capability

Titan Progression Pty Ltd is assessed as the best available proponent on the evidence currently before Council. This assessment is not based on an assumption that Titan Progression Pty Ltd is the only possible operator. It is based on the combination of local commitment, relevant qualifications, a detailed business plan, proposed capital investment of approximately $195,000, willingness to provide security, acceptance of Council oversight, and agreement to deliver community health and wellbeing outcomes through binding documentation.

The Proponent has not previously operated a commercial gym facility. This has been considered as a risk and is proposed to be managed through the licence conditions, insurance requirements, bank guarantee or bond, performance reporting, Community Health and Wellbeing Agreement obligations, review rights, default provisions, termination rights and Council's retained ability to re-tender or reconsider the operating model if required.

4.11. Council's Best Interests

I am satisfied that Option 2 is in Council's best interests because it improves Council's financial position relative to the alternatives, reduces direct operational exposure, activates an underutilised Council asset, responds to demonstrated community demand, embeds enforceable community benefit obligations, and preserves Council ownership, oversight and future decision-making control.

The arrangement does not transfer Council's governance responsibility. Rather, it creates a structured contract management role through which Council can monitor, enforce and review the delivery of public value over the life of the agreement.

In my view, Option 2 is the most responsible and defendable course available to Council on the evidence presently before it. It is supported by strong community demand, independent socio-economic assessment, a positive financial outcome relative to the alternatives, extensive legal and governance review, manageable residual risk and clear contractual controls.

The alternative of doing nothing leaves a public asset inactive and continues to forgo community benefit. The alternative of commencing a further market process may provide additional procurement comfort, but there is no evidence that it would deliver a superior outcome and it would defer the benefits now available to the community. I therefore recommend that Council endorse Option 2 and authorise finalisation of the legally binding agreements.

5. POLICY IMPLICATIONS

5.1. Financial/Budget

The proposed licence fee is $48,000 per annum exclusive of GST, with approximately $19,300 per annum in utilities and equipment recovery, providing Council with a total recurring revenue position of approximately $67,300 per annum. Financial modelling confirms this arrangement produces a materially stronger financial outcome for Council than either continued closure or a Council-operated model, as set out in the Financial Assessment section of the attached Business Case.

The proposed licence fee is slightly below the lower end of the independent rental valuation range. The Business Case addresses this transparently and links the commercial position to outgoings recovery, operator investment, transfer of operating risk and the measurable community benefits to be secured through the Community Health and Wellbeing Agreement.

5.2. Resources

Ongoing management of the Licence Agreement and Community Health and Wellbeing Agreement will be supported through existing governance structures, including periodic financial, patronage, risk and benefits-realisation reporting. Council's Community Development Manager and Lifestyle Services

Manager roles will support oversight of the community health and wellbeing outcomes associated with the agreement, as set out in the Business Case.

5.3. Legal and Risk Management

The proposal has been the subject of independent legal advice regarding competitive neutrality, procurement policy considerations and public consultation obligations, together with an independent risk assessment identifying no High or Extreme residual risks after controls. The final Licence Agreement and Community Health and Wellbeing Agreement are to include the legal, financial, governance, reporting, security, insurance, review, termination and pre-commencement controls identified in the Business Case.

6. REPORT CONSULTATION

Internal consultation:

- Brian Carr – Strategic Projects Manager
- Sonja Morrison – Corporate Governance & Strategy Manager
- Community Development and Lifestyle Services representatives
- Finance representatives

External / independent input:

- Kristen Raison – Risk Advisor, Humn
- Michele Bennetts – Financial Consultant, LGiQ
- Yari McCall - Norman Waterhouse
- Michael Richardson - BRM Advisory
- Phill Hudson - Hudson Howells
- Reilly Pratt - Knight Frank
- Stewart Payne – Planning Consultant

7. ATTACHMENT(S)

Business Case – Unsolicited Proposal to Operate Roxby Link Gym

NOTE: The Business Case includes the legally developed detailed recommendation package, governance findings, implementation controls and benefits-realisation framework, supporting the recommendation in this report.

8. REPORT AUTHORISER

Mick Nelson
Chief Executive Officer

Address: **LOT 100 RICHARDSON PL ROXBY DOWNS SA 5725**

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



Property Zoning Details

Zone

Community Facilities
Township Activity Centre

Overlay

Hazards (Bushfire - Regional)
Hazards (Flooding - Evidence Required)
Native Vegetation

Development Pathways

- Community Facilities

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

   - Brush fence
   - Building alterations
   - Building work on railway land
   - Educational facility
   - Partial demolition of a building or structure
   - Private bushfire shelter
   - Protective tree netting structure
   - Shade sail
   - Solar photovoltaic panels (roof mounted)
   - Swimming pool or spa pool and associated swimming pool safety features
   - Water tank (above ground)
   - Water tank (underground)

2. Code Assessed - Deemed to Satisfy
   Means that the development type requires consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.

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

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

   - Advertisement
   - Consulting room
   - Demolition
   - Office
   - Retaining wall
   - Tree-damaging activity

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

- Township Activity Centre

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

   - Brush fence
   - Building alterations
   - Building work on railway land
   - Consulting room
   - Office
   - Partial demolition of a building or structure
   - Shade sail
   - Shop
   - Solar photovoltaic panels (roof mounted)
   - Temporary public service depot
   - Water tank (above ground)
   - Water tank (underground)

2. Code Assessed - Deemed to Satisfy
   Means that the development type requires consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.

   - Advertisement
   - Consulting room
   - Office
   - Replacement building
   - Shop
   - Temporary accommodation in an area affected by bushfire

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

   - Advertisement
   - Co-living
   - Consulting room
   - Demolition
   - Dwelling
   - Fence
   - Land division
   - Office
   - Residential flat building
   - Retaining wall
   - Shop

- Store
- Telecommunications facility
- Tree-damaging activity
- Verandah

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

Part 2 - Zones and Sub Zones

Community Facilities Zone

Assessment Provisions (AP)

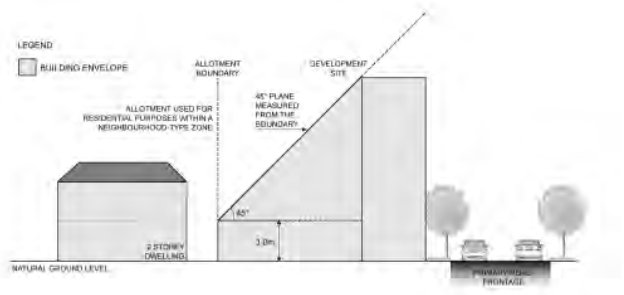
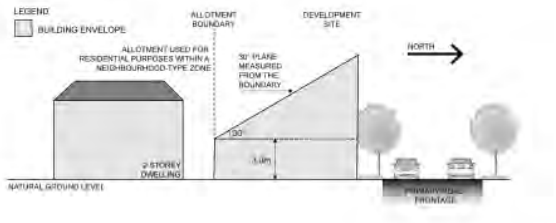
Desired Outcome (DO)

Desired Outcome	
DO 1	Provision of a range of community, educational, recreational and health care facilities.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Development is associated with or ancillary to the provision of community, educational, recreational and / or health care services.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Cemetery (b) Child care facility (c) Community facility (d) Consulting room (e) Educational facility (f) Emergency services facility (g) Health care facility (h) Hospital (i) Indoor recreation facility (j) Library (k) Office associated with community service (l) Place of worship (m) Recreation area (n) Shop
PO 1.2 Shops including restaurants are of a scale that is subordinate to the principal community use of land.	DTS/DPF 1.2 Shop gross leasable floor area does not exceed 250m^2.
PO 1.3 Offices are of a scale that is subordinate to the principal community use of land.	DTS/DPF 1.3 Office gross leasable floor area does not exceed 250m^2.

PO 1.4 Integration and coordination of land uses to enhance the accessibility and efficiency of service delivery.	DTS/DPF 1.4 None are applicable.
PO 1.5 Development avoids inhibiting or prejudicing future delivery of community, educational, recreational or health care services.	DTS/DPF 1.5 None are applicable.
PO 1.6 Community facilities are designed to encourage flexible and adaptable use of open space and facilities for a range of uses over time.	DTS/DPF 1.6 None are applicable.
PO 1.7 Expansion of existing community services such as educational facilities, community facilities and child care facilities in a manner which complements the scale of development envisaged by the desired outcome for the neighbourhood.	DTS/DPF 1.7 Alteration of or addition to existing educational facilities, community facilities or child care facilities where all the following are satisfied: (a) set back at least 3m from any boundary shared with a residential land use (b) building height not exceeding 1 building level (c) the total floor area of the building not exceeding 150% of the total floor area prior to the addition/alteration (d) development satisfies Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.
Building Height and Setbacks	
PO 2.1 Building height is consistent with the maximum height expressed in any relevant *Maximum Building Height (Levels) Technical and Numeric Variation layer and the Maximum Building Height (Metres) Technical and Numeric Variation layer* or is generally consistent with the prevailing character of the locality and height of nearby buildings.	DTS/DPF 2.1 Other than on a Catalyst site in the St Andrews Hospital Precinct Subzone, development does not exceed the following building height(s): In relation to DTS/DPF 2.1, in instances where: (a) more than one value is returned in the same field, refer to the *Maximum Building Height (Levels) Technical and Numeric Variation* layer or *Maximum Building Height (Metres) Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development (b) only one value is returned (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other (c) no value is returned (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.
PO 2.2 Buildings mitigate the visual impacts of massing on residential development within a neighbourhood-type zone.	DTS/DPF 2.2 Except in the St Andrews Hospital Precinct Subzone and the part of the WHC and Memorial Hospital Precinct Subzone north of Kermode Street, buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary or where this boundary is the street boundary):

	
PO 2.3 Buildings mitigate overshadowing of residential development within a neighbourhood-type zone.	DTS/DPF 2.3 Buildings on sites with a southern boundary adjoining the an allotment boundary used for residential purposes within a neighbourhood-type zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram (except where this boundary is a street boundary): 
PO 2.4 Buildings are set back from all boundaries (other than street boundaries) to minimise impacts on neighbouring residential properties, including access to natural light and ventilation	DTS/DPF 2.4 Buildings are set back a minimum 3m from all boundaries where the subject land abuts an allotment used for residential purposes, except where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land.
PO 2.5 Buildings on an allotment fronting a road that is not a State Maintained Road, and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character.	DTS/DPF 2.5 None are applicable.
Advertisements	
PO 3.1 Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality.	DTS/DPF 3.1 Freestanding advertisements satisfy all of the following: (a) do not exceed 2m in height (b) do not have a sign face that exceeds $2m^2$ per side.
Concept Plans	
PO 4.1 Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.	DTS/DPF 4.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: In relation to DTS/DPF 4.1, in instances where: (a) one or more Concept Plan is returned, refer to Part 12 - Concept

	Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. (b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 4.1 is met.

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. Any development involving any of the following (or of any combination of any of the following): (a) advertisement (b) child care facility (c) community facility (d) educational facility (e) protective tree netting structure (f) recreation area.	Except development that exceeds the maximum building height specified in Community Facilities Zone DTS/DPF 2.1 or does not satisfy any of the following: 1. Community Facilities Zone DTS/DPF 2.2 2. Community Facilities Zone DTS/DPF 2.3.
3. Any development involving any of the following (or of any combination of any of the following): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) replacement building (k) retaining wall (l) shade sail (m) solar photovoltaic panels (roof mounted) (n) swimming pool or spa pool and associated	None specified.

swimming pool safety features (o) temporary accommodation in an area affected by bushfire (p) tree damaging activity (q) verandah (r) water tank.	
4. Consulting room.	Except where the site of the development is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone.
5. Demolition.	Except any of the following: 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
6. Office.	Except office that exceeds the maximum building height specified in Community Facilities Zone DTS/DPF 2.1, or is on a Catalyst Site in the St Andrews Hospital Precinct Subzone and exceeds the maximum building height in Community Facilities Zone DTS/DPF 2.1 that applies to development not on a Catalyst Site, or does not satisfy any of the following: 1. Community Facilities Zone DTS/DPF 1.3 2. Community Facilities Zone DTS/DPF 2.2 3. Community Facilities Zone DTS/DPF 2.3.
7. Railway line.	Except where located outside of a rail corridor or rail reserve.
8. Shop.	Except shop that exceeds the maximum building height specified in Community Facilities Zone DTS/DPF 2.1, or is on a Catalyst Site in the St Andrews Hospital Precinct Subzone and exceeds the maximum building height in Community Facilities Zone DTS/DPF 2.1 that applies to development not on a Catalyst Site, or does not satisfy any of the following: 1. Community Facilities Zone DTS/DPF 1.2 2. Community Facilities Zone DTS/DPF 2.2 3. Community Facilities Zone DTS/DPF 2.3.
9. Telecommunications facility.	Except telecommunications facility that: 1. is within 50m of a neighbourhood-type zone or 2. exceeds 30m in height or 3. is on a site that is adjacent land to a site (or land) used for residential purposes.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

(j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank.	
5. Demolition.	Except any of the following: 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
6. Railway line.	Except where located outside of a rail corridor or rail reserve.

Placement of Notices - Exemptions for Performance Assessed Development
None specified.

Placement of Notices - Exemptions for Restricted Development
None specified.

Part 3 - Overlays

Hazards (Bushfire - Regional) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	Development, including land division responds to the relevant level of bushfire risk and is sited and designed to mitigate the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfires as a result of climate change.
DO 2	To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain.	DTS/DPF 1.1 None are applicable.
Built Form	
PO 2.1 Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts.	DTS/DPF 2.1 None are applicable.
PO 2.2 Extensions to buildings, outbuildings and other ancillary structures are sited and constructed using materials to minimise the threat of fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers', accommodation) in the event of bushfire.	DTS/DPF 2.2 Outbuildings and other ancillary structures are sited no closer than 6m from the habitable building.
Habitable Buildings	
PO 3.1 To minimise the threat, impact and exposure to bushfires on life and property, residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited on the flatter portion of allotments away from steep slopes.	DTS/DPF 3.1 None are applicable.
PO 3.2 Residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers accommodation) is sited away from vegetated areas that pose an unacceptable bushfire risk.	DTS/DPF 3.2 Residential and tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b): (a) the asset protection zone has a minimum width of at least: (i) 50 metres to unmanaged grasslands (ii) 100 metres to hazardous bushland vegetation (b) the asset protection zone is contained wholly within the allotment of the development.
PO 3.3 Residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) has a dedicated and accessible water supply available at all times for fire-fighting purposes.	DTS/DPF 3.3 Development has a dedicated water supply available at all times for fire-fighting purposes: (a) comprising a minimum of 5000 litres (b) positioned in an accessible location and accompanied with necessary equipment to allow occupants to minimise the spread of bushfire to the habitable building(s).
Land Division	
PO 4.1 Land division is designed to and incorporates measures to minimise the danger of fire hazard to residents and occupants of buildings, and to protect buildings and property from physical damage in the event of a bushfire.	DTS/DPF 4.1 None are applicable.

PO 4.2 Land division designed to provide a continuous street pattern to facilitate the safe movement and evacuation of emergency vehicles, residents, occupants and visitors.	DTS/DPF 4.2 None are applicable.
PO 4.3 Where 10 or more new allotments are proposed, land division includes at least two separate and safe exit points to enable multiple avenues of evacuation in the event of a bushfire.	DTS/DPF 4.3 None are applicable.
PO 4.4 Land division incorporates perimeter roads of adequate design in conjunction with bushfire buffer zones to achieve adequate separation between residential allotments and areas of unacceptable bushfire risk and to support safe access for the purposes of fire-fighting.	DTS/DPF 4.4 None are applicable.
Vehicle Access -Roads and Driveways	
PO 5.1 Roads are designed and constructed to facilitate the safe and effective: (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors.	DTS/DPF 5.1 Roads: (a) are constructed with a formed, all-weather surface (b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road (c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road (d) have a minimum formed road width of 6m (e) provide overhead clearance of not less than 4.0m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 1) (f) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 2) (g) incorporating cul-de-sac endings or dead end roads do not exceed 200m in length and the end of the road has either: (i) a turning area with a minimum formed surface radius of 12.5m (Figure 3) or (ii) a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 4) (h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.
PO 5.2 Access to habitable buildings is designed and constructed to facilitate the safe and effective: (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors.	DTS/DPF 5.2 Access is in accordance with (a) or (b): (a) a clear and unobstructed vehicle or pedestrian pathway of not greater than 60 metres in length is available between the most distant part of the habitable building and the nearest part of a formed public access road (b) driveways: (i) do not exceed 600m in length (ii) are constructed with a formed, all-weather surface (iii) are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8) (iv) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway (v) have a crossfall of not more than 6 degrees (1-in-9.5) at any point along the driveway (vi) have a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12 degrees (1-

	in-4.5)) plus 0.5 metres clearance either side of the driveway from overhanging branches or other obstructions, including buildings and/or structures (Figure 1) (vii) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5) (viii) provide overhead clearance of not less than 4.0m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (Figure 1) (ix) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around driveway curves by constructing the curves with a minimum external radius of 12.5m (Figure 2) (x) allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by using a 'U' shaped drive through design or by incorporating at the end of the driveway either: A. a loop road around the building or B. a turning area with a minimum radius of 12.5m (Figure 3) or C. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4) (xi) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.
PO 5.3 Development does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available.	DTS/DPF 5.3 None are applicable.

Procedural Matters (PM) - Referrals

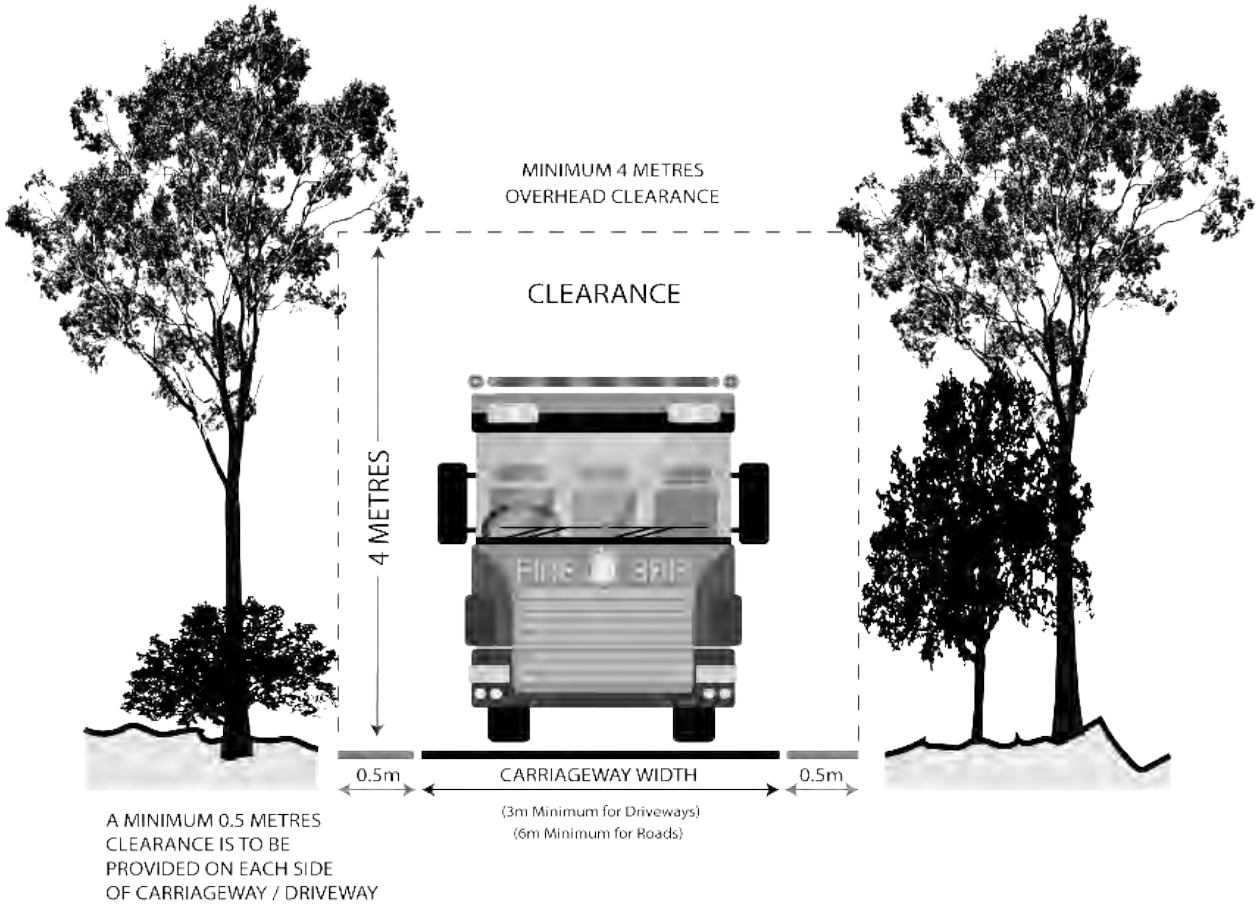
The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations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

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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

Figures and Diagrams

Fire Appliance Clearances
Figure 1 - Overhead and Side Clearances



Roads and Driveway Design

Figure 2 - Road and Driveway Curves

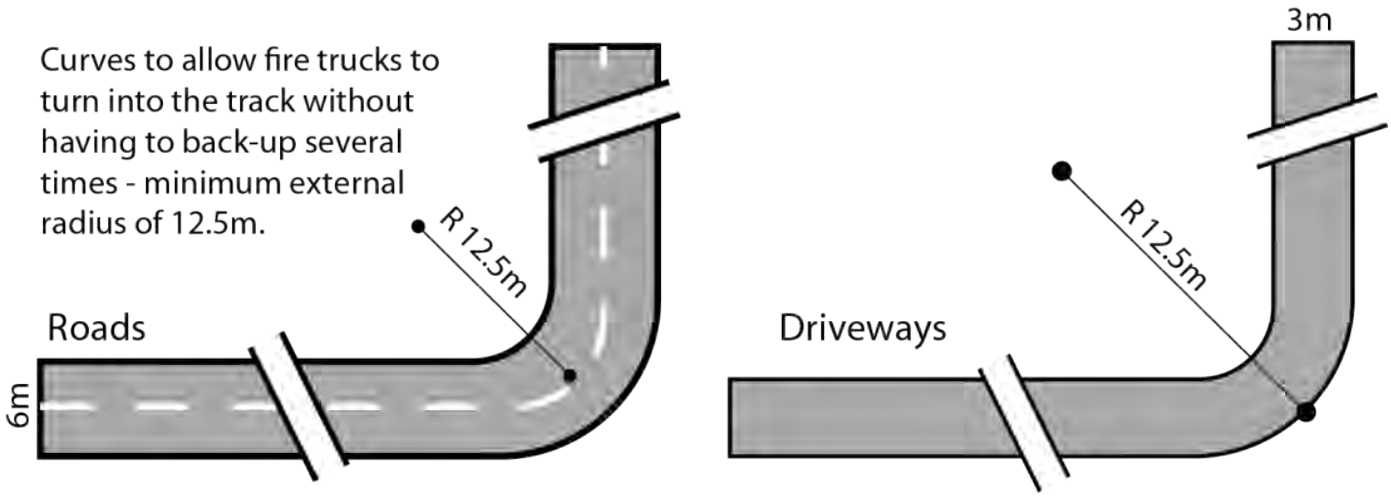


Figure 3 - Full Circle Turning Area

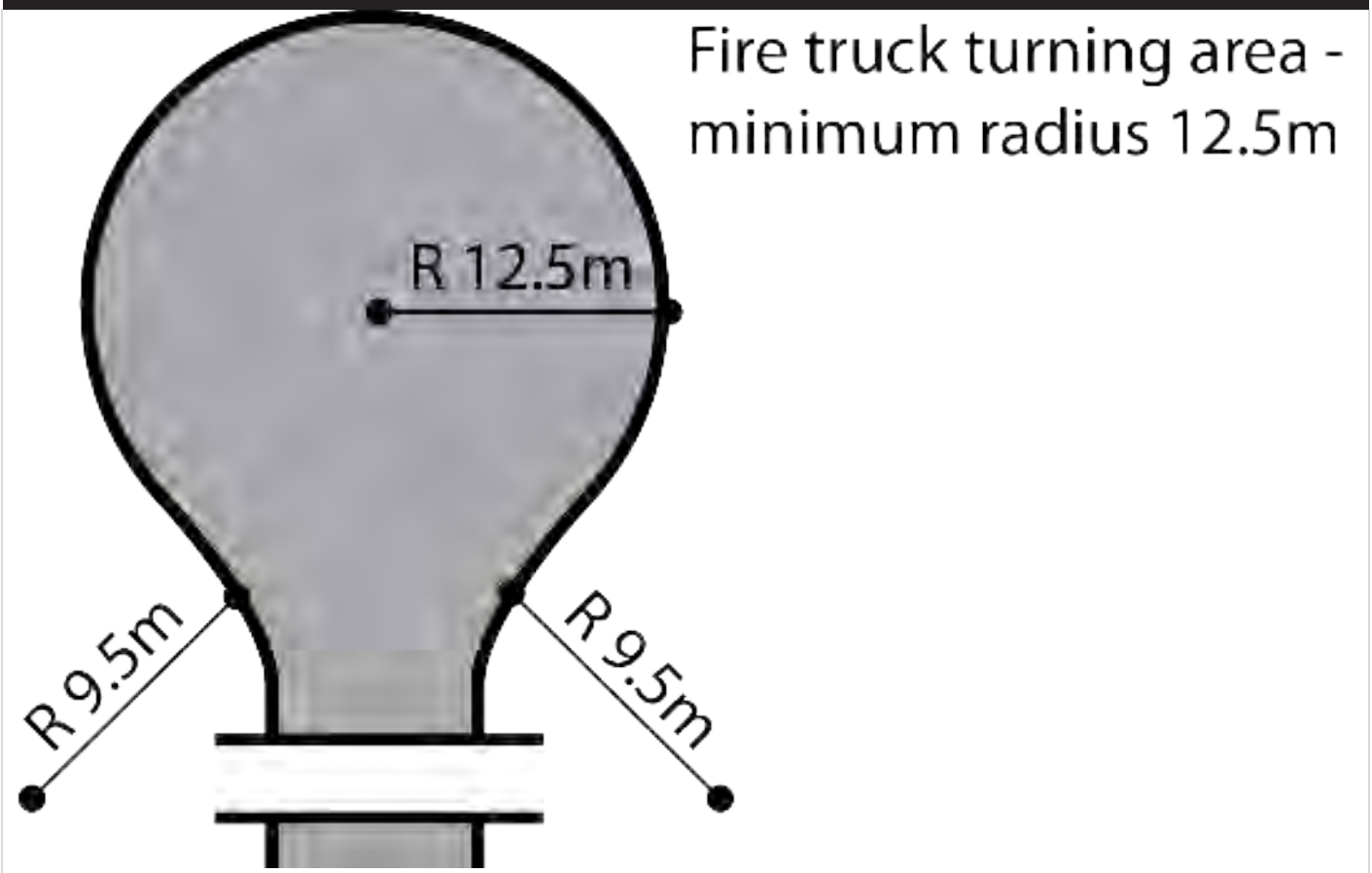
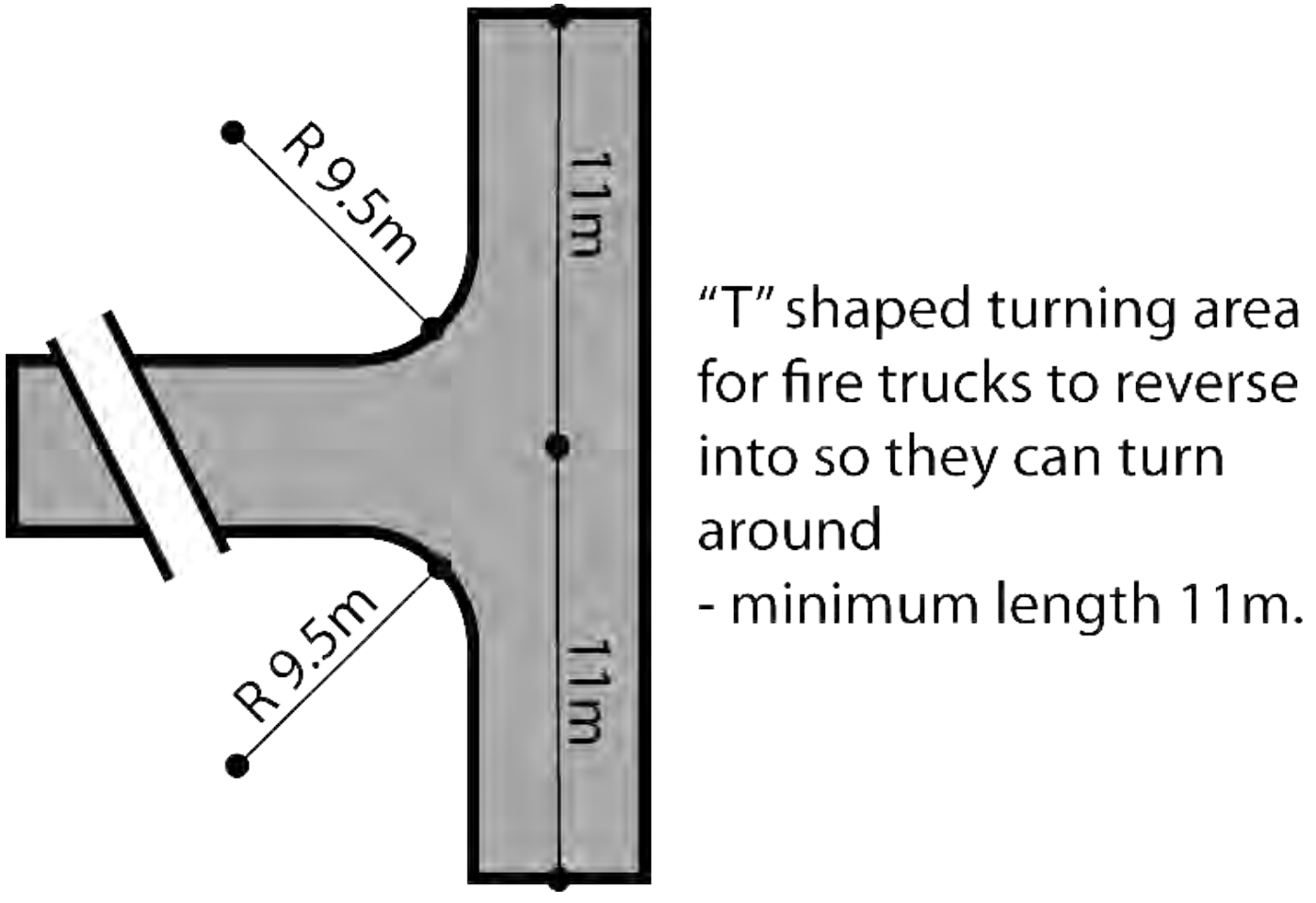


Figure 4 - 'T' or 'Y' Shaped Turning Head



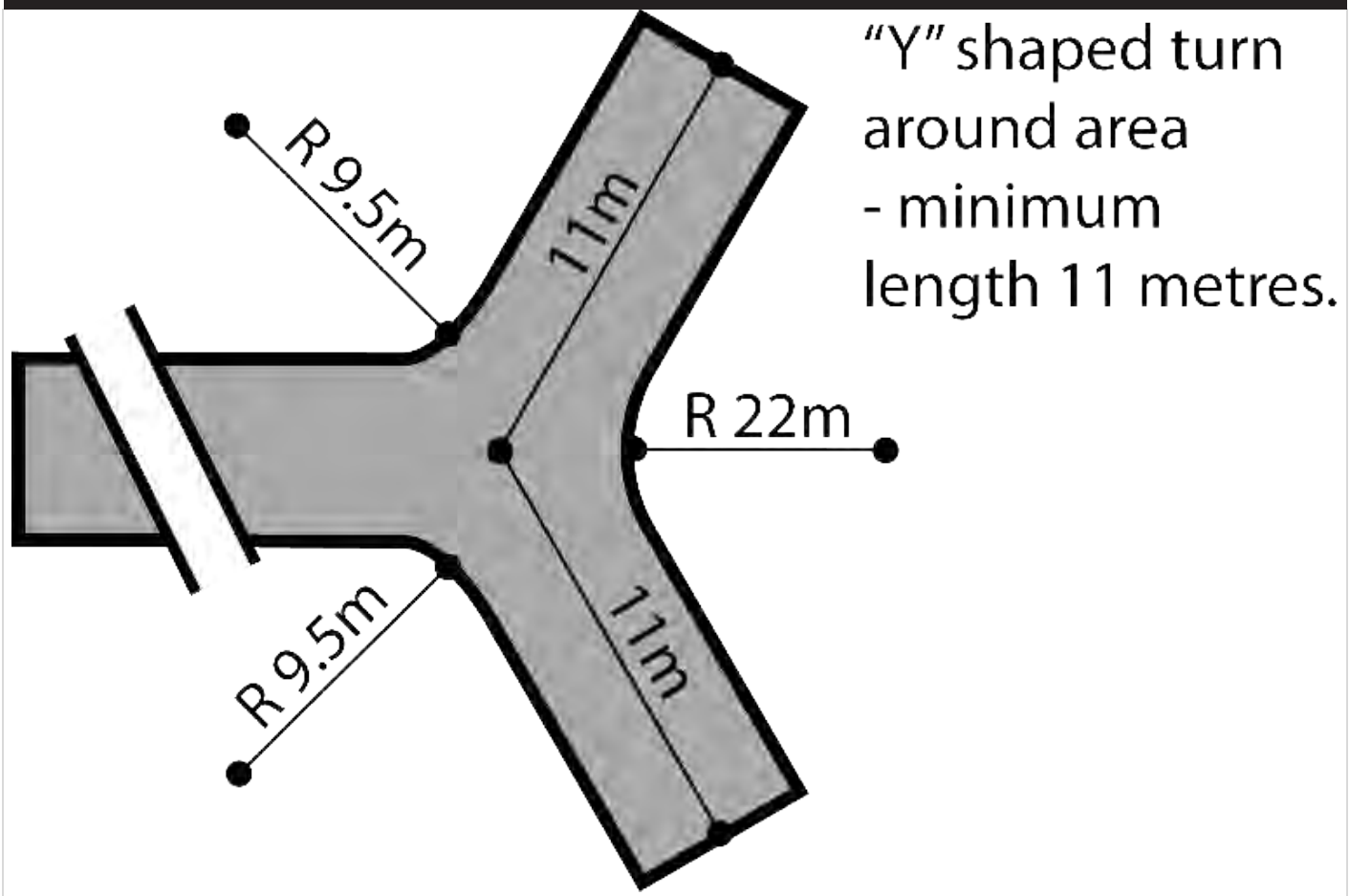
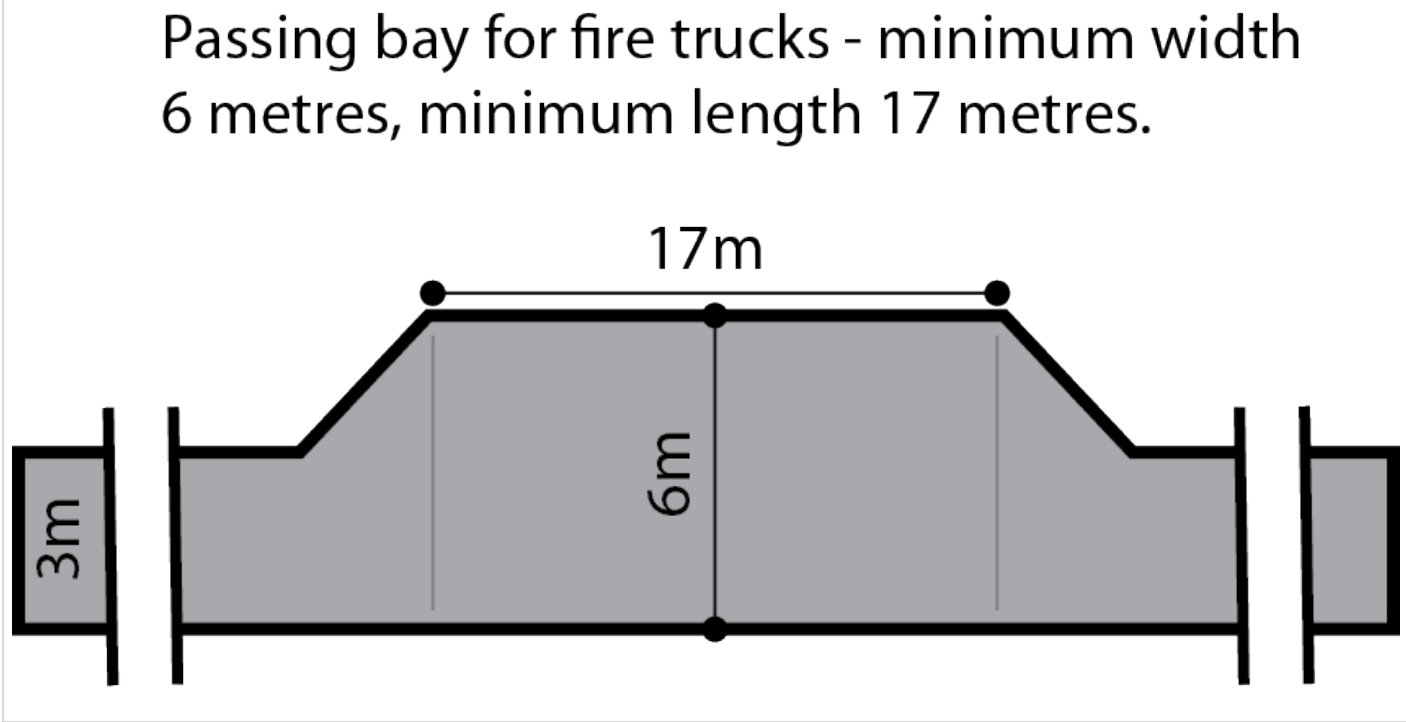


Figure 5 - Driveway Passing Bays



Hazards (Flooding - Evidence Required) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development adopts a precautionary approach to mitigate potential impacts on people, property, infrastructure and the environment from potential flood risk through the appropriate siting and design of development.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Flood Resilience	
PO 1.1 Development is sited, designed and constructed to minimise the risk of entry of potential floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.	DTS/DPF 1.1 Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished floor level at least 300mm above: (a) the highest point of top of kerb of the primary street or (b) the highest point of natural ground level at the primary street boundary where there is no kerb
Environmental Protection	
PO 2.1 Buildings and structures used either partly or wholly to contain or store hazardous materials are designed to prevent spills or leaks leaving the confines of the building.	DTS/DPF 2.1 Development does not involve the storage of hazardous materials.

Procedural Matters (PM) - Referrals

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

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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

Native Vegetation Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Areas of native vegetation are protected, retained and restored in order to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystem services, carbon storage and amenity values.

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

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

	(ii) a declaration stating that no native vegetation clearance under the *Native Vegetation Act 1991* will be required as a result of the division of land (iii) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the vegetation to be cleared is categorised as 'Level 1 clearance' or (b) an application for land division which is being considered concurrently with a proposal to develop each allotment which will satisfy, or would satisfy, the requirements of DTS/DPF 1.1, including any clearance that may occur or (c) the division is to support a Heritage Agreement under the Native Vegetation Act 1991 or the *Heritage Places Act 1993*.

Procedural Matters (PM) - Referrals

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

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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

Part 4 - General Development Policies

Advertisements

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	

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

Open Space and Recreation

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Pleasant, functional and accessible open space and recreation facilities are provided at State, regional, district, neighbourhood and local levels for active and passive recreation, biodiversity, community health, urban cooling, tree canopy cover, visual amenity, gathering spaces, wildlife and waterway corridors, and a range of other functions and at a range of sizes that reflect the purpose of that open space.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Recreation facilities are compatible with surrounding land uses and activities.	DTS/DPF 1.1 None are applicable.
PO 1.2 Open space areas include natural or landscaped areas using locally indigenous plant species and large trees.	DTS/DPF 1.2 None are applicable.
Design and Siting	
PO 2.1 Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility.	DTS/DPF 2.1 None are applicable.
PO 2.2 Open space and recreation facilities incorporate park furniture, shaded areas and resting places.	DTS/DPF 2.2 None are applicable.
PO 2.3 Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities.	DTS/DPF 2.3 None are applicable.
Pedestrians and Cyclists	
PO 3.1 Open space incorporates: (a) pedestrian and cycle linkages to other open spaces, centres, schools and public transport nodes; (b) safe crossing points where pedestrian routes intersect the road network; (c) easily identified access points.	DTS/DPF 3.1 None are applicable.
Usability	
PO 4.1 Land allocated for open space is suitable for its intended active and passive recreational use taking into consideration its gradient and potential for inundation.	DTS/DPF 4.1 None are applicable.
Safety and Security	
PO 5.1 Open space is overlooked by housing, commercial or other development to provide casual surveillance where possible.	DTS/DPF 5.1 None are applicable.
PO 5.2 Play equipment is located to maximise opportunities for passive surveillance.	DTS/DPF 5.2 None are applicable.
PO 5.3 Landscaping provided in open space and recreation facilities maximises opportunities for casual surveillance throughout the park.	DTS/DPF 5.3 None are applicable.
PO 5.4 Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment.	DTS/DPF 5.4 None are applicable.
PO 5.5	DTS/DPF 5.5

Adequate lighting is provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities.	None are applicable.
PO 5.6 Pedestrian and bicycle movement after dark is focused along clearly defined, adequately lit routes with observable entries and exits.	DTS/DPF 5.6 None are applicable.
Signage	
PO 6.1 Signage is provided at entrances to and within the open space and recreation facilities to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes, park activities and the like.	DTS/DPF 6.1 None are applicable.
Buildings and Structures	
PO 7.1 Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive.	DTS/DPF 7.1 None are applicable.
PO 7.2 Buildings and structures in open space areas are clustered where practical to ensure that the majority of the site remains open.	DTS/DPF 7.2 None are applicable.
PO 7.3 Development in open space is constructed to minimise the extent of impervious surfaces.	DTS/DPF 7.3 None are applicable.
PO 7.4 Development that abuts or includes a coastal reserve or Crown land used for scenic, conservation or recreational purposes is located and designed to have regard to the purpose, management and amenity of the reserve.	DTS/DPF 7.4 None are applicable.
Landscaping	
PO 8.1 Open space and recreation facilities provide for the planting and retention of large trees and vegetation.	DTS/DPF 8.1 None are applicable.
PO 8.2 Landscaping in open space and recreation facilities provides shade and windbreaks: (a) along cyclist and pedestrian routes; (b) around picnic and barbecue areas; (c) in car parking areas.	DTS/DPF 8.2 None are applicable.
PO 8.3 Landscaping in open space facilitates habitat for local fauna and facilitates biodiversity.	DTS/DPF 8.3 None are applicable.
PO 8.4 Landscaping including trees and other vegetation passively watered with local rainfall run-off, where practicable.	DTS/DPF 8.4 None are applicable.

Out of Activity Centre Development

PO 2.2 Occupants are provided privacy and amenity through landscaping and fencing.	DTS/DPF 2.2 None are applicable.
PO 2.3 Communal open space and centrally located recreation facilities are provided for guests and visitors.	DTS/DPF 2.3 12.5% or more of a caravan park comprises clearly defined communal open space, landscaped areas and areas for recreation.
PO 2.4 Perimeter landscaping is used to enhance the amenity of the locality.	DTS/DPF 2.4 None are applicable.
PO 2.5 Amenity blocks (showers, toilets, laundry and kitchen facilities) are sufficient to serve the full occupancy of the development.	DTS/DPF 2.5 None are applicable.
PO 2.6 Long-term occupation does not displace tourist accommodation, particularly in important tourist destinations such as coastal and riverine locations.	DTS/DPF 2.6 None are applicable.
Tourist accommodation in areas constituted under the National Parks and Wildlife Act 1972	
PO 3.1 Tourist accommodation avoids delicate or environmentally sensitive areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation (including regenerated areas of native vegetation lost through bushfire).	DTS/DPF 3.1 None are applicable.
PO 3.2 Tourist accommodation is sited and designed in a manner that is subservient to the natural environment and where adverse impacts on natural features, landscapes, habitats and cultural assets are avoided.	DTS/DPF 3.2 None are applicable.
PO 3.3 Tourist accommodation and recreational facilities, including associated access ways and ancillary structures, are located on cleared (other than where cleared as a result of bushfire) or degraded areas or where environmental improvements can be achieved.	DTS/DPF 3.3 None are applicable.
PO 3.4 Tourist accommodation is designed to prevent conversion to private dwellings through: (a) comprising a minimum of 10 accommodation units (b) clustering separated individual accommodation units (c) being of a size unsuitable for a private dwelling (d) ensuring functional areas that are generally associated with a private dwelling such as kitchens and laundries are excluded from, or physically separated from individual accommodation units, or are of a size unsuitable for a private dwelling.	DTS/DPF 3.4 None are applicable.

Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome (DO)

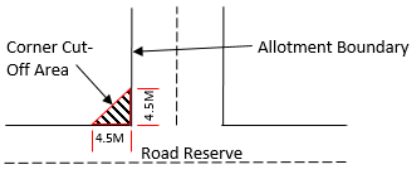
Desired Outcome	
DO 1	A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Movement Systems	
PO 1.1 Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Industrial, commercial and service vehicle movements, loading areas and designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimise potential conflict.	DTS/DPF 1.3 None are applicable.
PO 1.4 Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.	DTS/DPF 1.4 All vehicle manoeuvring occurs onsite.
Sightlines	
PO 2.1 Sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians.	DTS/DPF 2.1 None are applicable.
PO 2.2 Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians.	DTS/DPF 2.2 None are applicable.
Vehicle Access	
PO 3.1 Safe and convenient access minimises impact or interruption on the operation of public roads.	DTS/DPF 3.1 The access is: (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.
PO 3.2	DTS/DPF 3.2

Development incorporating vehicular access ramps ensures vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.	None are applicable.
PO 3.3 Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.	DTS/DPF 3.3 None are applicable.
PO 3.4 Access points are sited and designed to minimise any adverse impacts on neighbouring properties.	DTS/DPF 3.4 None are applicable.
PO 3.5 Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.	DTS/DPF 3.5 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back in accordance with all of the following: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 3.6 Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).	DTS/DPF 3.6 Driveways and access points: (a) for sites with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided (b) for sites with a frontage to a public road greater than 20m: (i) a single access point no greater than 6m in width is provided or (ii) not more than two access points with a width of 3.5m each are provided.
PO 3.7 Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.	DTS/DPF 3.7 Development does not involve a new or modified access or cause an increase in traffic through an existing access that is located within the following distance from a railway crossing: (a) 80 km/h road - 110m (b) 70 km/h road - 90m (c) 60 km/h road - 70m (d) 50km/h or less road - 50m.
PO 3.8 Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.	DTS/DPF 3.8 None are applicable.
PO 3.9 Development is designed to ensure vehicle circulation between activity	DTS/DPF 3.9 None are applicable.

areas occurs within the site without the need to use public roads.	
Access for People with Disabilities	
PO 4.1 Development is sited and designed to provide safe, dignified and convenient access for people with a disability.	DTS/DPF 4.1 None are applicable.
Vehicle Parking Rates	
PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as: (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place (e) proximity to high frequency public transport Note: In circumstances where a land use is not defined in Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas or Table 1 - General Off-Street Car Parking Requirements (as applicable), an appropriate car parking rate may be defined by reference to similar development in comparable locations.	DTS/DPF 5.1 Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant: (a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area (b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.
Vehicle Parking Areas	
PO 6.1 Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.	DTS/DPF 6.1 Movement between vehicle parking areas within the site can occur without the need to use a public road.
PO 6.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.	DTS/DPF 6.2 None are applicable.
PO 6.3 Vehicle parking areas are designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points.	DTS/DPF 6.3 None are applicable.
PO 6.4 Pedestrian linkages between parking areas and the development are provided and are safe and convenient.	DTS/DPF 6.4 None are applicable.
PO 6.5 Vehicle parking areas that are likely to be used during non-daylight hours are provided with sufficient lighting to entry and exit points to ensure clear visibility to users.	DTS/DPF 6.5 None are applicable.
PO 6.6 Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.	DTS/DPF 6.6 Loading areas and designated parking spaces are wholly located within the site.
PO 6.7	DTS/DPF 6.7

On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.	None are applicable.
Undercroft and Below Ground Garaging and Parking of Vehicles	
PO 7.1 Undercroft and below ground garaging of vehicles is designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles.	DTS/DPF 7.1 None are applicable.
Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks	
PO 8.1 Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants.	DTS/DPF 8.1 None are applicable.
PO 8.2 Traffic circulation and movement within the park is pedestrian friendly and promotes low speed vehicle movement.	DTS/DPF 8.2 None are applicable.
Bicycle Parking in Designated Areas	
PO 9.1 The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode.	DTS/DPF 9.1 Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements.
PO 9.2 Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft.	DTS/DPF 9.2 None are applicable.
PO 9.3 Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport.	DTS/DPF 9.3 None are applicable.
Corner Cut-Offs	
PO 10.1 Development is located and designed to ensure drivers can safely turn into and out of public road junctions.	DTS/DPF 10.1 Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram: 
Heavy Vehicle Parking	
PO 11.1 Heavy vehicle parking and access is designed and sited so that the activity does not result in nuisance to adjoining neighbours as a result of dust, fumes, vibration, odour or potentially hazardous loads.	DTS/DPF 11.1 Heavy vehicle parking occurs in accordance with the following: (a) the site is not located within a Neighbourhood-type zone (except a Rural Living Zone) (b) the site is a minimum of 0.4 ha (c) where the site is 2 ha or more, no more than 2 vehicles

	exceeding 3,000 kilograms each (and trailers) are to be parked on the allotment at any time (d) where the site is between 0.4 ha and 2 ha, only one vehicle exceeding 3,000 kilograms (and one trailer) are to be parking on the allotment at any time (e) the vehicle parking area achieves the following setbacks: (i) behind the building line or 30m, whichever is greater (ii) 20m from the secondary street if it is a State Maintained Road (iii) 10m from the secondary street if it is a local road (iv) 10m from side and rear boundaries (f) parking and access areas (including internal driveways) should be sealed or have a surface that can be treated and maintained to minimise dust and mud nuisance (g) does not include refrigerated trailers or vehicles (h) vehicles only enter and exit the property in accordance with the following hours: (i) Monday to Saturday 6:00am and 9:30pm (ii) Sunday and public holidays between 9:30 am and 7:00 pm (i) the handling or trans-shipment of freight is not carried out on the property.
PO 11.2 Heavy vehicle parking ensures that vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.	DTS/DPF 11.2 Heavy vehicles: (a) can enter and exit the site in a forward direction; and (b) operate within the statutory mass and dimension limited for General Access Vehicles (as prescribed by the National Heavy Vehicle Regulator).
PO 11.3 Heavy vehicle parking is screened through siting behind buildings, screening, landscaping or the like to obscure views from adjoining properties and public roads.	DTS/DPF 11.3 None are applicable.

Table 1 - General Off-Street Car Parking Requirements

The following parking rates apply and if located in an area where a lawfully established carparking fund operates, the number of spaces is reduced by an amount equal to the number of spaces offset by contribution to the fund.

Class of Development	Car Parking Rate (unless varied by Table 2 onwards) Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.
Residential Development	
Co-located Housing	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling to be located in a shared car parking area / arrangement. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling to be located in a shared car parking area / arrangement. Where development involves 3 or more dwellings, 0.33 spaces per dwelling for visitor parking to be located in a shared car parking area / arrangement.
Detached Dwelling	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.

	Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.
Group Dwelling	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.
Residential Flat Building	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.
Row Dwelling where vehicle access is from the primary street	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.
Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.
Semi-Detached Dwelling	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.
Aged / Supported Accommodation	
Retirement facility	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
Supported accommodation	0.3 spaces per bed.
Residential Development (Other)	
Ancillary accommodation	No additional requirements beyond those associated with the main dwelling.
Residential park	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
Student accommodation	0.3 spaces per bed.
Workers' accommodation	0.5 spaces per bed plus 0.2 spaces per bed for visitor parking.
Co-living	Co-living residence: 0.5 spaces per bedroom.
Tourist	
Caravan and tourist park	Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation. Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation. A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.
Tourist accommodation other than a caravan and tourist park	1 car parking space per accommodation unit / guest room.
Commercial Uses	
Auction room/ depot	1 space per 100m2 of building floor area plus an additional 2 spaces.
Automotive collision repair	3 spaces per service bay.
Motor repair station	3 spaces per service bay.
Office	For a call centre, 8 spaces per 100m2 of gross leasable floor area For an office subordinate to, and associated with, a retirement facility or supported accommodation located on a significant retirement facility and supported accommodation site, 0 spaces.

	In all other cases, 4 spaces per 100m2 of gross leasable floor area.
Retail fuel outlet	3 spaces per 100m2 gross leasable floor area.
Service trade premises	2.5 spaces per 100m2 of gross leasable floor area 1 space per 100m2 of outdoor area used for display purposes.
Shop (no commercial kitchen)	5.5 spaces per 100m2 of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. 5 spaces per 100m2 of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. 0 spaces where located on a significant retirement facility and supported accommodation site, and is subordinate to, and associated with, a retirement facility or supported accommodation.
Shop (in the form of a bulky goods outlet)	2.5 spaces per 100m2 of gross leasable floor area.
Shop (in the form of a restaurant or involving a commercial kitchen)	Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat. Premises with take-away service but with no seats - 12 spaces per 100m2 of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point. Premises with a dine-in and drive-through take-away service - 0.3 spaces per seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point.
Community and Civic Uses	
Community facility	For a library, 4 spaces per 100m2 of total floor area. For a hall/meeting hall, 0.2 spaces per seat. For a community facility located on a significant retirement facility and supported accommodation site, and is subordinate to and associated with a retirement facility or supported accommodation, 0 spaces. In all other cases, 10 spaces per 100m2 of total floor area.
Educational facility	For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site. For a secondary school - 1.1 per full time equivalent employee plus 0.1 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site. For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.
Place of worship	1 space for every 3 visitor seats.
Child care facility	For a child care centre, 0.25 spaces per child In all other cases, 1 per employee plus 0.25 per child (drop off/pick up bays).
Health Related Uses	
Consulting room	4 spaces per consulting room excluding ancillary facilities. 0 spaces per consulting room where subordinate to and associated with a retirement facility or supported accommodation on a significant retirement facility and supported accommodation site.

Hospital	4.5 spaces per bed for a public hospital. 1.5 spaces per bed for a private hospital.
Recreational and Entertainment Uses	
Cinema complex	0.2 spaces per seat.
Concert hall / theatre	0.2 spaces per seat.
Hotel	1 space for every 2m2 of total floor area in a public bar plus 1 space for every 6m2 of total floor area available to the public in a lounge, beer garden plus 1 space per 2 gaming machines, plus 1 space per 3 seats in a restaurant.
Indoor recreation facility	6.5 spaces per 100m2 of total floor area for a Fitness Centre 4.5 spaces per 100m2 of total floor area for all other Indoor recreation facilities.
Industry/Employment Uses	
Fuel depot	1.5 spaces per 100m2 total floor area 1 spaces per 100m2 of outdoor area used for fuel depot activity purposes.
Industry	1.5 spaces per 100m2 of total floor area.
Store	0.5 spaces per 100m2 of total floor area.
Timber yard	1.5 spaces per 100m2 of total floor area 1 space per 100m2 of outdoor area used for display purposes.
Warehouse	0.5 spaces per 100m2 total floor area.
Other Uses	
Funeral Parlour	1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour.
Radio or Television Station	5 spaces per 100m2 of total building floor area.

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

The following parking rates apply in any zone, subzone or other area described in the 'Designated Areas' column.

In the area identified in Concept Plan 152 Brompton Gasworks, car parking can be provided in a consolidated manner for that precinct rather than on a development-by-development basis

Class of Development	Car Parking Rate Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
Development generally			
All classes of development	No minimum.	No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is: 1 space for each dwelling with a total floor area less than 75 square metres 2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres 3 spaces for each dwelling with a total floor area greater than 150 square metres. Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.	Capital City Zone City Main Street Zone City Riverbank Zone Adelaide Park Lands Zone Business Neighbourhood Zone (within the City of Adelaide) The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone
Non-residential development			
Non-residential development excluding tourist accommodation	3 spaces per 100m2 of gross leasable floor area.	5 spaces per 100m2 of gross leasable floor area.	City Living Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone

			Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh)
Non-residential development excluding tourist accommodation	3 spaces per 100m2 of gross leasable floor area.	6 spaces per 100m2 of gross leasable floor area.	Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a high frequency public transit area Suburban Activity Centre Zone when the site is also in a high frequency public transit area Suburban Business Zone when the site is also in a high frequency public transit area Business Neighbourhood Zone outside of the City of Adelaide when the site is also in a high frequency public transit area Suburban Main Street Zone when the site is also in a high frequency public transit area Urban Activity Centre Zone
Non-residential development excluding tourist accommodation	3 spaces per 100 square metres of gross leasable floor area 1.5 spaces per 100 square metres of gross leasable floor area above ground floor level other than for a shop	3 spaces per 100 square metres of gross leasable floor area	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Tourist accommodation	1 space for every 4 bedrooms up to 100 bedrooms plus 1 space for every 5 bedrooms over 100 bedrooms	1 space per 2 bedrooms up to 100 bedrooms and 1 space per 4 bedrooms over 100 bedrooms	City Living Zone Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh)
Residential development			
Residential component of a multi-	Dwelling with no separate bedroom	None specified.	

storey building (except for co-living)	-0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking.		City Living Zone Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a high frequency public transit area Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh)
Residential component of a multi-storey building	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Residential flat building	Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking.	None specified.	City Living Zone Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh)
Residential flat building	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Detached dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Row dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Semi-detached dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Co-living	0.25 per residence	None specified	City Living Zone Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham Urban Activity Centre Zone when the site is also in a high frequency public transit area

			Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Notes			
1	In the area identified in Concept Plan 152 Brompton Gasworks, car parking can be provided in a consolidated manner for that precinct rather than on a development-by-development basis		

Table 3 - Off-Street Bicycle Parking Requirements

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

Class of Development	Bicycle Parking Rate Where a development comprises more than one development type, then the overall bicycle parking rate will be taken to be the sum of the bicycle parking rates for each development type.
Co-living	1 per co-living residence for residents, plus 1 per 10 co-living residences for visitors.
Consulting room	1 space per 20 employees plus 1 space per 20 consulting rooms for customers.
Educational facility	For a secondary school - 1 space per 20 full-time time employees plus 10 percent of the total number of employee spaces for visitors. For tertiary education - 1 space per 20 employees plus 1 space per 10 full time students.
Hospital	1 space per 15 beds plus 1 space per 30 beds for visitors.
Indoor recreation facility	1 space per 4 employees plus 1 space per 200m2 of gross leasable floor area for visitors.
Licensed Premises	1 per 20 employees, plus 1 per 60 square metres total floor area, plus 1 per 40 square metres of bar floor area, plus 1 per 120 square metres lounge and beer garden floor area, plus 1 per 60 square metres dining floor area, plus 1 per 40 square metres gaming room floor area.
Office	1 space for every 200m2 of gross leasable floor area plus 2 spaces plus 1 space per 1000m2 of gross leasable floor area for visitors.
Child care facility	1 space per 20 full time employees plus 1 space per 40 full time children.
Recreation area	1 per 1500 spectator seats for employees plus 1 per 250 visitor and customers.
Residential flat building	Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 for every 10 dwellings for visitors.
Residential component of a multi-storey building (except for co-living)	Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 space for every 10 dwellings for visitors.
Shop	1 space for every 300m2 of gross leasable floor area plus 1 space for every 600m2 of gross leasable floor area for customers.
Tourist accommodation	1 space for every 20 employees plus 2 for the first 40 rooms and 1 for every additional 40 rooms for visitors.
Schedule to Table 3	

Designated Area	Relevant part of the State The bicycle parking rate applies to a designated area located in a relevant part of the State described below.
All zones	City of Adelaide
Business Neighbourhood Zone Strategic Innovation Zone Suburban Activity Centre Zone	Metropolitan Adelaide

	Suburban Business Zone Suburban Main Street Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone	

Waste Treatment and Management Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Waste treatment and management facilities incorporate separation distances and attenuation measures within the site between waste operations areas (including all closed, operating and future cells) and sensitive receivers and sensitive environmental features to mitigate off-site impacts from noise, air and dust emissions.	DTS/DPF 1.1 None are applicable.
Soil and Water Protection	
PO 2.1 Soil, groundwater and surface water are protected from contamination from waste treatment and management facilities through measures such as: (a) containing potential groundwater and surface water contaminants within waste operations areas (b) diverting clean stormwater away from waste operations areas and potentially contaminated areas (c) providing a leachate barrier between waste operations areas and underlying soil and groundwater.	DTS/DPF 2.1 None are applicable.
PO 2.2 Wastewater lagoons are set back from watercourses to minimise	DTS/DPF 2.2 Wastewater lagoons are set back 50m or more from watercourse

DEVELOPMENT NO.:	26009640
APPLICANT:	Discovery Holiday Parks
NATURE OF DEVELOPMENT:	Expansion of existing tourist and workers accommodation facility with associated amenities, services, parking, swimming pool, deck, and shade sails.
ZONING INFORMATION:	**Zones:** • Neighbourhood **Subzones:** • Roxby Downs **Overlays:** • Affordable Housing • Hazards (Bushfire - Regional) • Hazards (Flooding - Evidence Required) • Key Outback and Rural Routes • Native Vegetation • Signif Retirement Facility Supported Accom Sites **Technical Numeric Variations (TNVs):** • Maximum Building Height (Metres) (Maximum building height is 9m) • Minimum Frontage (Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 10m; row dwelling is 7m; group dwelling is 25m; residential flat building is 25m) • Minimum Site Area (Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 270 sqm; row dwelling is 210 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm) • Maximum Building Height (Levels) (Maximum building height is 2 levels)
LODGEMENT DATE:	30 Mar 2026
RELEVANT AUTHORITY:	Assessment Panel Municipal Council of Roxby Downs
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2026.6 26/03/2026

CONTENTS:

1 Relevant P and D code Policies – Attachment 1

2. Application Documents –

2.1 Planning Report - Appendix 1

2.2 Plans and Elevations – Appendix 2

2.3 Native Vegetation Report – Appendix 3

3. Infrastructure Report – Appendix 4

DETAILED DESCRIPTION OF PROPOSAL:

The development entails a significant modification to the existing Discovery caravan and workers accommodation facility. It will result in the addition of 50 x 4unit accommodation blocks throughout the park utilising existing road and service infrastructure.

In addition to accommodation units, general park amenities will be upgraded to cater for increased occupancy. Facilities include an enlarged dining facility with decking, refurbished and extended gym, pool with associate plant and linen sheds and cool room. Approx 20 existing buildings (mostly outbuildings or obsolete accommodation buildings) will be removed from the site.

The application has been notified with no representations. The Panel is the relevant authority as the development cost is in excess of $3m. This value is outside the Assessment Manager's delegation.

LOCATION OF DEVELOPMENT:

56 -94 BURGOYNE ST ROXBY DOWNS SA 5725
Title and Parcel

Title Ref: CT 6316/581 **Plan Parcel:** D137438 AL701

Additional Location Information: Council: Municipal Council of Roxby Downs

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
  Workers' accommodation: Code Assessed - Performance Assessed
  Caravan and tourist park: Code Assessed - Performance Assessed
  Swimming pool or spa pool and associated swimming pool safety features: Code Assessed - Performance Assessed
  Deck: Code Assessed - Performance Assessed
  Shade sail: Code Assessed - Performance Assessed

- **OVERALL APPLICATION CATEGORY:**
  Code Assessed - Performance Assessed
- **REASON**
  P&D Code

PUBLIC NOTIFICATION

Yes

- **REASON**
  Various elements of the application are subject to notification; therefore the whole application is subject to notification.

  No representations have been received

AGENCY REFERRALS

Not required

INTERNAL REFERRALS

Council provides basic infrastructure services such as power, sewer and water. Consultation with relevant Council staff on this matter has been undertaken. There is limited local engineering knowledge to provide detailed advice as to current capacity potential augmentation requirements.

The applicant was asked to quantify additional demand against current supply and prepared a report (Trinamic Consultants _ Service Infrastructure Report – Attached)

This has identified potential service shortfalls including electricity supply and possibly sewer holding tank capacity. These findings need to be verified and checked by Council. These matters are in train with suitable expertise being engaged to review reports.

The matter of obtaining advice from Council service authorities has been a drawn out process due to lack of local engineering expertise. This matter is discussed in more detail below.

PLANNING & DESIGN CODE POLICIES

PLANNING ASSESSMENT

Question of Seriously at Variance

The development has a number of components including pool, gymnasium and ancillary facilities in addition to accommodation units, but can reasonably be described as a workers accommodation facility, with additional elements being ancillary to this principal usage.

Worker's accommodation is listed in Performance Outcome 1.1 for the Roxby Downs subzone, therefore the use is an expected one within the subzone if it is integrated into residential neighbourhood. In this instance, it is considered the proposed development will be well integrated into the neighbourhood as the site is self-contained and is suitably separated from residential land uses so as not to create nuisance or adverse impacts. Other relevant PDC requirements are met by the proposal and consequently, it is not considered the development is seriously at variance with the PDC.

Neighbourhood Zone/Roxby Downs Subzone

The development may reasonably be assessed as an expansion of an existing workers accommodation facility and caravan park rather than considering its individual components. The various components are ancillary to the existing and proposed uses of the site. The upgrades generally relate to existing facilities on the site (gymnasium and dining hall. An entirely new component is the swimming pool

As noted above, the Roxby Downs Subzone allows for the development of workers accommodation facilities where they are integrated into residential neighbourhoods. Integration may denote a suitable location in a residential neighbourhood without generating adverse amenity impacts.

The park has been used as an accommodation facility for many years and is well established as such. It is self-contained and well isolated from residential land uses opposite. It is separated by the width of Burgoyne Street, fencing and landscaping. This provides a visual barrier as well as a reasonable sound buffer.

A workers accommodation facility generally does not create nuisance. Activities areas for outdoor recreation and dining are located well distant from residences on Burgoyne Street. Movement of vehicles to and from the site will occur via the main entrance. While traffic will increase to some extent, a reasonable proportion of occupants will be fly in fly out employees who do not bring private vehicles. They will use existing public transport to access work sites from the park. Most traffic from the site to the Olympic Dam mine will travel west to Olympic Dam Highway rather than through the town, further reducing potential amenity impacts. It is therefore not considered additional traffic movements will result in serious amenity impacts for residents on Burgoyne Street, which in any event, is a main suburban collected road and one of the main entranceways into the Roxby Downs.

The proposed pool and majority of proposed new units are on the western end of the park which has no immediate interface with housing.

It is therefore considered that the facility will integrate well with the existing neighbourhood and will consequently meet the Performance Outcome for the subzone.

The Neighbourhood Zone has provisions related to non-residential development. PO 1.3 relates to the provision of services which may be accessed by the public and are not relevant in this instance. PO 1.4 relates to siting of facilities which should complement residential character and amenity. For the various reasons outlined above, it is considered the proposed development meets PO 1.4.

Various non-residential structures ancillary to an existing non residential use per PO 10.3 generally meets the performance outcome in that they do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties. Ancillary structures are well screened from residential areas by landscaping and fencing. The new pool is located on the western boundary of the site with no dwellings in proximity. The site is well screened with vegetation and fencing and will not detract from the amenity of the locality. While existing perimeter landscaping is well established, it has thinned due to attrition over the years. Supplementation of perimeter planting is considered reasonable to provide a more attractive interface with public areas and to provide additional screening. This matter is further discussion below and will be addressed in conditions.

Hazards (Bushfire - Regional) Overlay

The development is located within the urban area of Roxby Downs, There are no areas of vegetation which are likely to pose a bushfire risk in close proximity to the site. The surrounding vegetation comprises arid species with sparse ground coverage presenting minimal bushfire risk. The facility is located within the town with sealed access roads providing good emergency vehicle access. It is considered the proposal meets relevant PDC requirements to mitigate bushfire risk.

Key Outback and Rural Routes Overlay

The subject site is within the overlay, but there is no access proposed or existing onto Olympic Dam Highway. The existing site access will not be modified in any way. While additional accommodation units are to be established within the park, this will have minimal traffic implications upon Olympic Dam Highway. There is expected to be only minor increase in traffic existing Burgoyne Street onto Olympic Dam Highway.

Native Vegetation Overlay

The applicant has noted that two trees are to be removed to enable the construction of the pool.

The matter of clearance has been assessed by a suitably qualified person as Level 2. Referral to the Native Vegetation Council is not required. The level of clearance is minimal and involves two trees only. The applicant will pay a fee as a Substantial Environmental Benefit.

It is considered that the clearance meets the PDC requirement of minimalisation of clearance enabling the development to proceed. Considering there are over 70 trees within the park which will be retained, the removal of two is reasonably described as minimal. It is proposed that additional landscaping will be established around new facilities. The matter of perimeter landscaping is addressed in conditions. The provision of additional plantings of suitable indigenous species will meet PDC requirements.

Design

A few relevant provisions relate to external appearance of the development. There will be little change from the existing. New accommodation units are to be interspersed with existing development around the park. There will be no particularly obvious structures of any bulk visible from outside the site. Existing landscaping and fencing and existing structures will obscure most development, meaning that the redevelopment will have minimal visual impact. The applicant has noted that additional landscaping is proposed around the redeveloped gym and in association with the pool. Existing perimeter vegetation provides some screening currently, however additional planting along the Burgoyne Street frontage of the site would assist with site screening. This matter is covered in conditions of consent and will enable relevant PDC policy to be achieved.

Stormwater

The applicant has provided a brief commentary on the matter of stormwater management. He notes that existing stormwater from the site drains to the allotment adjoining to the north which serves as a stormwater retention basin for a large area of the town. The additional stormwater from roofed surfaces of new building is not considered to significantly increase flows to this stormwater detention basin which consequently should be adequate to cope. He notes that habitable building will have a floor level of 600mm above existing ground level to meet Hazards (Flooding - Evidence required) Overlay requirements.

Relevant POs require stormwater management systems to minimise pollutants where there is a significant risk of litter or grease.

POs also require that water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.

The existing stormwater runoff from the park would be a mixture of roof, road and carpark runoff which would have varying levels of contamination. The catchment to the north is a dedicated stormwater basin and is not part of a natural hydrological system. It receives water from a worker's camp to the north and a residential subdivision also to the north. Other town water from residential areas collects in this basin.

While existing park runoff is unregulated, it is reasonable to require at least a rudimentary level treatment prior to it being discharged from the site. Where possible, overland flows should be directed to recreation reserves within the park to provide a level of filtering and arresting of flow prior to discharge to the adjoining land. This matter is addressed in conditions.

Traffic Carparking and Access

Additional carparking is to be provided on the site adjacent to accommodation units. This is provided over the rate required in the PDC. The applicant notes that many occupants will be FIFO and will not have personal transport and will instead utilise existing bus services to the mine site.

While there is likely to be an increase in traffic to and from the site as a result of the expansion (increase in occupancy of approx. 200 persons) This is unlikely to equate to an equivalent increase in traffic movements to and from the site given that many residents will not have private vehicles. The existing site has operated well in terms of vehicle access. There is a wide driveway with good visibility onto Burgoyne Street, a wide collector road and one the main access ways into Roxby Downs. Most traffic will move in a westerly direction towards OD Highway resulting in minimal impact upon residential areas.

It is considered the current road network and access arrangements are adequate to cater for the increase in traffic. It is considered the additional provision of carparking within the site will more than meet the needs of the increased occupation.

Workers Accommodation

POs 1.2 - 1.4 are relevant to the current proposal.

PO 1.2 seeks to minimise amenity impacts upon adjacent land users. This matter is well discussed in commentary above and it is considered the proposal meets the PO

PO 1.3 relates to structures blending with the landscape and is more relevant to remote sites. Proposed new structures are of neutral colouring and will blend with existing development and the landscape

PO1.4 requires that workers' accommodation and settlements are provided with service infrastructure (power, water and effluent disposal) sufficient to meet the living needs of workers. Council is the water, sewer and power authority for Roxby Downs. The applicant has confirmed it will meet the costs of any required augmentation of these services.

Adequate site servicing is essential to the proper operation of the facility. The development will introduce additional accommodation units that will increase demand on power, water and sewer services. It is therefore important that services are provided at a scale that supports efficient

operation of the facility without adversely affecting existing service provision to the township. As the service provider, Council has limited capacity to absorb significant upgrade costs without appropriate agreements or guarantees in place. The question of entering into suitable infrastructure agreements with Council is therefore proposed to be addressed as a reserved matter.

Norman Waterhouse Lawyers has provided the wording for a reserved matter. However they indicate that a reserved matter relating to servicing may not be valid, on the basis of relevant case law, because servicing is a fundamental planning consideration. Council previously sought to finalise agreements prior to determination of the application and requested detailed servicing information. The applicant has since completed a site-servicing engineering study that identified a potential shortfall in power supply (which may require a new transformer) and raised questions about sewer holding-tank capacity. These matters require further assessment by Council's relevant service authorities.

The applicant (through Ekistics Planning Consultants) has expressed frustration at the time taken to obtain information from Council's utility business units. Limited local engineering resources have made it difficult for staff to respond promptly. This matter is now being progressed, however given the time that has elapsed, the applicant has requested that Council proceed to determine the application. There is growing demand for workers' accommodation associated with the Olympic Dam mine expansion that cannot be met solely by the mining company. Discovery Holiday Parks has indicated that further delay may affect the viability of the project, as it needs planning consent to demonstrate to BHP that additional accommodation can be delivered when required.

The applicant has therefore asked that outstanding infrastructure requirements be addressed by way of a reserved matter. It has provided known servicing demands and states that it has made reasonable efforts to obtain the necessary information, noting that key servicing data remains with Council's utility units. The applicant argues that any required upgrades are physically achievable because basic infrastructure is already available; the outstanding issues relate to the scope and timing of works rather than the fundamental ability to supply services.

On this basis, the Panel may consider that the relevant servicing provisions can be satisfactorily addressed, given that Council, as the service provider, can require any necessary upgrades and obtain appropriate guarantees or contributions. The timing and detailed scope of works are primarily logistical matters that can be secured through an infrastructure agreement after planning consent is issued. Requiring agreements to be finalised before consent is granted may prevent the development from proceeding. Given the planning merits of the proposal and its capacity to support the ongoing accommodation needs of the town and its principal employer, there is a significant risk if the development does not proceed.

RECOMMENDATION

1. The proposed development is not considered seriously at variance with the relevant Desired Outcomes and Performance Outcomes of the Planning and Design Code pursuant to section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*.

2. That Planning Consent be granted to application 26009640 for upgrades and enhancements to a workers accommodation facility at 56 to 94 Burgoyne Street subject to the following conditions and reserved matters

CONDITIONS

Planning Consent

1. **Landscaping Plan and Perimeter Planting**

Prior to the issue of Development Approval, a detailed landscaping plan prepared by a suitably qualified person must be submitted to and approved by the Assessment Manager. The plan must show:

- additional planting along the Burgoyne Street frontage and other perimeter boundaries where existing vegetation has thinned, to improve screening and the interface with the public realm;
- plantings around the new pool, gymnasium and associated facilities;
- use of suitable indigenous or arid-zone species appropriate to the locality; and
- irrigation, mulching and maintenance arrangements for a minimum period of 12 months after planting.
  All landscaping must be established in accordance with the approved plan prior to occupation of the new accommodation units (or within a timeframe otherwise agreed in writing by the Assessment Manager) and must be maintained thereafter in good condition.

2. **Stormwater Management**

Prior to the issue of Development Approval, a stormwater management plan prepared by a suitably qualified engineer must be submitted to and approved by the Assessment Manager. The plan must demonstrate:

- that overland flows are, where practicable, directed to recreation reserves or landscaped areas within the park to provide a rudimentary level of filtering and flow attenuation prior to discharge from the site;
- that the quality of water discharged from the site is of a physical, chemical and biological condition equivalent to or better than the pre-development state; and
- that finished floor levels of habitable buildings are at least 600 mm above existing ground level in accordance with the Hazards (Flooding – Evidence Required) Overlay.
  All stormwater works must be completed in accordance with the approved plan prior to occupation of the new accommodation units.

ADVISORY NOTES

Planning Consent

1. No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form,

you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.

2. Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.

3. This consent or approval will lapse at the expiration of 2 years from its operative date, subject to the below or subject to an extension having been granted by the relevant authority.

4. Where an approved development has been substantially commenced within 2 years from the operative date of approval, the approval will then lapse 3 years from the operative date of the approval (unless the development has been substantially or fully completed within those 3 years, in which case the approval will not lapse).

RESERVED MATTERS

Prior to the issuing of development approval, the applicant must satisfy the relevant authority that:

a. the proposed development can be serviced appropriately with a potable water supply service; a sewerage service; and an electricity supply service, and

b. any augmentation or infrastructure required by the relevant service provider to facilitate such servicing (in paragraph (a) above)) must either be provided or the applicant must have entered into a binding arrangement with the relevant service provider for the provision of such augmentation or infrastructure, and that binding arrangement must be supported by adequate security.

OFFICER MAKING RECOMMENDATION

Name: Stewart Payne

Title: Assessment Manager

Date: 20/11/26

ekistics

Discovery Workstay

Roxby Downs

Planning Statement

26 March 2026

REF#02148

ACKNOWLEDGEMENT TO COUNTRY

Ekistics respectfully acknowledges the traditional owners and custodians of the land on which we work and we pay our respects to Elders past and present.

PROPRIETARY INFORMATION STATEMENT

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Revision	Description	Author	Date
Version 0	Planning Statement (Draft)	JR	19 March 2026
Version 0	Planning Statement (Draft : Peer Review)	CO	23 March 2026
Version 1	Planning Statement (Final)	JR	26 March 2026

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APPENDICES

1. CERTIFICATE OF TITLE

2. PLANS & ELEVATIONS *DISCOVERY PARKS*

3. NATIVE VEGETATION DATA REPORT BLACKOAK ENVIRONMENTAL

1. EXECUTIVE SUMMARY

Category	Details	
PROJECT	Discovery Workstay Roxby Downs	
ADDRESS OF SITE	56-94 Burgoyne St, Roxby Downs	
FIRST NATIONS COUNTRY	Kokatha	
CERTIFICATES OF TITLE	Certificate of Title Volume 6316 Folio 581 (Deposited Plan 137438 Allotment 701)	
ALLOTMENT AREA	Approximately 86,958m^2	
ALLOTMENT FRONTAGE/S	Approx. 254.2m to Olympic Way & approx. 454.8m to Burgoyne St (excl. corner cut-offs)	
RELEVANT AUTHORITY	Council Assessment Panel (CAP) or Assessment Manager of the Roxby Council	
PLANNING AND DESIGN CODE	Version 2026.5 (Published on 12 March 2026)	
ZONE	Neighbourhood Zone	
SUBZONE	Roxby Downs Subzone	
OVERLAYS	• Affordable Housing • Key Outback and Rural Routes • Hazards (Bushfire - Regional) • Hazards (Flooding - Evidence Required) • Native Vegetation	
TECHNICAL & NUMERIC VARIATIONS (TNVs)	• Maximum Building Height (Metres) – *9 metres;* • Maximum Building Height (Levels) – 2 *levels;* • Minimum Frontage – *[applicable to dwellings only]*; and • Minimum Site Area – *[applicable to dwellings only]*.	
EXISTING USE	Workers accommodation & caravan and tourist park	
PROPOSAL DESCRIPTION	Expansion of existing tourist and workers accommodation facility with associated amenities, services, parking, swimming pool, deck, and shade sails.	
CLASSIFICATION OF DEVELOPMENT	Workers accommodation	Code Assessed - Performance Assessed
	Caravan and tourist park	Code Assessed – Performance Assessed
	Swimming pool	Code Assessed – Performance Assessed
	Deck	Code Assessed - Performance Assessed
	Shade sails	Code Assessed - Performance Assessed
PUBLIC NOTIFICATION	Required	
REFERRALS	N/A	
APPLICANT	Discovery Holiday Parks	
CONTACT PERSON	James Rhodes - Planning Consultant	

2. INTRODUCTION

This planning statement has been prepared in support of a development application by Discovery Holiday Parks who seek Planning Consent for the establishment of additional accommodation within the existing Discovery Workstay - Roxby Downs facility (the 'subject site').

This Planning Statement provides information about the subject site and proposed development. The planning statement will address the merits of the development application against the relevant provisions of the Planning and Design Code.

The planning statement has been informed by a pre-lodgement meeting with Council on 26 November 2025.

For the purposes of this statement, the *Planning, Development, and Infrastructure Act 2016* will be referred to as the 'PDI Act', the *Planning, Development and Infrastructure (General) Regulations 2017* will be referred to as the 'PDI Regulations' and the Planning and Design Code will be referred to as the 'Code'.

Importantly, this planning statement has been prepared on the basis of the plans and supporting documentation summarised below:

Appendix 1	Certificate of Title	
Appendix 2	Plans & Elevations	Discovery Parks
Appendix 3	Native Vegetation Data Report	BlackOak Environmental

3. SITE AND LOCALITY

3.1. Subject Site

The subject site is located at 56-94 Burgoyne St, Roxby Downs, comprising Certificate of Title Volume 6316 Folio 581 (Deposited Plan 137438 Allotment 701) (refer to ***Appendix 1***) and is illustrated in ***Figure 3-1***.

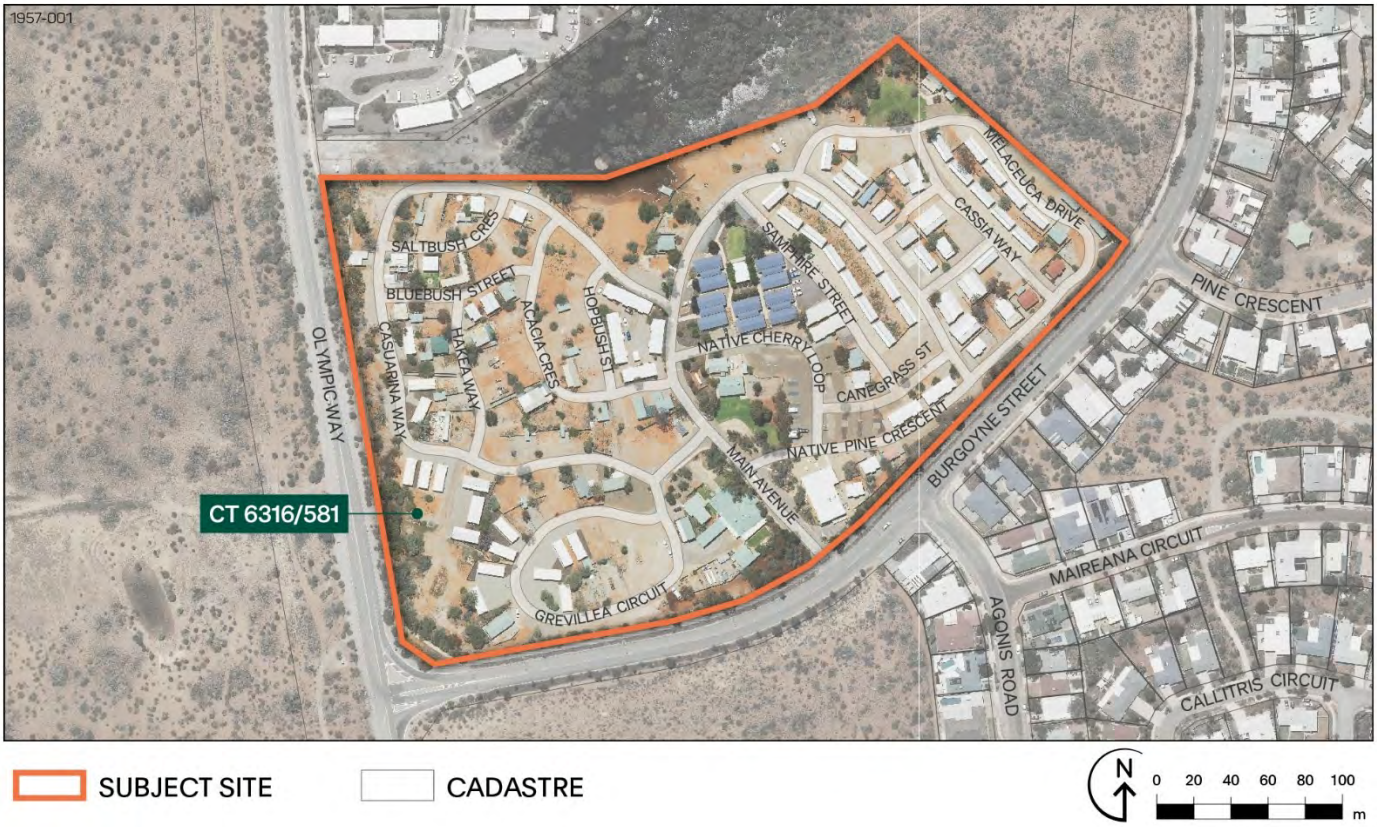


Figure 3-1: Subject Site

The site is subject to two easements, both in favour of Council. One easement marked 'B' (refer to Appendix 1) is approximately 3m wide and bisects the site in the centre, generally aligning with the main driveway into the site as well as applying to a 3m wide strip adjoining the northern boundary. It is understood that this easement is for sewer and/or drainage purposes to Council. The easement marked A measures approximately 2.5m by 3.5m in area and appears to apply west of the site access point. While the purpose of the easement is not specified, it appears to be for electrical distribution purposes, accommodating an electrical transformer box (to Roxby Power, a division of Council).

The subject site measures approximately 8.7 hectares in area and is bound by Olympic Way to the west with a frontage of 254m, and Burgoyne Street to the south with a frontage of 455m.

The site accommodates both Discovery Parks Roxby Downs (a caravan and tourist park) & Discovery Workstay Village Roxby Downs (workers' accommodation). The site accommodates a total of 234 hireable cabins/rooms spread across the site, as well as 20 powered sites and 5 unpowered camping sites. All cabins and sites are accessible via a winding internal road network primarily comprising one-way roads. Communal facilities exist on-site; including a gym, laundries, dining hall, outdoor lawn area and barbeques.

All existing structures are single storey in nature, and typically include car parking spaces located in proximity to the workers' and tourist accommodation units.

We understand the majority of workers staying on-site utilise a BHP-run, bus service for employees which runs between Roxby Downs & Olympic Dam. One of the bus stops is located on Burgoyne Street, adjacent the Discovery Workstay Village entrance. Vans also shuttle workers between the mine, and the subject site, with a dedicated parking area in the centre of the site. The majority of workers 'fly in and fly out' to Roxby Downs.

Vegetation is scattered across the site, and is concentrated along site boundaries and along the central roadway into the site.

The site is accessed via Burgoyne Street, approximately 200m from the intersection with Olympic Way. From the sole access point, a driveway leads to the boom gates which control entry and exit into the site, with a site office/reception building located adjacent the boom gates.

Potable water and wastewater services are provided by Roxby Water, with electricity services provided via Roxby Power. Veolia provide waste services for the subject site (and wider Council area), with approximately 120, 240L bins provided on-site. We understand that Veolia trucks drive into the site, park at the rear of the office/reception building, collect waste, from the bins, and exit in a forward direction.

Photographs of the site dated 14 November 2025 are provided in ***Figure 3-2*** to ***Figure 3-6***.



Figure 3-2: View to the site entry facing north from Burgoyne Street (Source Google Maps dated February 2024)



Figure 3-3: View to existing cabins on-site



Figure 3-4: View to existing accommodation & associated car parking on-site



Figure 3-5: View to existing DDA compliant accommodation & associated car parking on-site



Figure 3-6: View within the site at its north-western corner



Figure 3-7: View within the site at its north-western corner

3.2. Locality

Olympic Way, a state-maintained road which leads to BHP Olympic Dam (to the north), functions as the western edge of the Roxby Downs township. Land west of Olympic Way is undeveloped and contains native vegetation.

The locality is largely influenced by the subject site and the BHP Roxby Village (workers' accommodation) to the north. The BHP Roxby Village accommodates a number of workers, with on-site car parking, communal dining, and recreation facilities (including a gym).

Burgoyne Street acts as a local collector road and separates these workers accommodation facilities from low density residential development. To the south, over Burgoyne Street, land is either undeveloped or contains single storey dwellings.

An adjoining allotment to the north and north-east is undeveloped, largely covered by vegetation, and it is understood that water runoff from the site and the BHP Roxby Village site is discharged to this land, being the low point of the locality.

Public footpaths are located along Olympic Way and Burgoyne Street where forward of the subject site.

Photographs of the site dated 26 October 2025 are provided in ***Figure 3-7*** to ***Figure 3-10***.



Figure 3-8: View to undeveloped, native scrub and a dwelling located opposite the site access point (Source: Google Maps Streetview imagery dated February 2024)



Figure 3-9: View to residential development opposite the site to the south-east (Source: Google Maps Streetview imagery dated February 2024)



Figure 3-10: View to land adjoining the site to the north and rear of the BHP Roxby Village workers accommodation, facing east from Olympic Way (Source: Google Maps Streetview imagery dated February 2024)



Figure 3-11: View to intersection of Burgoyne St and Olympic Drive, with undeveloped land in the distance and left of image, and the subject site right of frame (Source: Google Maps Streetview imagery dated February 2024)

4. PROPOSED DEVELOPMENT

The proposed development will increase the capacity of the existing accommodation by 196 rooms/people and provide additional/upgraded communal facilities. The rooms are generally intended for use as 'workers accommodation', but will also be available for hire by tourists ('caravan and tourist park'). These will occur on unused and underutilised parts of the existing site.

It is noted that the number of accommodation sites (20 powered and 5 unpowered sites for vans and camping) will be maintained.

The development will accommodate workers associated with BHP Olympic Dam, a copper, uranium, silver and gold mine located approximately 15km north of the subject site. The accommodation will cater for workers involved with mining activities, as well as approximately four additional staff to manage the site. Workers will be transported by bus to and from the nearby mine site via Highview Road and Yorke Highway/Main Coast Road (***Figure 4-1***). It is expected that the majority of workers who use the accommodation will be 'fly in, fly out' workers rather than individually driving to site.

The proposed development is depicted in the Architectural Plans in ***Appendix 2***, with an excerpt of the site plan provided in ***Figure 4-2*** below.

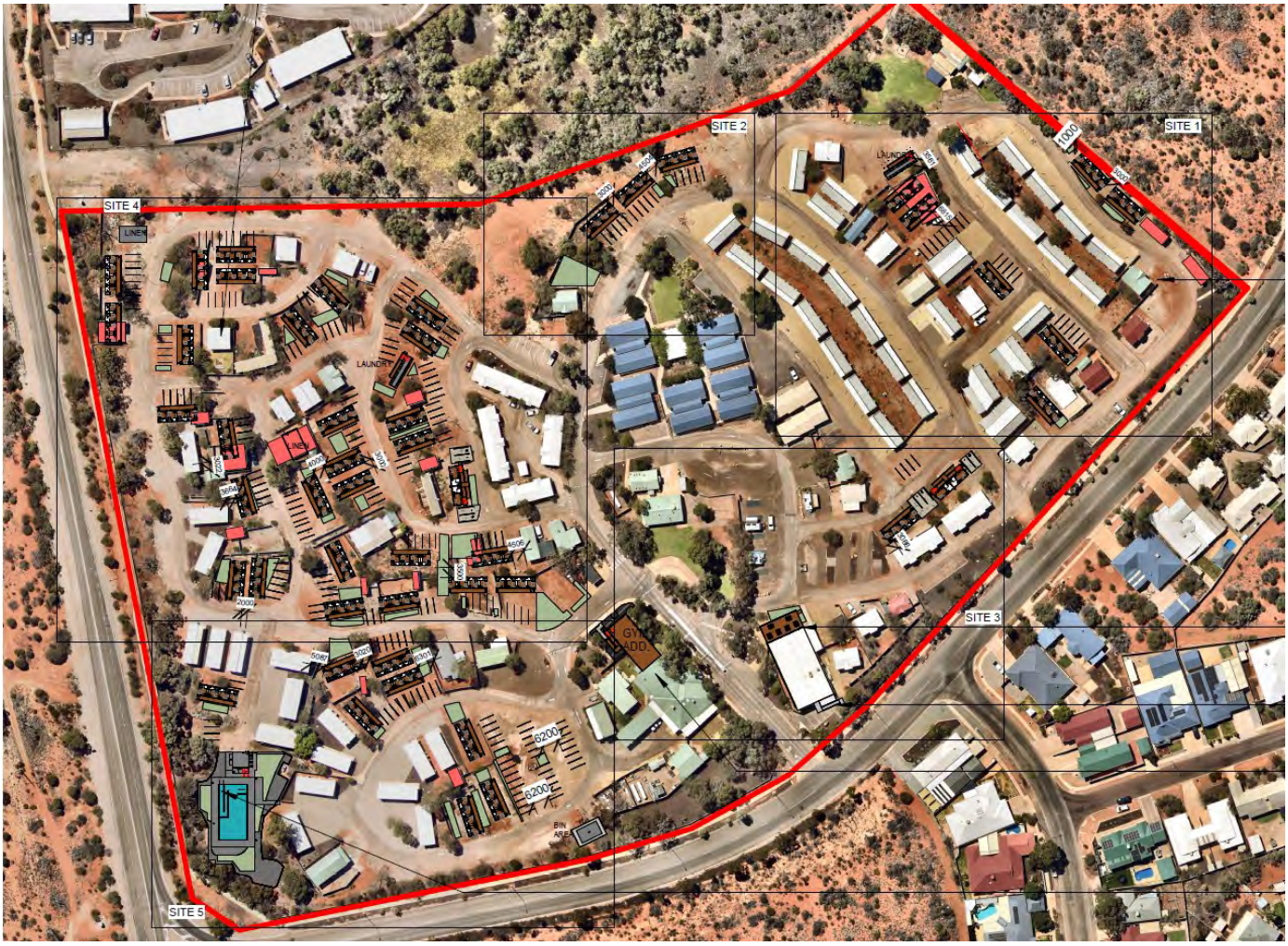


Figure 4-1: Site Layout Plan (Source: Discovery Parks)

As depicted above, the existing access arrangements and road/driveway layout within the site will remain unchanged.

The works proposed in this development application include:

- Removal of underutilised and outdated structures/buildings on-site (marked in red on the site plans).
- **50 prefabricated cabins for 196 people** of the various typologies outlined below. Each cabin will accommodate an ensuite bathroom for each resident/bed and will be provided with a reverse cycle air conditioner.
  - *48 x Single Person Quarters (SPQ) cabins:* each accommodating 4 bedrooms
  - *2 x DDA SPQ cabins:* each accommodating 2 bedrooms in a DDA compliant building with associated ramps
- **An expansion to the existing gym** at its north-western elevation. The expansion will comprise dimensions of 16.5m by 7.5m with an associated ramp and stairs.
- **Two additions to the existing dining hall building** including:
  - A covered deck structure at the building's northern elevation; providing an outdoor dining area for occupants of the accommodation. The structure will be rectangular, and will protrude 6.76m to 8.67m from the existing wall, for its full width (14.6m). The structure will feature a pitched roof, reaching an overall height of 3.44m above FFL; and
  - A new 2.44m by 6.1m cool room at the southern elevation of the building. The addition will be accessed from the existing ramp by double doors and will reach a height of 2.6m above FFL. The disabled access ramp will include a revised landing.
- **Two (2) communal laundry buildings**, both comprising dimensions of 3.0m by 12.5m and including 15 washing machines & dryers. The building will reach approximately 3.0m above FFL. One will be established in the north-eastern corner of the site, with the other in the north-western corner of the site. The building will include both stair and ramp access.
- **Two (2) linen storage sheds** in the western portion of the site comprising dimensions of 6.0m by 10.0m, and will reach approximately 3.0m above FFL. The sheds will include roller doors and will be finished in Colorbond Surfmist sheet metal;
- **A new communal swimming pool** located at the south-west corner of the subject site. The swimming pool will comprise dimensions of 10m by 20m, will be wheelchair accessible, and includes required pool fencing, and two shade sails. The shade sail poles will reach either 2.99m and 5.48m in height.
- An **associated pool shed building** containing the pool pumps and an accessible toilet. will measure 8m in width, 6m in length, and reach up to 3.12m above FFL in height. The exterior of the shed will accommodate four (4) outdoor showers and a fenced service area enclosing pool heaters.
- **A dedicated bin store** located adjacent the existing service yard and rear of the existing reception building. The bin store will be enclosed by fencing, with dimensions of 7m by 11m. Within the fenced area will be covered by a pitched roof canopy structure measuring 5m by 8m and reaching up to 3.55m in height.
- **204 new on-site parking spaces** (incl. 4 DDA compliant spaces) generally scattered across the site to maximise convenience for occupants. Of these new spaces, 31 will be located to the rear of the existing reception/office building to cater for staff.
- The **removal of two native trees** adjacent the new swimming pool as identified by BlackOak Environmental (refer to ***Appendix 3***).
- Landscaping adjacent the gym extension and swimming pool, plus artificial turf adjacent the new accommodation (1,428m^2).
- Lighting bollards will be established around the new buildings for safety & security of the occupants.

All buildings, excluding the linen sheds, will have a finished floor level located 600mm above ground level.

In relation to site servicing, the land will connect into the existing potable water and wastewater systems managed by Roxby Water. Preliminary correspondence with Roxby Water, Roxby Power and Veolia (waste management) has been undertaken and will continue during the detailed design stage. We understand that augmentation costs will be required for the additional wastewater and power demand generated by the development.

Veolia have verbally advised that an additional 3,000L general waste bin and 3,000L recycling waste bin would be satisfactory for the subject site, noting the site currently contains a large excess of general waste and recycling bins (approx. 120, 240L bins). The additional bins will be stored within the new bin store mentioned above adjacent the current collection area at the rear of the office/reception building.

5. PROCEDURAL MATTERS

5.1. Applicable Policies

The Planning and Design Code (Version 2026.5) identifies that the **Neighbourhood Zone** and **Roxby Downs Subzone** applies to the subject site (refer to ***Figure 4-1*** below).

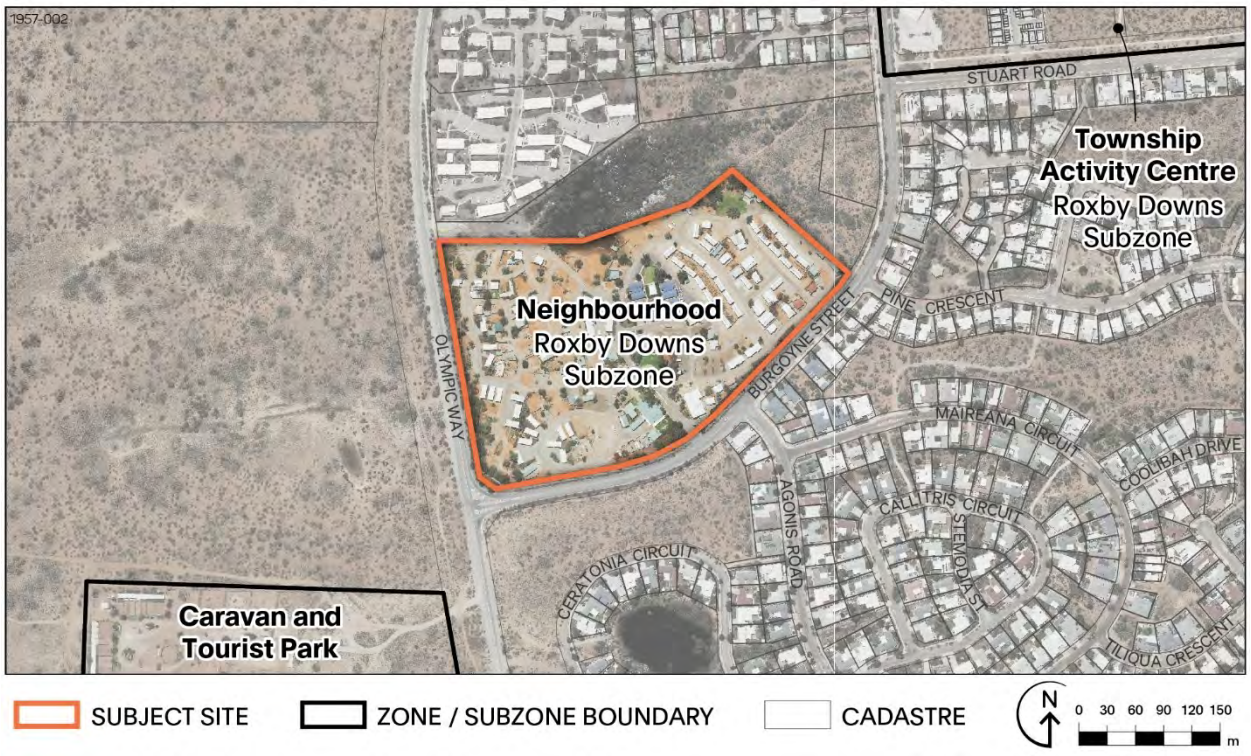


Figure 5-1: Zoning applicable to the site and surrounds

The following Overlays and Local Variations (TNVs) apply to the site, and prevail when contradictory to zone provisions:

- Affordable Housing
- Hazards (Bushfire - Regional)
- Hazards (Flooding - Evidence Required) – *applicable to a limited portion of the site*
- Key Outback and Rural Routes
- Native Vegetation
- Significant Retirement Facility and Supported Accommodation Sites
- Maximum Building Height (Metres) *9m*
- Maximum Building Height (Levels) *2 levels*
- Minimum Frontage*
- Minimum Site Area*

* It is noted that these items apply to applications for allotments or sites created for residential purposes and therefore have not been considered for in the Code Assessment in Section 6.

5.2. Nature of Development

The following provides a description of the proposed development:

> *Expansion of existing tourist and workers accommodation facility with associated amenities, services, parking, swimming pool, deck, and shade sails.*

Part 7 of the Code defines 'workers accommodation' and a 'caravan and tourist park' as follows (with Ekistics' underline):

> ***Workers accommodation*** *Means premises used to accommodate workers on a temporary basis while they carry out employment:*
> *(a) on the same site as the workers' accommodation; or*
> *(b) in mining or petroleum extraction; or*
> *(c) in seasonally intensive rural activities including fruit picking, pruning, animal shearing, meat processing, bulk handling or freight handling; or*
> *(d) in the construction of essential infrastructure; or*
> (e) *in seasonally intensive hospitality, tourist development or tourist accommodation activities.*
> *Includes: Mining camp; Road workers camp; Shearing quarters; Railway workers camp*
> *Excludes: Tourist accommodation*
>
> ***Caravan and tourist park*** *Means land used to provide short-term accommodation in caravans, recreational vehicles (RVs), cabins, tents and other similar demountable forms of shelter in a managed setting.*
> *Excludes: Residential park*

The proposal meets definition of 'workers accommodation' as the accommodation and associated amenities are for workers occupying the site on a temporary basis while they work at the BHP Olympic Dam mine. In addition, the cabins can also be used as a 'caravan and tourist park'.

Accordingly, the proposed development comprises the following elements:

- Workers' accommodation
- Caravan and tourist park
- Swimming pool
- Deck
- Shade sails

5.3. Classification of Development

An assessment pathway and associated assessment provisions are not prescribed for 'workers' accommodation', a 'caravan and tourist park', and a 'swimming pool' in the Neighbourhood Zone. Accordingly, these elements will be a 'Performance Assessed' class of development subject to all relevant provisions of the Code.

As the deck will exceed 25m^2 in floor area, and the shade sails will exceed 40m^2 in area, both of these elements will be Performance Assessed classes of development.

Accordingly, the development in its entirety will be '**Performance Assessed**'.

5.4. Relevant Authority

The relevant authority to determine the development application will be the Roxby Council Assessment Panel or the Assessment Manager (if no-one wishes to be heard by the panel) pursuant to section 93(1)(a) and section 96 of the PDI Act.

5.5. Public Notification

All forms of development within the Neighbourhood Zone are subject to public notification except where otherwise listed in Table 5. Both 'workers accommodation' and a 'caravan and tourist park' are not listed as exempt forms of development in Zone Table 5, therefore the development application will be **subject to public notification**.

5.6. Agency Referrals

We do not anticipate that any statutory referrals will be required for the proposed development as:

- The development does not involve road access to Olympic Way, a state-maintained road, nor is the existing access point located within 25m of Olympic Way;
- The development does not involve a change in use to a 'more sensitive' land use as 'Item 1' 'workers accommodation' and a 'caravan and tourist park' currently exist on-site (as per Practice Direction 14 – Site Contamination Assessment); and
- Level 3 or 4 clearance of native vegetation is not proposed (Level 2 clearance is proposed).

5.7. Other Consents

The Applicant will submit an 'on-site wastewater application' with the Roxby Council to connect into the existing Roxby CWMS following the granting of Planning Consent in accordance with the *SA Public Health (Wastewater) Regulations 2013*.

We note that any works proposed within the easements will require the permission of the easement owner (Council).

Further, we understand that representatives from Roxby Power would need to attend the site to determine power augmentation requirements. We understand this will occur during the detailed design stage.

6. CODE ASSESSMENT

6.1. Land Use

Expansion of the existing 'workers' accommodation' and 'caravan and tourist park' (dual use) on-site is appropriate in the Roxby Downs Subzone, with 'workers' accommodation' being an envisaged land use.

> ***PO 1.1*** *Workers accommodation and residential parks integrated into residential neighbourhoods to meet the needs of short term and permanent long distance commuter workers.*

'Caravan and tourist parks' have similar in form and function to workers' accommodation in that both uses provide accommodation in a managed setting (with communal facilities) for people staying on a short-term basis. Therefore, the continuation of the use of the land for both 'workers' accommodation' and a 'caravan and tourist park' is appropriate.

6.2. Built Form

6.2.1. Building Siting and Scale

The following Workers' Accommodation and Settlements General Development Policy specifically applies to the siting and design of workers accommodation.

> ***PO 1.1*** *Workers' accommodation and settlements are obscured from scenic routes, tourist destinations and areas of conservation significance or otherwise designed to complement the surrounding landscape.*

In our view, Olympic Way and Burgoyne Street are not scenic routes, and the locality does not include tourist destinations and/or areas of conservation significance. In accordance with PO 1.1, the expansion of the existing workers accommodation will complement the surrounding landscape, proposing low scale buildings set amongst open and landscaped areas, noting that the locality, including adjacent land, is characterised by existing workers' accommodation development and unused land.

The new buildings/structures are not excessive in scale (single storey in nature), and will be sited within the existing site, away from the site boundaries. Further, the proposed development will be somewhat obscured from the public realm as a result of the proposed building siting, the existing landscaping on-site, as well as the wide verge of Olympic Way (approximately 15m from sealed road edge) which accommodates further landscaping.

The Neighbourhood Zone seeks to guide site coverage, building height, and building setbacks, with specific quantitative provisions provided. An assessment against these provisions is provided in ***Table 6-1*** below. Boundary walls are not proposed.

Table 6-1: Site Coverage, Building Height and Building Setback Analysis

Performance Outcome & Designated Performance Feature	Assessment
PO 3.1 *Building footprints are generally consistent with the prevailing pattern of development and retain sufficient space around buildings to limit visual impact and enable attractive outlook and access to light and ventilation.* ***DPF 3.1*** *The development does not result in site coverage exceeding 60% of the site area.*	The overall site coverage will be significantly below the suggested maximum of 60%.

Performance Outcome & Designated Performance Feature	Assessment
PO 4.1 *Building height is consistent with the maximum height expressed in any relevant Building Height Technical and Numeric Variation, or are generally consistent with the prevailing character of the locality and complement the height of nearby buildings.* ***DPF 4.1*** *Building height (excluding garages, carports and outbuildings) is no greater than:* *(a) The following:* *Maximum building height is 9m* *Maximum building height is 2 levels*	All proposed buildings and structures will comprise a single building level, with the buildings generally being up to 3.44m above FFL, and the structures not exceeding 5.48m above finished ground level (shade sail poles), achieving PO 4.1 & DPF 4.1.
PO 5.1 *Buildings are set back from primary street boundaries consistent with the existing streetscape.* ***DPF 5.1*** *Buildings setback from the primary street boundary in accordance with the following table:* … [no scenarios are applicable]	The existing Olympic Drive streetscape includes the existing buildings on the subject site and those within the BHP Roxby Village to the north. No buildings exist to the south, and all buildings in the streetscape are fenced and do not front Olympic Drive. The proposed buildings will be set further back from Olympic Drive than the existing buildings on-site and are generally aligned with the BHP Roxby Village setbacks (at least 7m – approx.). The proposed setback of the buildings from the Olympic Drive street boundary is therefore appropriate.
PO 6.1 *Buildings are set back from secondary street boundaries to maintain a pattern of separation between buildings and public streets and reinforce a consistent streetscape character.* ***DTS/DPF 6.1*** *Building walls are set back at least 900mm from the boundary of the allotment with the secondary street frontage.*	The northern streetscape of Burgoyne Street in the locality only includes buildings on the subject site, with no buildings on adjoining land to the east. Therefore, no consistent streetscape character exists. Alike the above provision, the proposed buildings will be set further back from Burgoyne Street than the existing buildings on-site. As such, the proposed building setbacks to Burgoyne Street are appropriate.
PO 8.1 *Buildings are set back from side boundaries to provide:* *(a) separation between buildings in a way that complements the character of the locality* *(b) access to natural light and ventilation for neighbours.* ***DPF 8.1*** *Building walls are set back from the side boundary in accordance with the following:* *(a) on sites greater than 800m^2:* *(i) at least 1900mm* *(ii) for a wall that is south facing …*	Two SPQ cabins are located adjacent the eastern site boundary set back between 1.46m & 3.48m. This generally achieves the suggested DPF, with the shortfall in setback (440mm) having a negligible impact on adjoining land and the character of the locality, noting adjoining land is undeveloped, and the buildings are obscured from Burgoyne Street (set back approx. 45m).

Performance Outcome & Designated Performance Feature	Assessment
PO 9.1 *Buildings are set back from rear boundaries to provide:* *(a) separation between buildings in a way that complements the character of the locality* *(b) access to natural light and ventilation for neighbours* *(c) private open space* *(d) space for landscaping and vegetation* ***DPF 9.1*** *Building walls (excluding ancillary buildings and structures) are set back from the rear boundary at least:* *(a) …* *(b) the size of the site is 301m^2 or more−* *(i) 4m in relation to the ground floor of the building* *(ii) …*	Again, the adjoining land to the rear is also undeveloped. Notwithstanding, the buildings will be separated at least 5.79m from the rear boundary, satisfying DPF 9.1.

6.2.1.1. Ancillary Elements

Lastly, the proposed deck will align with Design PO 33.1, PO 33.2 & PO 33.3 in that it will be located to the rear of the existing dining hall, and will not be sited more than 1m above natural ground level. Accordingly, the deck will primarily be screened from the public realm and residential properties. Further, the deck will not reduce car parking provision, and will enhance amenity for occupants of the accommodation.

Shade sails will comprise a permeable material, and will provide shade to the proposed pool. The shade sails will not be excessive in scale, with the poles reaching up to 5.84m in height, and will largely be screened from adjacent properties by existing vegetation from the public realm.

6.2.2. Site Layout & Building Design

The following General Development Policies are relevant to an assessment of the proposed design.

Tourism Development (Caravan and Tourist Parks module)

PO 2.3 *Communal open space and centrally located recreation facilities are provided for guests and visitors.*

PO 2.5 *Amenity blocks (showers, toilets, laundry and kitchen facilities) are sufficient to serve the full occupancy of the development.*

Workers' accommodation and settlements

PO 1.3 *Workers' accommodation and settlements are built with materials and colours that blend with the landscape.*

Design

PO 1.5 *The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.*

PO 2.1 *Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.*

PO 2.3 *Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.*

PO 2.4 *Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.*

The development proposed conveniently located communal facilities to be sufficient for the new accommodation, with expanded recreation and existing communal facilities centrally located within the site, as per Tourism Development PO 2.3 & PO 2.5.

Each building will be designed using natural colours and materials that will be appropriate in the context of the locality, will not be overly reflective (being pre-finished colours – Colorbond Wallaby, Colorbond Surfmist, and timber look cladding), and therefore will not have an adverse visual impact when viewed from the public realm (Workers' accommodation and settlements PO 1.3).

In accordance with Design PO 1.5, the waste store will be enclosed by 1.8m tall Colorbond fencing within the subject site, therefore, obscuring views to bins and limiting visibility from the public realm.

Due to the existing nature of development proposed and the existing internal road layout, the proposal is consistent with the intent of PO 2.1, 2.3 & 2.4, in that the proposed accommodation will facilitate opportunities for passive surveillance internally via the following methods:

- The majority of SPQ cabins feature windows facing the internal roadways;
- Lighting is/will be provided along roadways, footpaths and communal areas;
- CCTV cameras will be established throughout the site to avoid 'black spots'
- Communal facilities will overlook the internal BBQ & shelter area;
- Clear separation between buildings which enables lines of sight;
- Internal roads function as shared spaces, with low speed limits for vehicle traffic and pedestrians using the roads; and
- Communal facilities for workers/tourists (and staff) will ensure that activity occurs within the site.

6.3. Bushfire Risk Management

The Hazards (Bushfire – Regional) Overlay applies to the subject site. In relation to bushfire risk management, the proposed buildings, the buildings are located in an existing developed site, away from dense vegetation and areas of unacceptable bushfire risk, and will be positioned on relatively flat land (Overlay PO 1.1, PO 3.1, PO 3.2). All buildings elevated above ground level will include skirting from ground level to floor level to prevent the trapping of debris underneath buildings (Overlay PO 2.1).

Water from the swimming pool will be available for fire-fighting purposes, exceeding the 5,000L suggested by DPF 3.3 and achieving the intent of PO 3.3. While not a prescribed assessment provision, it is noted that the site complies with *Ministerial Building Standard (MBS) 003 - Fire safety in caravan parks and residential parks* with appropriate fire services and equipment (e.g. hydrants, reels) to manage bushfire risk. Further, changes to the existing roadways on-site are not proposed.

For the reasons outlined above, the development is therefore aligned with the relevant provisions of the Hazards (Bushfire – Regional) Overlay.

6.4. Interface Between Land Uses

The Workers' accommodation and settlements General Development Policies seek that such development is "*sited and designed to minimise nuisance impacts on the amenity of adjacent users of land.*" (PO 1.2). The following assessment considers the relevant interface impacts on adjacent land under sub-headings below.

6.4.1. Light Spill

Interface Between Land Uses PO 6.1 seeks that:

> ***PO 6.1*** *External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).*

The facility currently includes lighting on-site, with low bollard lighting proposed around the new communal facilities (e.g. laundry) to contribute to accessibility and safety on site. The proposed separation of light sources from site boundaries, in conjunction with the existing site fencing and buildings, are not expected to unreasonably impact sensitive receivers by way of light spill.

Importantly, the proposed lighting (incl. its brightness) will comply with *Australian Standard 4282 – 2023 'Control of the obtrusive effects of outdoor lighting'*, and the Applicant has advised they are comfortable to accept a Condition of Consent to this effect. Accordingly, the development will not cause unreasonable light spill on adjacent sensitive receivers.

6.4.2. Acoustic Impacts

The Interface Between Land Uses General Development Policies seek that Development that emits noise does not unreasonably impact the amenity of sensitive receivers (PO 4.1-4.5). Any noise generated by the proposed development (including swimming pool) is not anticipated to be unreasonable, given:

- The site is already used as 'workers' accommodation' and as a 'caravan and tourist park';
- New buildings are generally proposed to be located in the western half of the existing site, well separated from existing residential properties to the south-east of the site.
- Communal facilities including the gym addition, laundry facilities, and swimming pool will be substantially separated from existing dwellings (at least 100m);
- The existing dining hall will continue to operate during the same hours (4am-8am for breakfast, 4pm-8pm for dinner);
- The deck will be positioned in the same area as the existing outdoor dining space (PO 4.5);
- The proposed pool will be located at the south-western corner of the subject site, well separated from existing residential properties with the fixed plant/pool pumps located within a new building, and pool heaters enclosed by fencing to mitigate noise (PO 4.3).
- The existing access point will remain unchanged and sensitive receivers are not located immediately opposite the proposed access point;
- Trips to/from the subject site are largely anticipated to occur via Olympic Way to the west;
- Bus movements occur in the public realm and are expected to remain unchanged; and

- Waste collection vehicle movements will remain unchanged; with vehicles parking in the same location on-site (nearby the new bin store). Waste will continue to be collected via Council's contractor Veolia during daytime hours on Mondays in accordance with the *Local Nuisance and Litter Control Act 2016*.

As outlined above, the proposed is anticipated to satisfy the relevant interface between land uses provisions of the Code.

6.5. Landscaping

The following Code provisions are relevant to the assessment of the proposed landscaping.

Tourism Development (Caravan and Tourist Parks module)

PO 2.4 *Perimeter landscaping is used to enhance the amenity of the locality.*

Design

PO 3.1 *Soft landscaping and tree planting are incorporated to:*
(a) minimise heat absorption and reflection
(b) maximise shade and shelter
(c) maximise stormwater infiltration
(d) enhance the appearance of land and streetscapes.
(e) contribute to biodiversity

PO 3.2 *Soft landscaping and tree planting maximises the use of locally indigenous plant species, incorporates plant species best suited to current and future climate conditions and avoids pest plant and weed species.*

New landscaping will comprise native species in accordance with PO 3.2. New landscaping is proposed to enhance the appearance and amenity of communal facilities that will be frequently used including the swimming pool and gym addition (PO 3.1). The proposed extent of landscaping and proposed use of 1,428m^2 of astro turf is not unreasonable on this site due to:

- The climate of the region and challenges of irrigation;
- The high extent of shrubs and trees currently on-site.
- The development has been intentionally sited and designed to prioritise the retention of existing vegetation; and
- The existing trees and shrubs along site boundaries enhance the internal and external appearance of the site and streetscape.

6.6. Native Vegetation

The following provisions are relevant to the removal of two *Acacia aneura (Mulga*) trees ('native vegetation') at the south-western corner of the allotment to accommodate the swimming pool.

Native Vegetation Overlay

PO 1.1 *Development avoids, or where it cannot be practically avoided, minimises the clearance of native vegetation taking into account the siting of buildings, access points, bushfire protection measures and building maintenance.*

PO 1.2 *Native vegetation clearance in association with development avoids the following:*

(a) significant wildlife habitat and movement corridors

(b) rare, vulnerable or endangered plants species

(c) native vegetation that is significant because it is located in an area which has been extensively cleared

(d) native vegetation that is growing in, or in association with, a wetland environment.

PO 1.4 *Development restores and enhances biodiversity and habitat values through revegetation using locally indigenous plant species.*

As noted above, the proposed development has been sited and designed to avoid tree removal, with new buildings located on unused/underutilised parts of the subject site. Considering the presence of many trees across the subject site (including 73 trees which are 'native vegetation'), and that 55 new buildings (excl. building additions) will be erected, the clearance of two native trees is not unreasonable in our view.

The Native Vegetation Data Report (***Appendix 3***) prepared by BlackOak Environmental confirms that the proposed native vegetation is not part of a significant wildlife habitat/corridor, and the tree species are not classified as rare, vulnerable or endangered. The proposed native vegetation clearance is not 'significant' due to the presence of the same species and other native vegetation on-site (PO 1.2(c)). Further, the native vegetation is clearly not growing in a wetland environment (PO 1.2(d)).

The proposal includes the planting of native species which suit the climate of Roxby Downs adjacent the proposed gym extension and swimming pool to enhance biodiversity in accordance with Native Vegetation Overlay PO 1.4.

As outlined above, the proposal is aligned with the relevant Native Vegetation Overlay Code provisions.

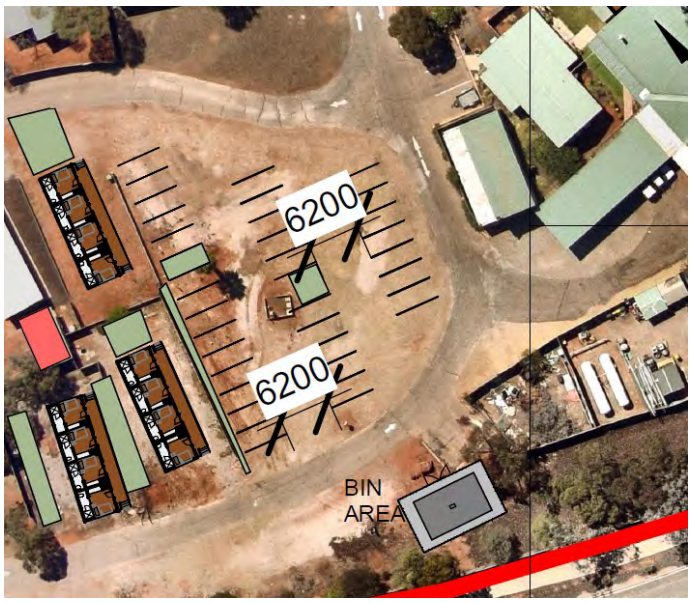
Finally, the Applicant will pay the prescribed significant environmental benefit (SEB) payment to offset the ecological loss associated with the proposed clearance of the native vegetation ($31.16).

6.7. Transport, Access and Parking

6.7.1. Access & Manoeuvring

As noted above, the proposed access arrangements on-site will remain unchanged, as will the existing roads on-site.

The majority of the proposed 202 car parking spaces will be 90 degree angled spaces and all will comprise dimensions of 2.4m by 5.4m in accordance with Australian Standards (with the disabled car parking spaces adjoining a shared space). Two car parking areas with aisles are proposed within the site, as depicted below:



Car Park 1: proposed in the south-western corner of the site



Car Park 2: proposed in the north-eastern corner of the site

Discovery Workstay has designed both Car park 1 and Car park 2 in accordance with Australian Standards in relation to aisle width (6.2m & 6.8m), parking space dimensions (2.4m by 5.4m), and sufficient space being available for an end-of-aisle extension in 'Car Park 2' to support vehicle turn-around movements (if required). Accordingly, PO 3.8 below has been satisfied (refer below).

Transport, Access and Parking General Development Policies

PO 3.8 *Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.*

PO 4.1 *Development is sited and designed to provide safe, dignified and convenient access for people with a disability.*

In accordance with PO 4.1, DDA compliant car parking spaces will be conveniently located adjacent each DDA compliant cabin at a rate of 1 space per bed. Each of these DDA cabins and all proposed communal facilities will include disabled access ramps.

6.7.2. Parking

Transport, Access and Parking PO 5.1 seeks that sufficient on-site vehicle parking is provided to meet the needs of the development. DPF 5.1 references compliance with Transport, Access and Parking Table 1 which suggests car parking rates as follows:

- Workers' accommodation: *0.5 spaces per bed plus 0.2 spaces per bed for visitor parking*
- Caravan and tourist park:
  - *Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation.*
  - *Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation.*
  - *A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.*

If the proposed accommodation (196 beds, 50 cabins) will be solely used as 'workers accommodation', the above table suggests 98 car parking spaces for workers plus 40 (39.2) spaces for visitors (138 new parking spaces in total). If the additional accommodation is solely used as a 'caravan and tourist park', 50 car parking spaces would meet the above rate.

The proposed provision of 204 car parking spaces far exceeds the DPF suggestion for both uses, and accordingly, sufficient car parking will be available on-site in accordance with PO 5.1.

6.7.3. Traffic Generation

The following Transport, Access and Parking provisions of the Code are relevant to this aspect of the traffic assessment:

PO 1.1 *Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.*

It is expected that the development will not unduly impact the surrounding road network. With accommodation, food, recreation areas, and laundry services provided on-site, we expect that traffic generated by the proposed development would largely be associated with staff and workers arriving to the site and departing the site for their work shift (if they decide to drive). It is, however, noted that the majority of workers who use the site will 'fly in, fly out' of Roxby Downs rather than driving to the site. Of those who drive, we expect that these movements would primarily be to/from Olympic Way either heading north to the Olympic Dam Airport or driving south.

As noted earlier, busses/coaches collect workers from a bus stop on Burgoyne Street and take them to/from the BHP Olympic Dam mine.

It is expected that Burgoyne Street, a local collector road, and Olympic Way, an arterial road, would have sufficient capacity to accommodate the proposed vehicle movements. However, it is acknowledged that Council's engineers will review the application documentation and can confirm if the arrangements are suitable.

6.8. Stormwater Management

The below Design General Development Policies are relevant to the assessment of the proposed stormwater management:

PO 31.1 *Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to minimise pollutants entering stormwater.*

PO 31.2 *Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.*

Stormwater runoff from the roofs of the new buildings will be captured by the existing stormwater management system, whereby water is discharged to the adjoining allotment to the north which serves as a detention basin for the surrounding developments.

As noted in Section 5.1, the Hazards (Flooding - Evidence Required) Overlay applies to a limited portion of the site, being that adjacent the northern site boundary. Notwithstanding, all proposed accommodation buildings and ancillary buildings have all been designed to minimise the risk of floodwater entry in a storm event, with a finished floor level elevated at least 600mm above existing ground level (as per Hazards (Flooding - Evidence Required) Overlay PO 1.1). The two proposed linen sheds are, however, proposed at grade. This is not considered to be an unreasonable outcome, noting these are storage sheds, not accommodation, and they will not store hazardous materials.

6.9. Site Servicing

Workers' Accommodation PO 1.4 seeks that such development is *"supplied with service infrastructure such as power, water and effluent disposal sufficient to satisfy the living requirements of workers."*

We understand that the proposal will be adequately serviced by existing or augmented infrastructure (as required) to ensure servicing requirements are satisfied. The subject site will utilise its existing connections into:

- The existing Roxby Downs Community Wastewater Management System (CWMS) managed by Roxby Water (Infrastructure and Renewable Energy Facilities PO 12.1). The Applicant will obtain separate approval through Roxby Water following the grant of Planning Consent, including the payment of any augmentation fees to accommodate additional wastewater demand.
- The existing potable water supply managed by Roxby Water and we understand sufficient capacity exists for the additional water required (Infrastructure and Renewable Energy Facilities PO 11.1).
- The electrical mains managed by Roxby Power.
- The existing above-ground petrol and gas tanks on-site.

Veolia has advised that the additional bin provision (2 x 3,000L bins), in conjunction with the existing bins (120, 240L bins), will be sufficient to accommodate and manage waste generated by the expansion of the facility, with waste collection arrangements generally unchanged, with the truck stopping on-site behind the office/reception building, wheeling bins from the new bin store (across the sealed surface) to the truck.

Accordingly, sufficient services will be provided, subject to detailed design, to meet the needs of the workers'/tourists on-site (PO 1.4).

7. CONCLUSION

This development application seeks Planning Consent to establish additional accommodation for workers and/or tourists with additional ancillary facilities at 56-94 Burgoyne Street, Roxby Downs.

Following a review of the proposed plans, the Native Vegetation Data Report, and the comprehensive assessment above, we have formed the opinion that the proposed development is aligned with the relevant provisions of the Planning and Design Code. Our reasoning is summarised below:

- 'Workers accommodation' is an envisaged land use within the Roxby Downs Subzone with no limitations on scale, with a 'caravan and tourist park' having similar form and function; being short-term accommodation with communal facilities and is therefore appropriate;
- The accommodation has been sited and designed in accordance with the Neighbourhood Zone guidelines; having low site coverage, modest building heights and appropriate boundary setbacks. Accordingly, the development will have an acceptable impact on the public realm, being somewhat obscured by existing vegetation.
- The proposed materiality will feature colours and materials that are appropriate for the context of the locality, and will not be overly reflective.
- The proposal will reduce the risk of bushfire spread in accordance with the relevant provisions of the Hazards (Bushfire – Regional) Overlay.
- The development will not unreasonably impact the amenity of adjacent land users in that;
  - The proposed bollard lighting will be positioned away from nearby dwellings, and will comply with Australian Standards;
  - The proposed buildings and swimming pool will be well separated from existing dwellings, and on-site activities will generally remain unchanged to reduce noise impacts;
  - Sufficient car parking will be provided on-site to meet the needs of the proposed development, with the proposal not expected to significantly impact the performance of the surrounding road network.
- Native vegetation clearance will be minimal (2 trees of 73), and native species will be planted adjacent two new communal facilities on-site.
- The existing access arrangements and roadways on-site will remain unchanged, with the proposed car parking designed in accordance with Australian Standards;
- New development will utilise the existing stormwater management system and the quality and quantity of stormwater discharged from the site will be appropriately managed in accordance with Council requirements; and
- The accommodation can, and will be, appropriately serviced to meet the demands of workers/tourists (potable water supply, wastewater management, power supply, and waste collection).

On this basis, the proposed development is aligned with the most relevant provisions of the Planning and Design Code and warrants Planning Consent, subject to reasonable and relevant conditions.

APPENDIX 2

Plans & Elevations

Discovery Parks

CABIN CATEGORY

EXISTING CABINS

DESCRIPTION	SLEEPS	AMOUNT	PROPOSED OPT 1
Superior 3 Bedroom Cabin - Sleeps 6	6	3	
Superior Studio Cabin - Sleeps 2	2	28	
Superior Studio Access Cabin	2	2	
Standard 2 Bedroom Cabin - Sleeps 4	4	18	
Standard 2 Bedroom Cabin - Sleeps 3	3	1	
Standard Room	1	167	
Standard Accessible Room	2	3	
Economy Motel Room - Sleeps 2	2	6	
Permanent Cabin	0	25	
Single Storey SPQ (Rooms) - Workstay			+192
DDA SPQ (Rooms) - Workstay			+4
TOTAL		253	445
WITHOUT PERM & STAFF ACOM TOTAL		228	420

SITE ATTRIBUTES

EXISTING SITES

DESCRIPTION	SLEEPS	AMOUNT
SROX-Powered Site	6	20
SROX-Unpowered Tent Site	6	5
TOTAL		25
TOTAL (WITHOUT PERM)		25

PROPERTY ATTRIBUTES

BUILDING / AMENITY	YES / NO	NO.	NOTES
CAMPING SITES	Y		
ABLUTION BLOCK	Y	2	BLOCKS
BBQ FACILITY	Y	1	BBQ 1 = 2 PLATE
CAMP KITCHEN	Y		= 28m^2
CAMP FIRE / FIRE PIT	Y	1	
DUMP POINT	Y		
ACTIVITY / GAMES ROOM	N		
GYM	Y	1	
LAUNDRY	Y	5	L1= 8 DRY & 7 WASH, L2 = 8 DRY & 9 WASH, L3 = 2 DRY & 3 WASH, L4 & L5 = 2 DRY & 2 WASH
SPORTS ACTIVITY	N		
PLAYGROUND	N		
NATURAL PLAYGROUND	N		
BOUNCING PILLOW	N		
KID'S CLUB	N		
KIOSK / STORE	Y		
RETAIL SHOP	N		
WATER PLAY FEATURES	N		RESORT SWIMMING POOL
F&B OFFERING	N		
CONFERENCE FACILITIES	N		
ACTIVITY / BIKE HIRE ETC.	Y		

DDA COMPLIANCE

EXISTING DDA / ACCESSIBLE CABINS

TOTAL NUMBER OF DWELLINGS	NUMBER REQUIRED TO BE ACCESSIBLE
4 - 10	1
11 - 40	2
41 - 60	3
61 - 80	4
81 - 100	5
MORE THAN 100	5 DWELLINGS PLUS 1 ADDITIONAL DWELLING FOR EACH ADDITIONAL 30 DWELLINGS OR PART THEREOF IN EXCESS OF 100 DWELLINGS

REQUIRED ON SITE

CURRENT	5
REQUIRED	3
PROPOSED	4
TOTAL REQUIRED CHECK	+6

NOTE: TABLE ABOVE TO BE USED AS AN BASIS. HOWEVER DDA CAN BE REDUCED IN SPECIAL CONDITIONS LIKE WORK STAY OR NEW DEVELOPMENTS, IF THE CERTIFIER / AUTHORITIES DEEM IT SATISFACTORY.

Discovery PARKS

50 Rundle Mall, Lvl 6, Adelaide SA 5000
Phone: 1300 061 811
Email:
Website:

PROJECT:
ROXBY DOWNS

ADDRESS:
94 BURGOYNE STREET, ROXBY DOWNS, SA 5725

DRAWING REVISIONS

REV.	DESCRIPTION	DATE	DES
B	RFI	23/03/26	T.F
A	RFI AMENDMENTS	17/03/26	T.F

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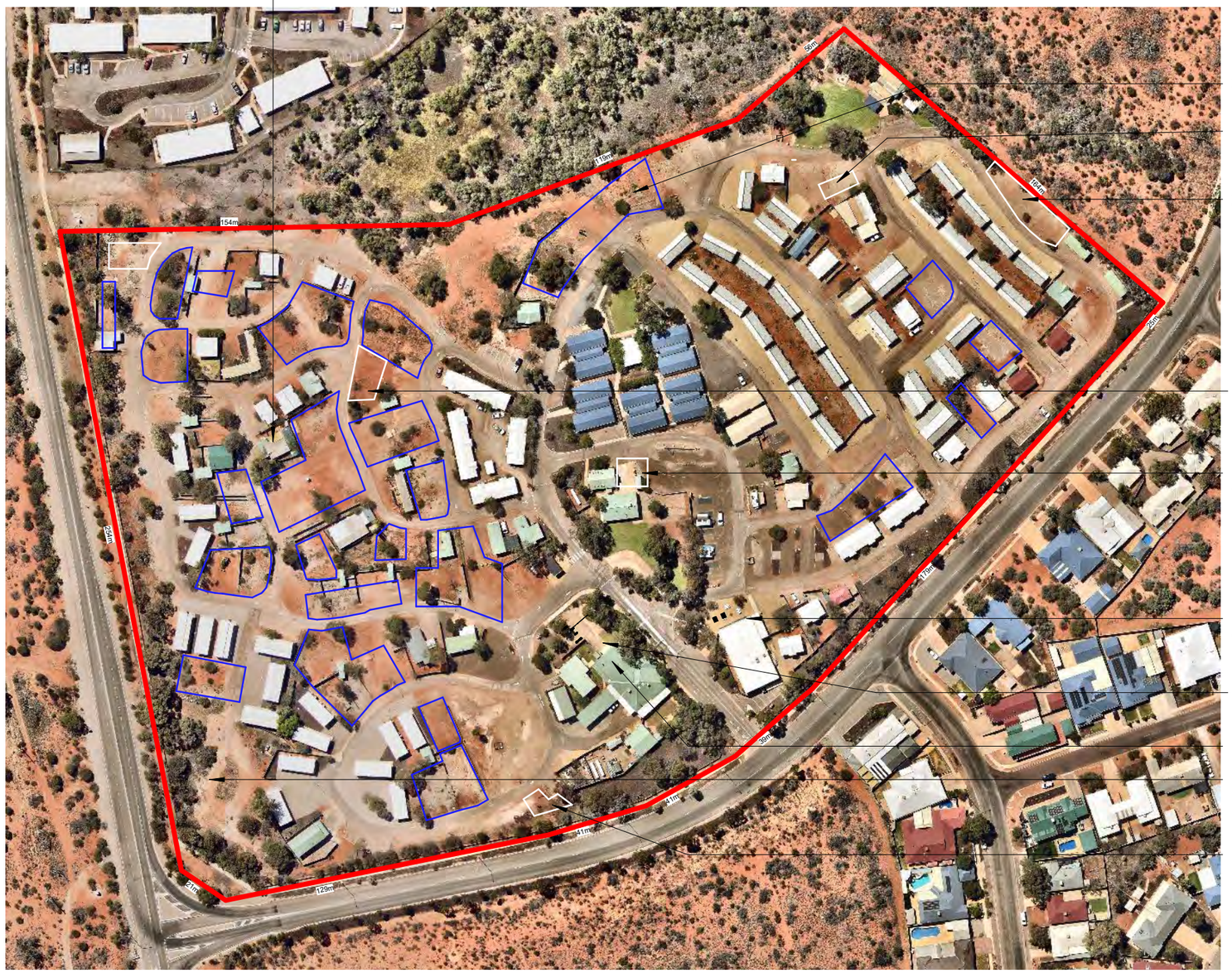
FACILITY SCHEDULE

DRW: T.F CHK: - SCALE: 1 : 50 **A3**

JOB NO. 074-xxxPL-SK100 **A0000**

PRELIMINARY

SCALE 1:2000
0 20 50 100 200m



1x LINEN SHED

NEW SINGLE STOREY SPQ,
SHOWN WITH BLUE OUTLINE (41)

3x SINGLE STOREY SPQ

1x NEW LAUNDRY BUILDING

2x SINGLE STOREY SPQ

1x NEW LAUNDRY BUILDING

1X LINEN SHED WITH VERANDAH

NEW DECK FROM DINING HALL WITH VERANDAH

1x NEW GYM EXTENSION

REFURBISH EXISTING GYM

1x NEW POOL & POOL SHED

NEW REFUSE - FENCED BIN AREA

STYLE GUIDE LEGEND SCHEME PER STYLE GUIDE

	QUANTITIES
DENOTES ALL CABINS / STAY IN SHADED PURPLE FOR EACH CATEGORY (CATEGORY & BERTHS	
SS# = SINGLE STOREY SPQ (4 ROOMS)	192
DD# = DDA SPQ CABIN (2 ROOMS)	4
TOTAL SPQ	196
PARKING SPACES FOR SPQ	204

2x LINEN BUILDINGS
1x NEW GYM
2x NEW LAUNDRY BUILDING
1x NEW 60Lm POOL & PUMP SHED

DENOTES ALL CONNECT SPACES (CAMP KITCHEN, PAVILION & GUEST AMENITIES

DENOTES CONNECT - POOL

DENOTES SUPPORT SPACES - ROADWAYS - EXISTING

DENOTES SUPPORT SPACES - ROADWAYS - NEW

DENOTES EXPLORE

1 EXISTING SITE PLAN
1 : 2000

Discovery PARKS

50 Rundle Mall, Lvl 6, Adelaide SA 5000
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Website:

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ROXBY DOWNS

ADDRESS:
94 BURGOYNE STREET, ROXBY DOWNS, SA 5725

DRAWING REVISIONS

REV.	DESCRIPTION	DATE	DES
I	RFI AMENDMENTS	17/03/26	T.F
H	TREE REVISION	01/03/26	T.F
G	PROPOSED GYM EXTENSION	18/02/26	T.F
F	AMENDED PLANS	11/02/26	T.F
E	POOL RELOCATION & SITE CALLOUTS	05/02/26	T.F
D	REVISED PLANS	2/12/25	T.F
C	TABLE REVISION	18/09/25	T.F
B	PLANNING SET	05/09/25	T.F
A	PRELIMINARY PLANS	17/02/25	T.F

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EXISTING SITE

DRW: T.F CHK: - SCALE: As indicated A3

JOB NO. 074-xxxPL-SK100 **A0100**

PRELIMINARY

SCALE 1:2000
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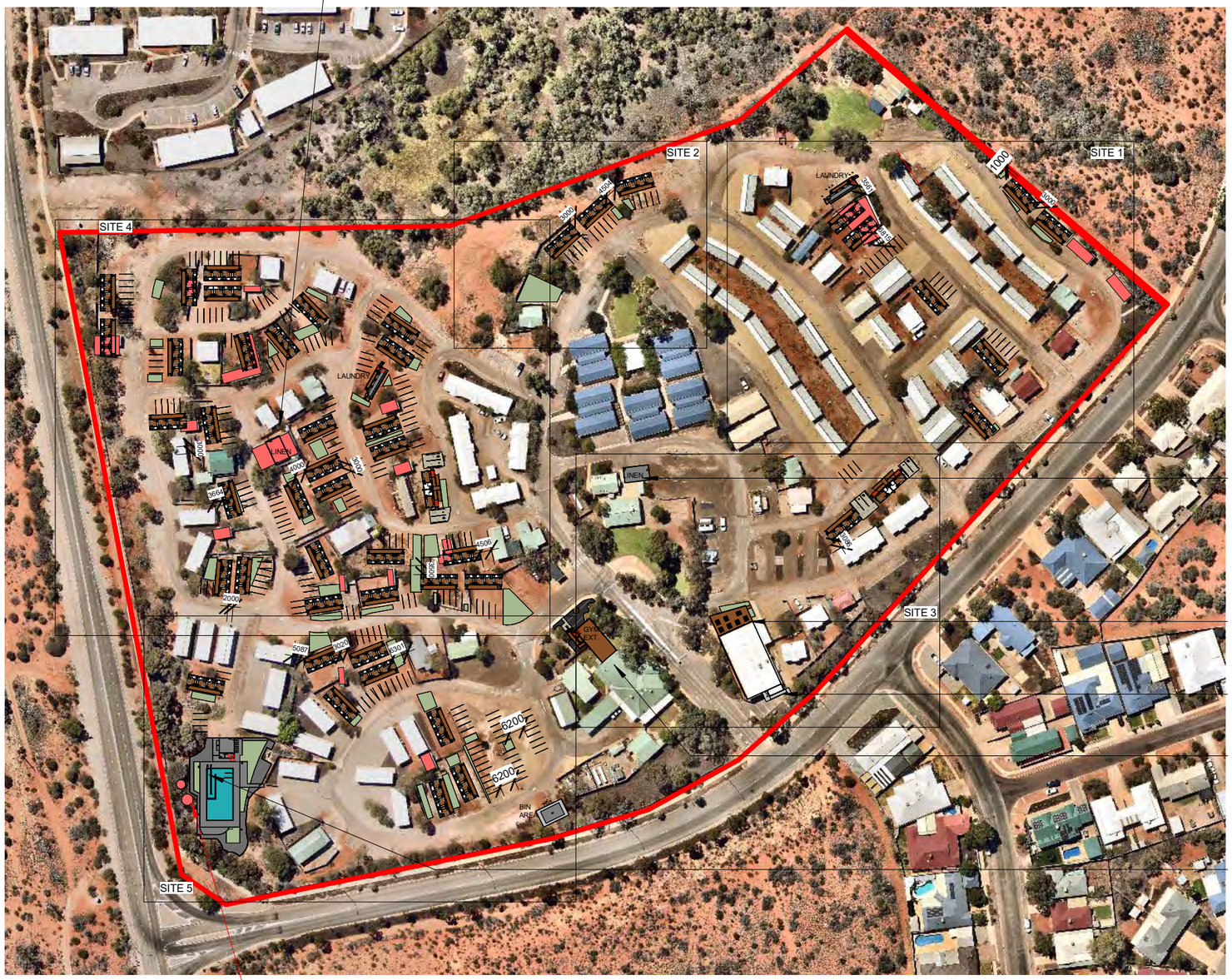


1 SITE PLAN
1 : 2000

BUILDINGS SHOWN WITH RED RECTANGLE TO BE REMOVED (17)

LINEN SHED - WITH VERANDAH

NEW DECK FROM DINING HALL WITH VERANDAH

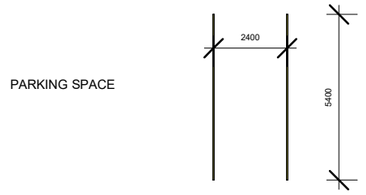
PROPOSED REEFER COOL ROOM & REVISED RAMP

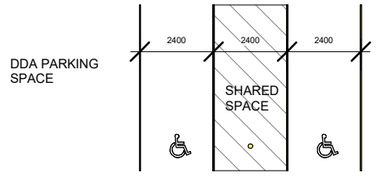
REFURBISH EXISTING GYM & GYM EXTENSION

1x NEW POOL & PUMP SHED

STYLE GUIDE LEGEND SCHEME PER STYLE GUIDE

		QUANTITIES
	DENOTES ALL CABINS / STAY IN SHADED PURPLE FOR EACH CATEGORY (CATEGORY & BERTHS	
	SS# = SINGLE STOREY SPQ (4 ROOMS)	192
	DD# = DDA SPQ CABIN (2 ROOMS)	4
	TOTAL SPQ	196
	PARKING SPACES FOR SPQ	204
	2x LINEN BUILDINGS 1x NEW GYM 2x NEW LAUNDRY BUILDING 1x NEW 60Lm POOL & PUMP SHED	
	DENOTES ALL CONNECT SPACES (CAMP KITCHEN, PAVILION & GUEST AMENITIES	
	DENOTES CONNECT - POOL	
	DENOTES SUPPORT SPACES - ROADWAYS - EXISTING	
	DENOTES SUPPORT SPACES - ROADWAYS - NEW	
	DENOTES EXPLORE	





PARKING SPACES TO COMPLY WITH AS 2890

2 PARKING LEGEND
1 : 200

LANDSCAPING

Count	Type	Area
1	ASTRO TURF	1428 m²

PRELIMINARY

SCALE 1:2000
0 20 50 100 200m

Discovery PARKS

50 Rundle Mall, Lvl 6, Adelaide SA 5000
Phone: 1300 061 811
Email:
Website:

PROJECT:
ROXBY DOWNS

ADDRESS:
94 BURGOYNE STREET, ROXBY DOWNS, SA 5725

DRAWING REVISIONS

REV.	DESCRIPTION	DATE	DES
M	RFI	23/03/26	T.F
L	RFI AMENDMENTS	17/03/26	T.F
K	TREE REMOVAL & DRAINAGE	09/03/26	T.F
J	PLAN AMENDMENTS	05/03/26	T.F
I	TREE REVISION	01/03/26	T.F
H	REVISED LAYOUT / TREES	24/02/26	T.F
G	PROPOSED GYM EXTENSION	18/02/26	T.F
F	AMENDED PLANS	11/02/26	T.F
E	POOL RELOCATION & SITE CALLOUTS	05/02/26	T.F

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PROPOSED SITE

DRW: T.F CHK: - SCALE: As indicated A3

JOB NO. 074-xxxPL-SK100 **A0101**



1 SITE PLAN - CALLOUT 1
1 : 500

Discovery PARKS

50 Rundle Mall, Lvl 6, Adelaide SA 5000
Phone: 1300 061 811
Email:
Website:

PROJECT:
ROXBY DOWNS

ADDRESS:
94 BURGOYNE STREET, ROXBY DOWNS, SA 5725

DRAWING REVISIONS

REV.	DESCRIPTION	DATE	DES
E	RFI AMENDMENTS	17/03/26	T.F
D	TREE REVISION	01/03/26	T.F
C	REVISED LAYOUT / TREES	24/02/26	T.F
B	AMENDED PLANS	11/02/26	T.F
A	POOL RELOCATION & SITE CALLOUTS	05/02/26	T.F

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PROPOSED SITE - SITE CALLOUT 1

DRW: T.F CHK: - SCALE: 1 : 500 **A3**

JOB NO. 074-xxxPL-SK100 **A0102**

PRELIMINARY

SCALE 1:500
0 5 10 15 20 25 50m



1 SITE PLAN - CALLOUT 2
1 : 500

Discovery PARKS	**PROJECT:** ROXBY DOWNS
50 Rundle Mall, Lvl 6, Adelaide SA 5000 Phone: 1300 061 811 Email: Website:	**ADDRESS:** 94 BURGOYNE STREET, ROXBY DOWNS, SA 5725

DRAWING REVISIONS

REV.	DESCRIPTION	DATE	DES
B	RFI AMENDMENTS	17/03/26	T.F
A	POOL RELOCATION & SITE CALLOUTS	05/02/26	T.F

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PROPOSED SITE - SITE CALLOUT 2

DRW: T.F CHK: - SCALE: 1 : 500 **A3**

JOB NO. 074-xxxPL-SK100 **A0103**

PRELIMINARY

SCALE 1:500
0 5 10 15 20 25 50m



LINEN SHED - WITH VERANDAH

1x SINGLE STOREY SPQ DDA

1x SINGLE STOREY SPQ

GYM EXTENSION

NEW DECK EXTENSION FROM DINING HALL WITH ROOF

PROPOSED REEFER COOL ROOM (6.06l x 2.44w x 2.59h) & REVISED RAMP

1 SITE PLAN - CALLOUT 3
1 : 500

Discovery PARKS

50 Rundle Mall, Lvl 6, Adelaide SA 5000
Phone: 1300 061 811
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Website:

PROJECT:
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ADDRESS:
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DRAWING REVISIONS

REV.	DESCRIPTION	DATE	DES
F	RFI	23/03/26	T.F
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B	PROPOSED GYM EXTENSION	18/02/26	T.F
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PROPOSED SITE - SITE CALLOUT 3

DRW: T.F CHK: - SCALE: 1 : 500 A3

JOB NO. 074-xxxPL-SK100 **A0104**

PRELIMINARY

SCALE 1:2000
0 20 50 100 200m



29x SINGLE STOREY SPQ

1x LAUNDRY BUILDING

1x SINGLE STOREY SPQ DDA

1 SITE PLAN - CALLOUT 4
1 : 1000

Discovery PARKS

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DRAWING REVISIONS

REV.	DESCRIPTION	DATE	DES
D	RFI AMENDMENTS	17/03/26	T.F
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PROPOSED SITE - SITE CALLOUT 4

DRW: T.F CHK: - SCALE: 1 : 1000 **A3**

JOB NO. 074-xxxPL-SK100 **A0105**

PRELIMINARY

SCALE 1:1000
0 10 20 50 100m



8x SINGLE STORIEY SPQ

REMOVAL OF TWO TREES AS SHOWN

1x NEW POOL & PUMP SHED

1 SITE PLAN - CALLOUT 5
1 : 500

LANDSCAPING

Count	Type	Area
1	ASTRO TURF	1428 m²

PRELIMINARY

SCALE 1:2000
0 20 50 100 200m

Discovery PARKS

50 Rundle Mall, Lvl 6, Adelaide SA 5000
Phone: 1300 061 811
Email:
Website:

PROJECT:
ROXBY DOWNS

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DRAWING REVISIONS

REV.	DESCRIPTION	DATE	DES
E	RFI AMENDMENTS	17/03/26	T.F
D	TREE REMOVAL & DRAINAGE	09/03/26	T.F
C	TREE REVISION	01/03/26	T.F
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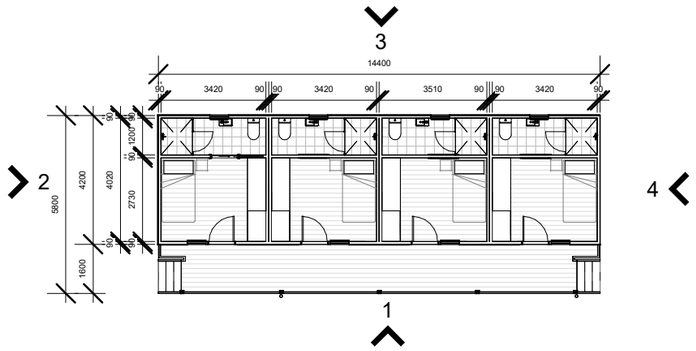
PROPOSED SITE - SITE CALLOUT 5

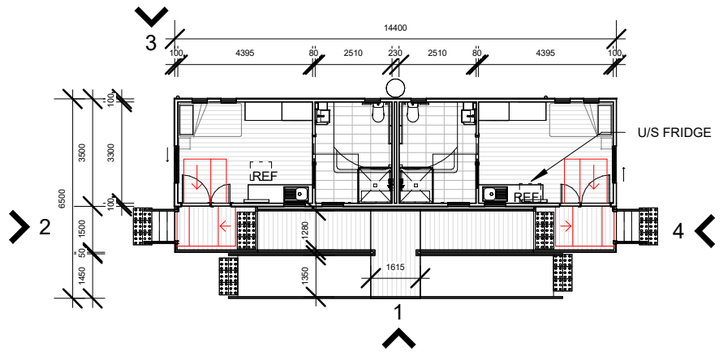
DRW: T.F CHK: - SCALE: 1 : 500 A3

JOB NO. 074-xxxPL-SK100 **A0106**



1 SINGLE STOREY SPQ

1 : 200



2 DDA WORKSTAY SPQ

1 : 200

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PROJECT:

ROXBY DOWNS

ADDRESS:

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DRAWING REVISIONS

REV.	DESCRIPTION	DATE	DES
F	RFI AMENDMENTS	17/03/26	T.F
E	PROPOSED GYM EXTENSION	18/02/26	T.F
D	REVISED LINEN SHED	3/12/25	T.F
C	REVISED PLANS	2/12/25	T.F
B	PLANNING SET	05/09/25	T.F
A	PRELIMINARY PLANS	17/02/25	T.F

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PROPOSED BUILDINGS

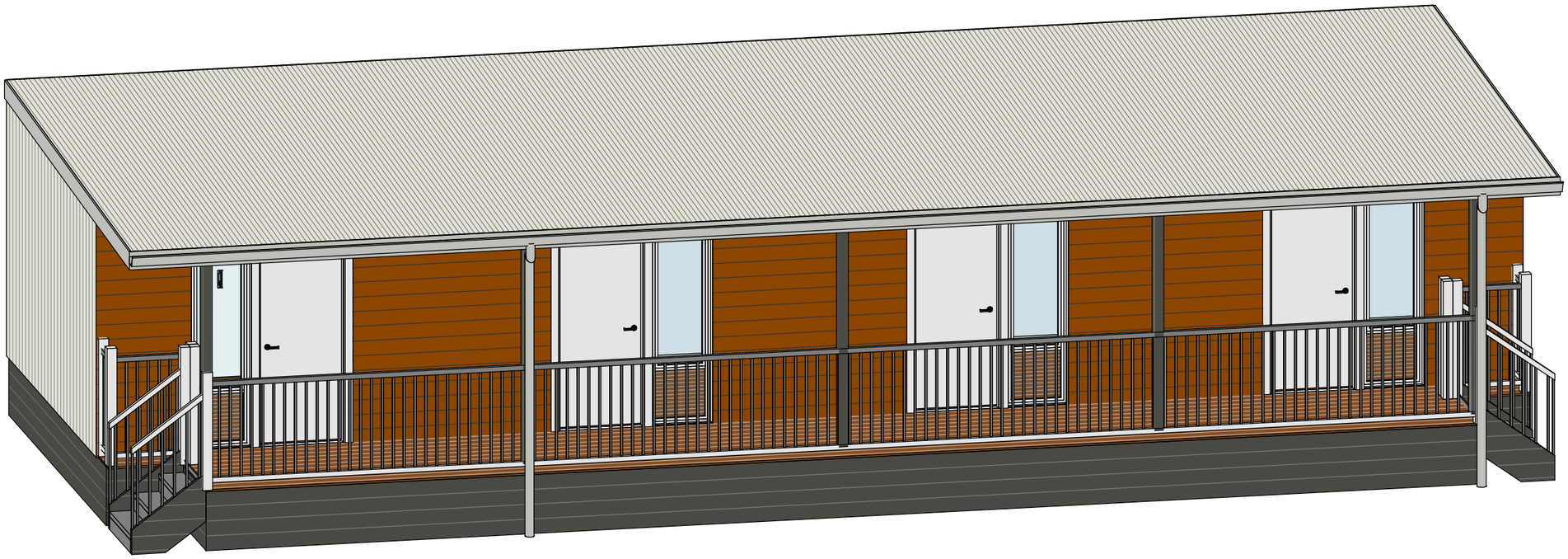
DRW: T.F CHK: - SCALE: 1 : 200 **A3**

JOB NO. 074-xxxPL-SK100 **A0107**

PRELIMINARY

SCALE 1:2000

0 20 50 100 200m



1 SINGLE STOREY SPQ 3D

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DRAWING REVISIONS

REV.	DESCRIPTION	DATE	DES
A	PLANNING SET	05/09/25	T.F

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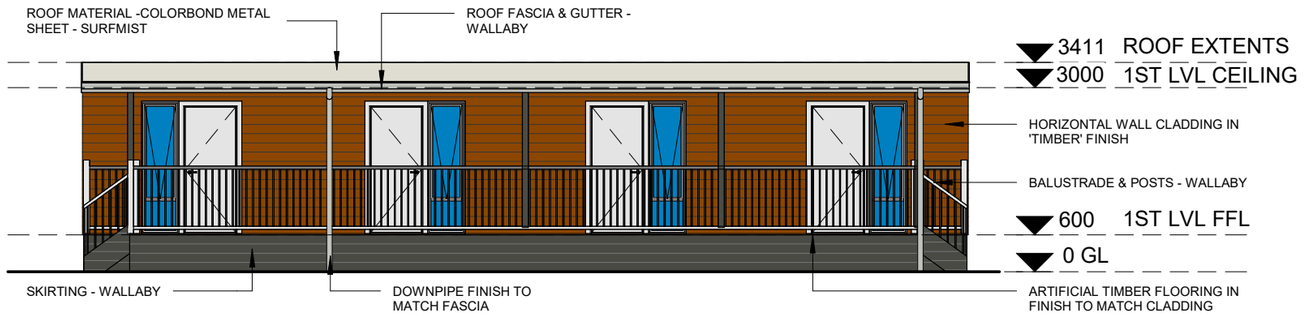
SINGLE STOREY SPQ - 3D

DRW: T.F CHK: - SCALE: A3

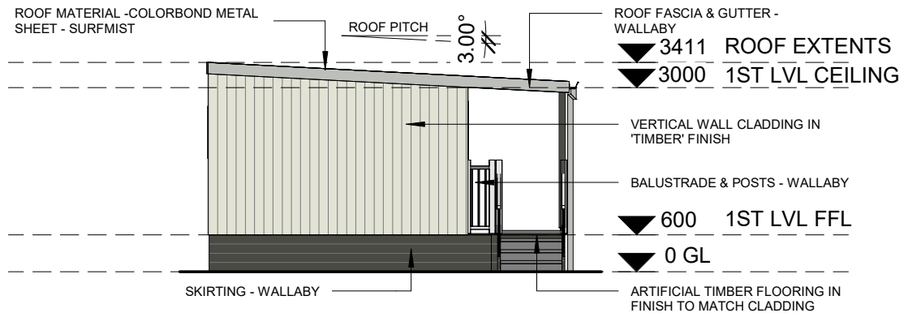
JOB NO. 074-xxxPL-SK100 **A0108**

PRELIMINARY

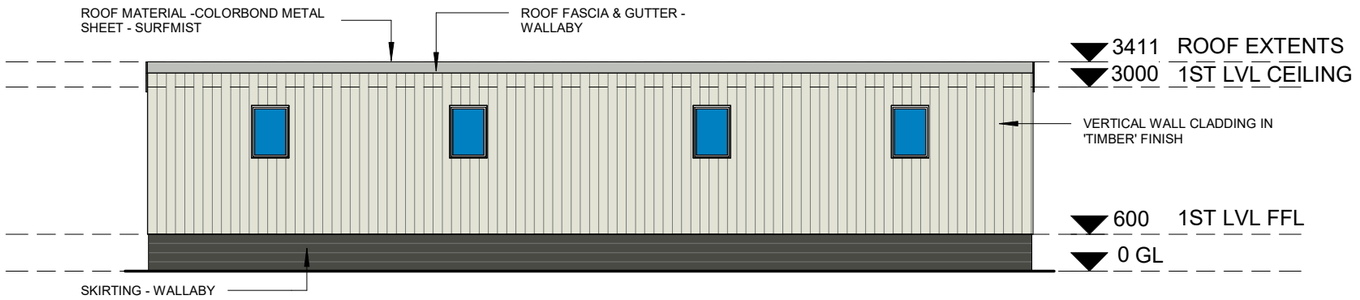
SCALE 1:50
0 0.5 1.0 1.5 2.0 2.5 5m



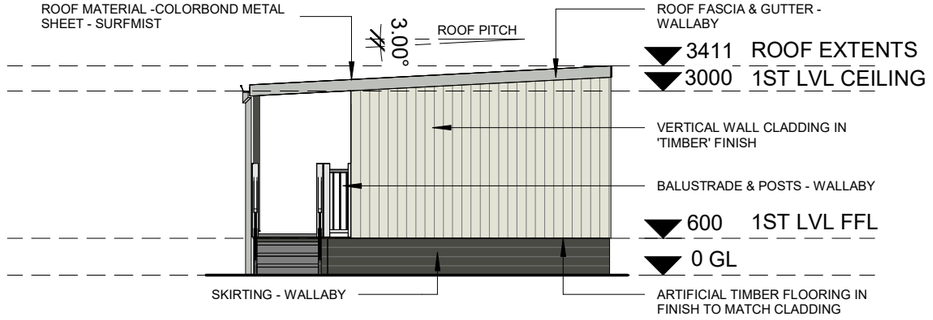
1 A0107 SINGLE STOREY SPQ - ELEV 1
1 : 100



2 A0107 SINGLE STOREY SPQ - ELEV 2
1 : 100



3 A0107 SINGLE STOREY SPQ - ELEV 3
1 : 100



4 A0107 SINGLE STOREY SPQ - ELEV 4
1 : 100

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DRAWING REVISIONS

REV.	DESCRIPTION	DATE	DES
A	PLANNING SET	05/09/25	T.F

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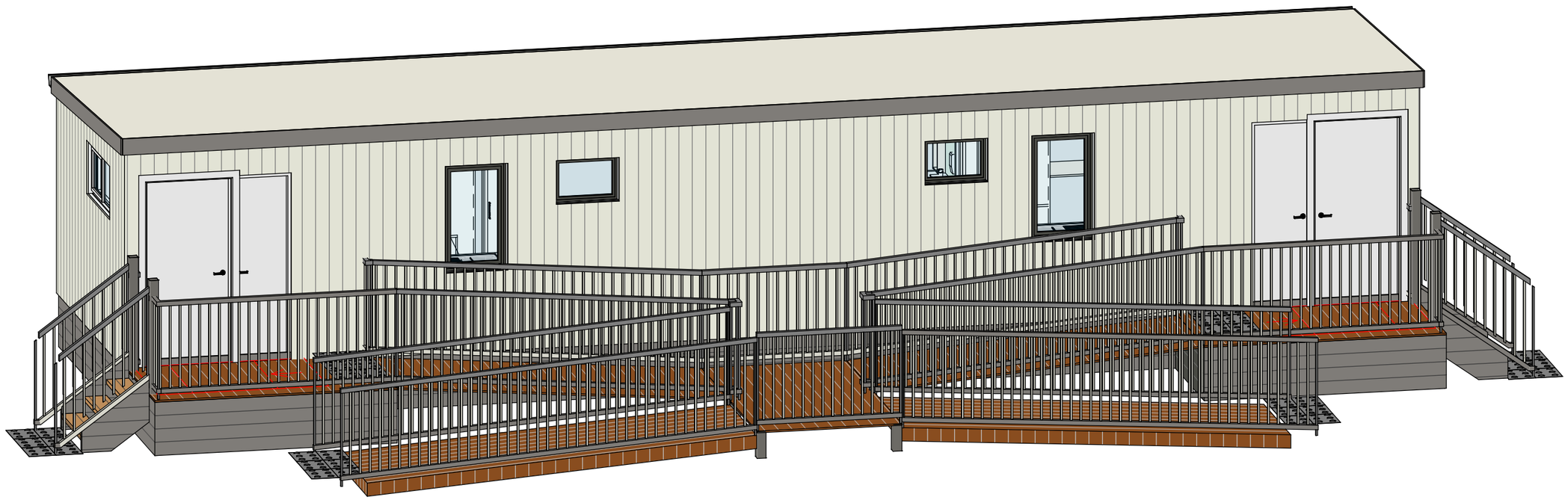
SINGLE STOREY SPQ - ELEV

DRW: T.F CHK: - SCALE: 1 : 100 **A3**

JOB NO. 074-xxxPL-SK100 **A0109**

PRELIMINARY

SCALE 1:50
0 0.5 1.0 1.5 2.0 2.5 5m



1 DDA SPQ 3D

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DRAWING REVISIONS

REV.	DESCRIPTION	DATE	DES
A	PLANNING SET	05/09/25	T.F

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DDA SPQ - 3D

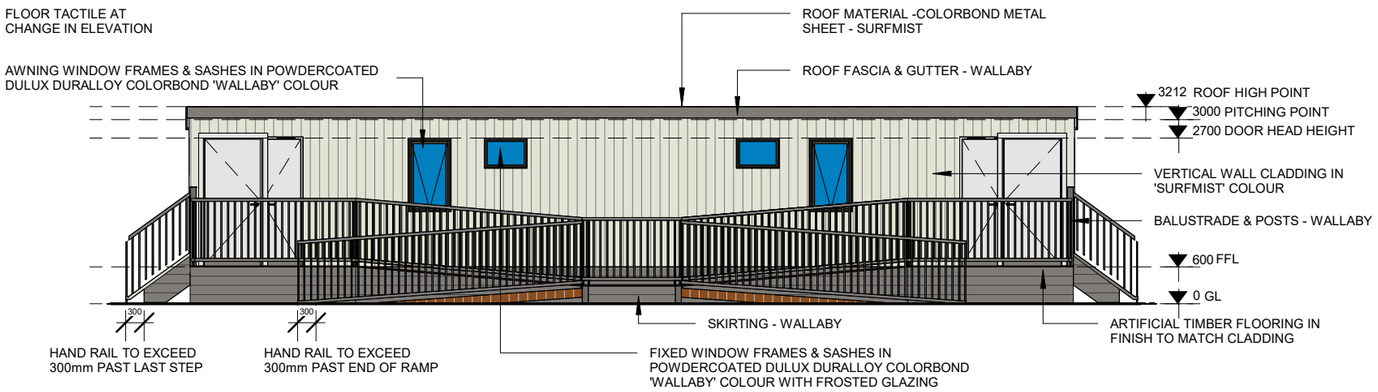
DRW: T.F CHK: - SCALE: A3

JOB NO. 074-xxxPL-SK100 **A0110**

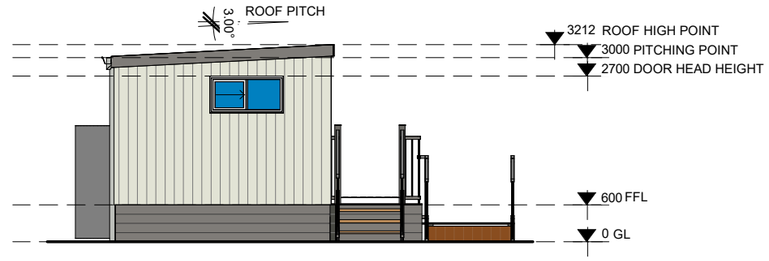
PRELIMINARY

SCALE 1:50

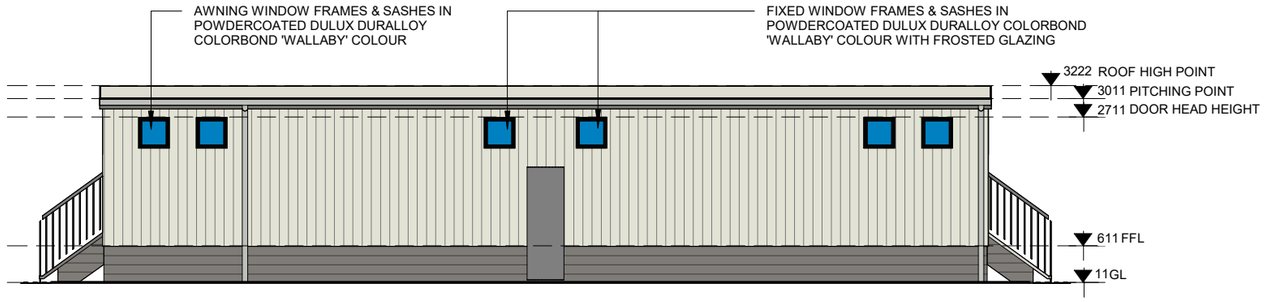
0 0.5 1.0 1.5 2.0 2.5 5m



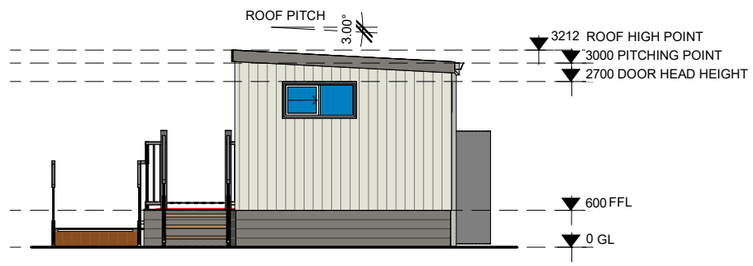
1 / A0107 DDA SPQ - ELEV 1
1 : 100



2 / A0107 DDA SPQ - ELEV 2
1 : 100



3 / A0107 DDA SPQ - ELEV 3
1 : 100



4 / A0107 DDA SPQ - ELEV 4
1 : 100

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DRAWING REVISIONS

REV.	DESCRIPTION	DATE	DES
A	PLANNING SET	05/09/25	T.F

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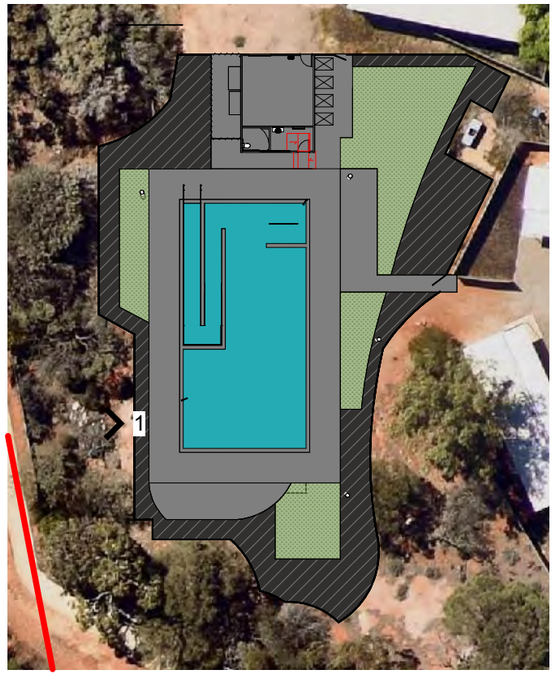
DDA SPQ - ELEV

DRW: T.F CHK: - SCALE: 1 : 100 A3

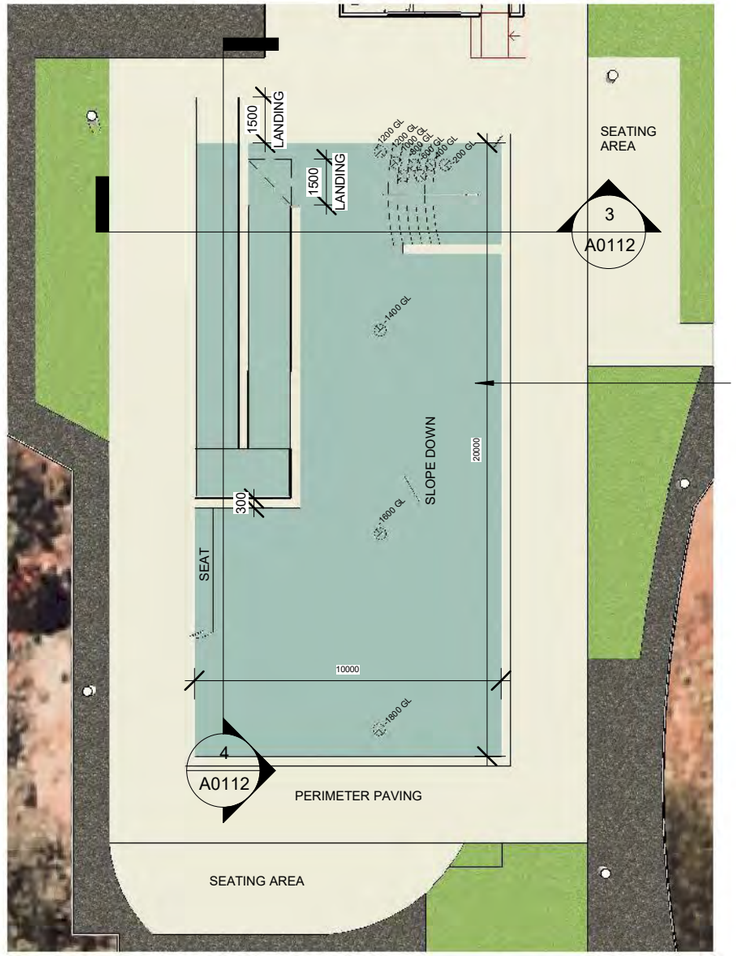
JOB NO. 074-xxxPL-SK100 **A0111**

PRELIMINARY

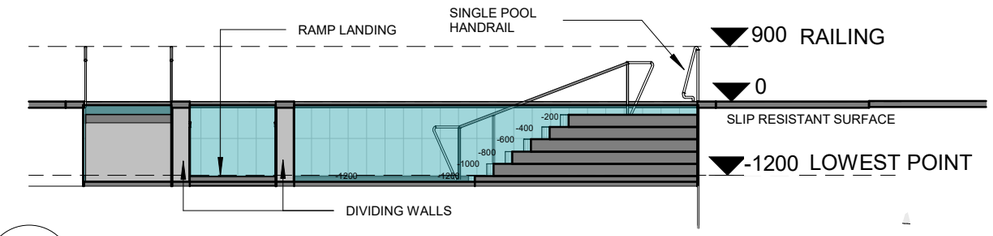
SCALE 1:50
0 0.5 1.0 1.5 2.0 2.5 5m



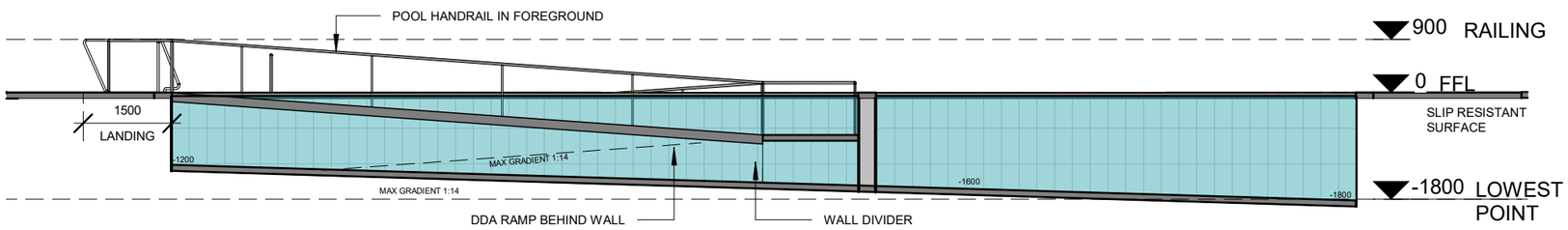
1 PROPOSED POOL
1 : 500



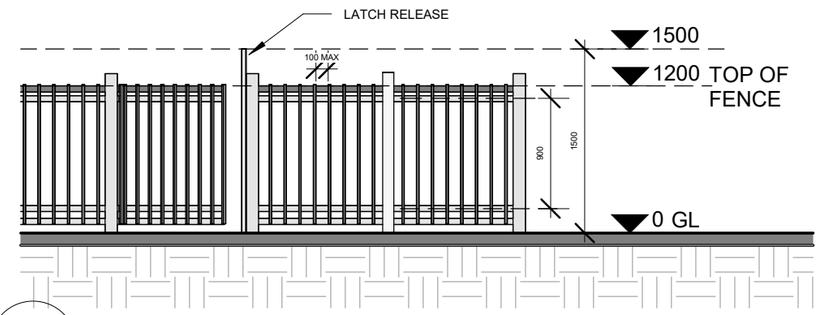
2 PROPOSED POOL - CALLOUT
1 : 200



3 A0112 POOL STEPS SECTION
1 : 100



4 A0112 ACCESSIBILE RAMP SECTION
1 : 100



5 A0700 GATE / FENCE - CALLOUT
1 : 50

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DRAWING REVISIONS

REV.	DESCRIPTION	DATE	DES
G	RFI AMENDMENTS	17/03/26	T.F
F	TREE REMOVAL & DRAINAGE	09/03/26	T.F
E	PLAN AMENDMENTS	05/03/26	T.F
D	TREE REVISION	01/03/26	T.F
C	POOL RELOCATION & SITE CALLOUTS	05/02/26	T.F
B	REVISED PLANS	2/12/25	T.F
A	PLANNING SET	05/09/25	T.F

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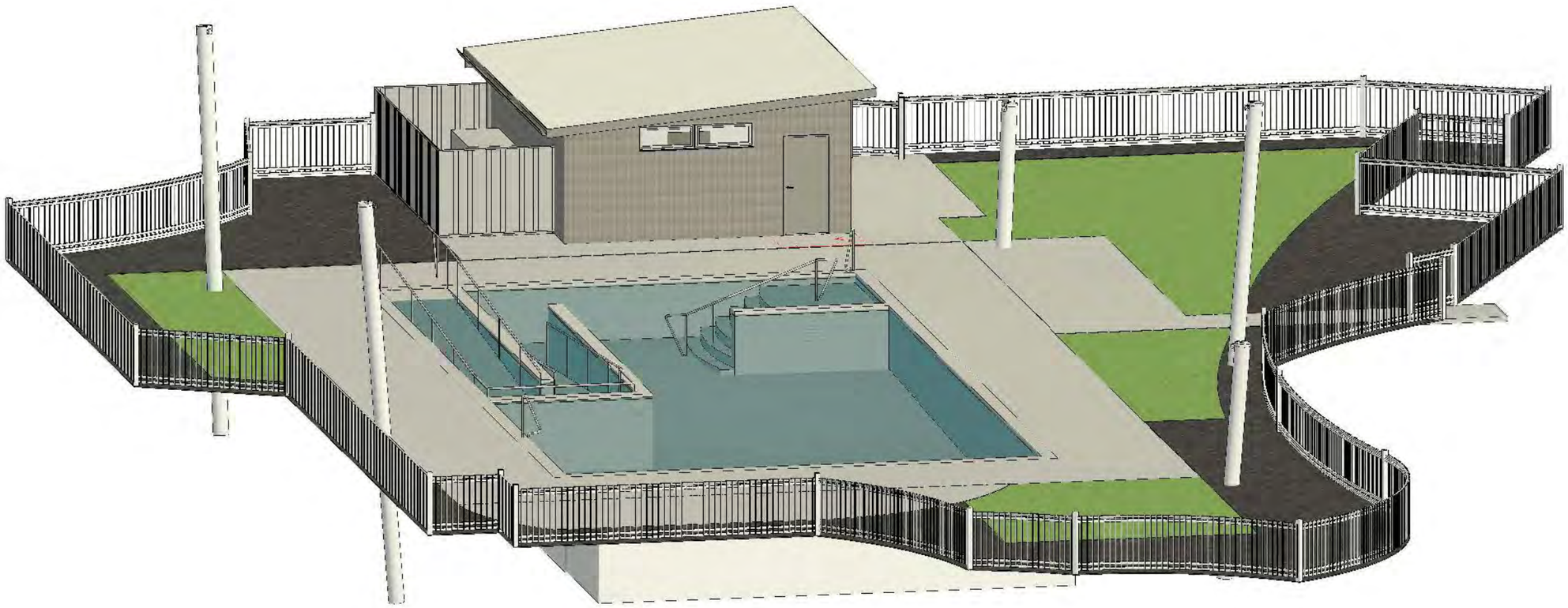
PROPOSED POOL CALLOUT

DRW: T.F CHK: - SCALE: As indicated A3

JOB NO. 074-xxxPL-SK100 **A0112**

PRELIMINARY

SCALE 1:50
0 0.5 1.0 1.5 2.0 2.5 5m



1 PROPOSED POOL 3D

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DRAWING REVISIONS

REV.	DESCRIPTION	DATE	DES
D	TREE REMOVAL & DRAINAGE	09/03/26	T.F
C	POOL RELOCATION & SITE CALLOUTS	05/02/26	T.F
B	REVISED PLANS	2/12/25	T.F
A	PLANNING SET	05/09/25	T.F

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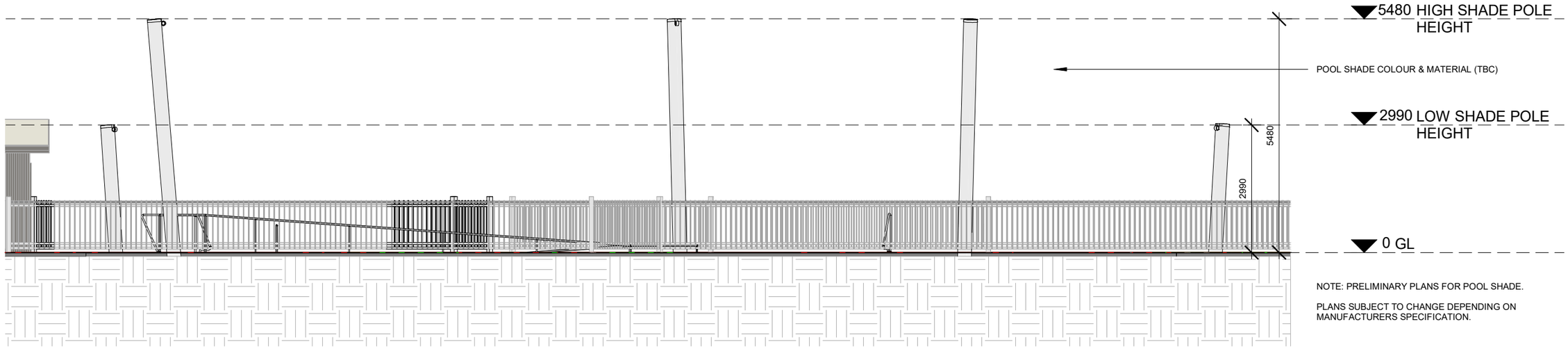
PROPOSED POOL 3D

DRW: T.F CHK: - SCALE: A3

JOB NO. 074-xxxPL-SK100 **A0113**

PRELIMINARY

SCALE 1:100
0 1 2 3 4 5 10m



NOTE: PRELIMINARY PLANS FOR POOL SHADE.

PLANS SUBJECT TO CHANGE DEPENDING ON MANUFACTURERS SPECIFICATION.

1
A0112 SHADE SAIL - HEIGHT EXTENTS
1 : 100

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DRAWING REVISIONS

REV.	DESCRIPTION	DATE	DES
A	RFI AMENDMENTS	17/03/26	T.F

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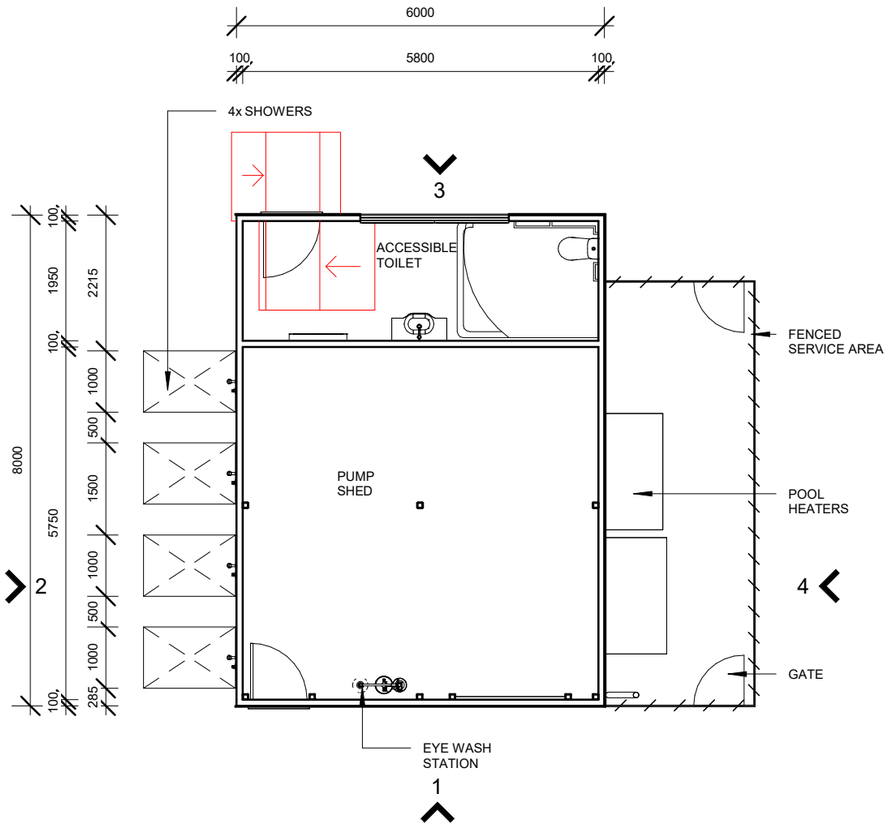
PROPOSED POOL - SHADE SAIL EXTENTS

DRW: T.F CHK: - SCALE: 1 : 100 **A3**

JOB NO. 074-xxxPL-SK100 **A0114**

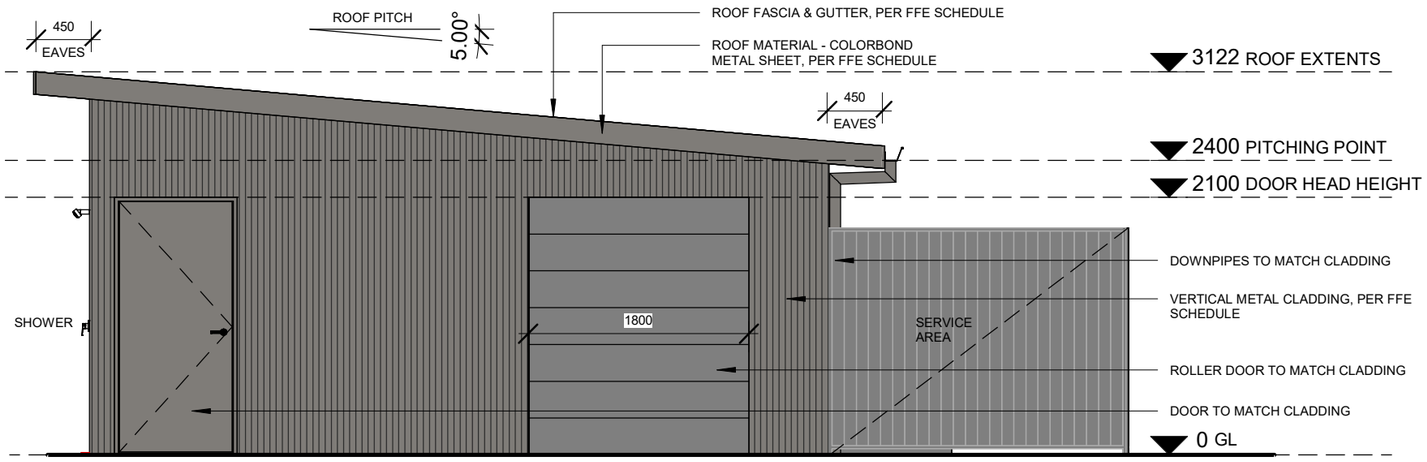
PRELIMINARY

SCALE 1:100
0 1 2 3 4 5 10m



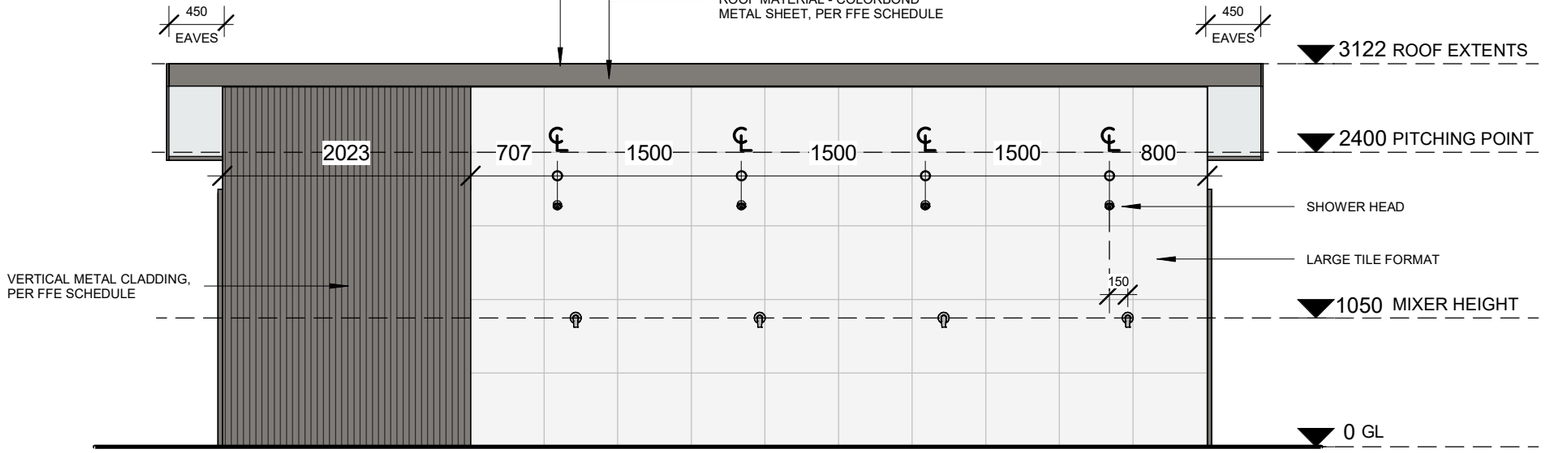
1.1 PUMP SHED / ACCESSIBILE TOILET FLOOR PLAN

1 : 100



1 / A0115 PUMP SHED - ELEV 1

1 : 50



2 / A0115 PUMP SHED - ELEV 2

1 : 50

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DRAWING REVISIONS

REV.	DESCRIPTION	DATE	DES
A	RFI AMENDMENTS	17/03/26	T.F

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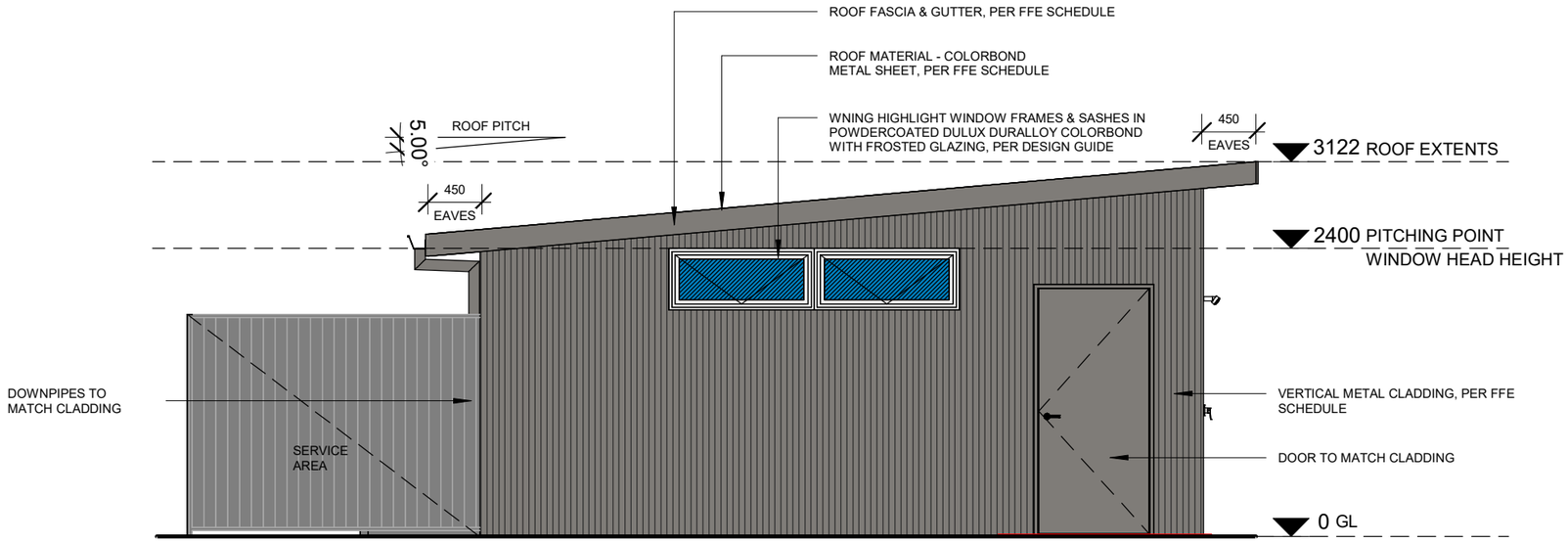
PUMP SHED - FLOOR PLAN & ELEV 1

DRW: T.F CHK: - SCALE: As indicated A3

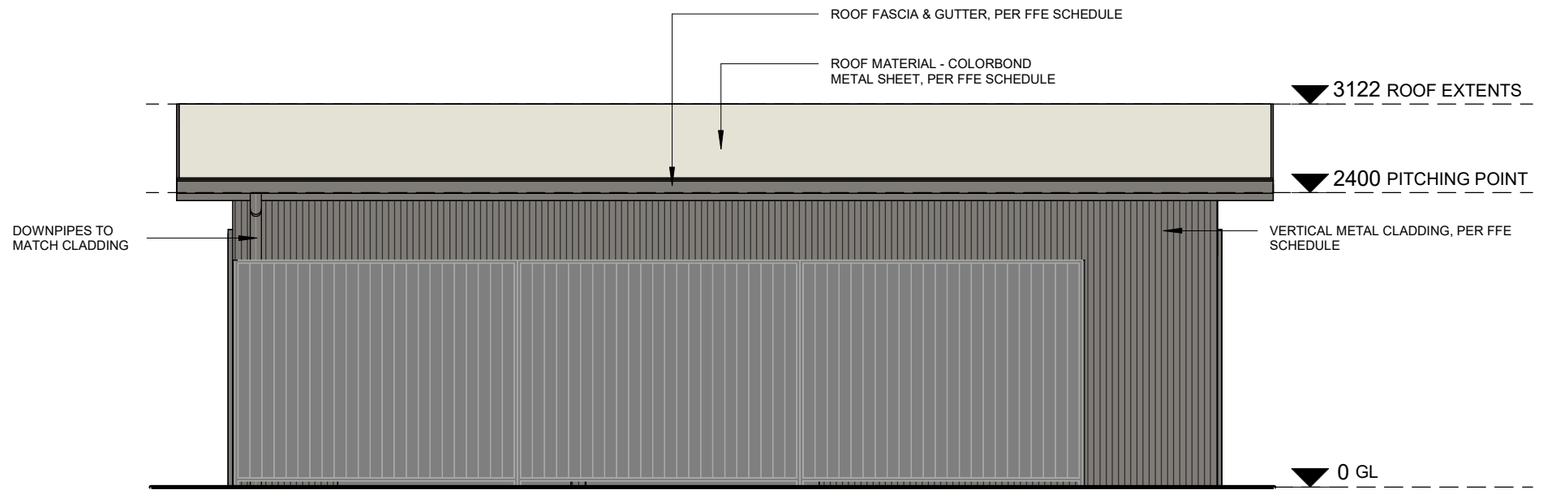
JOB NO. 074-xxxPL-SK100 **A0115**

PRELIMINARY

SCALE 1:100
0 1 2 3 4 5 10m



3 A0115 PUMP SHED - ELEV 3
1 : 50



4 A0115 PUMP SHED - ELEV 4
1 : 50

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DRAWING REVISIONS

REV.	DESCRIPTION	DATE	DES
A	RFI AMENDMENTS	17/03/26	T.F

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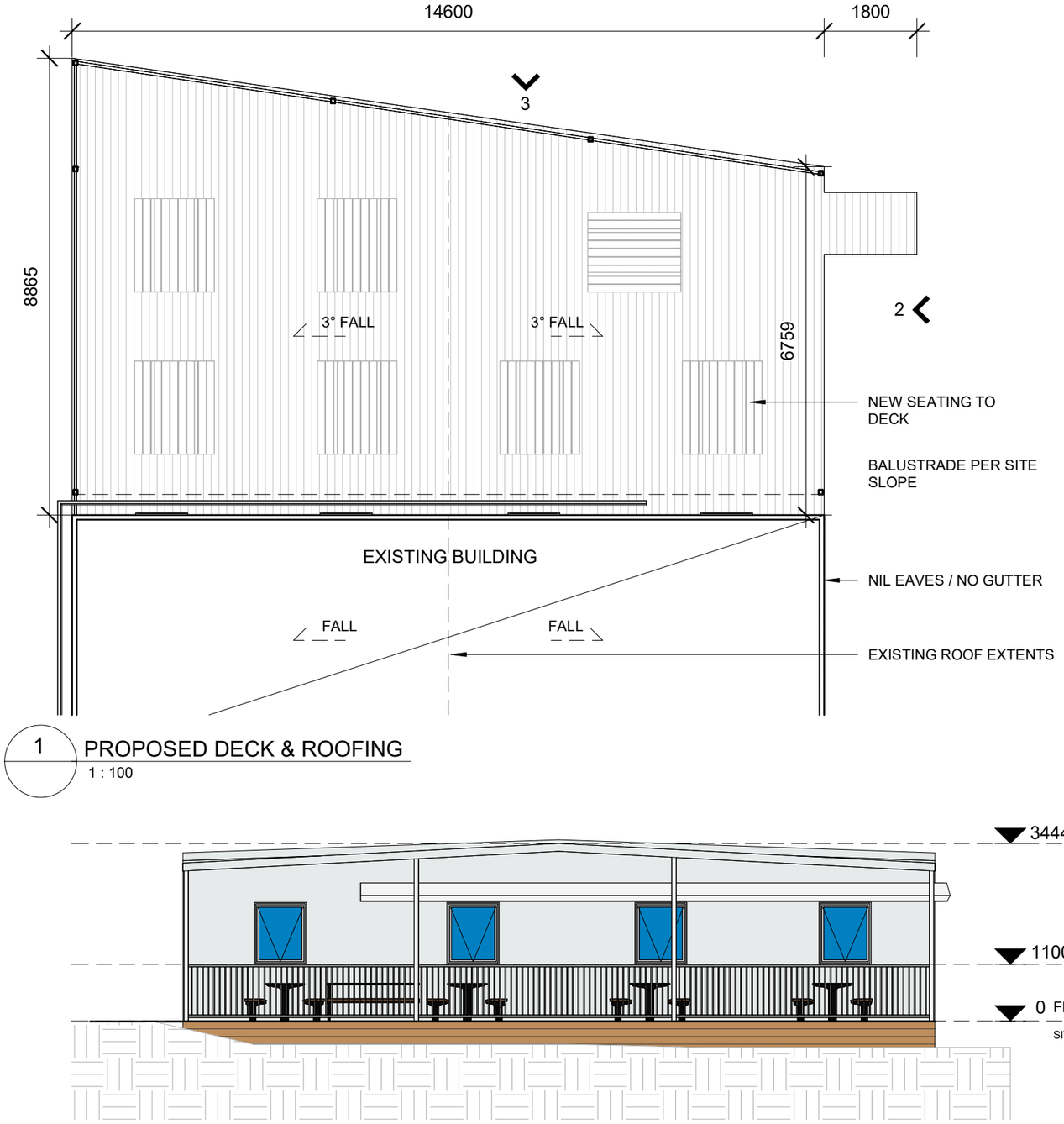
PUMP SHED - ELEV 2

DRW: T.F CHK: - SCALE: 1 : 50 **A3**

JOB NO. 074-xxxPL-SK100 **A0116**

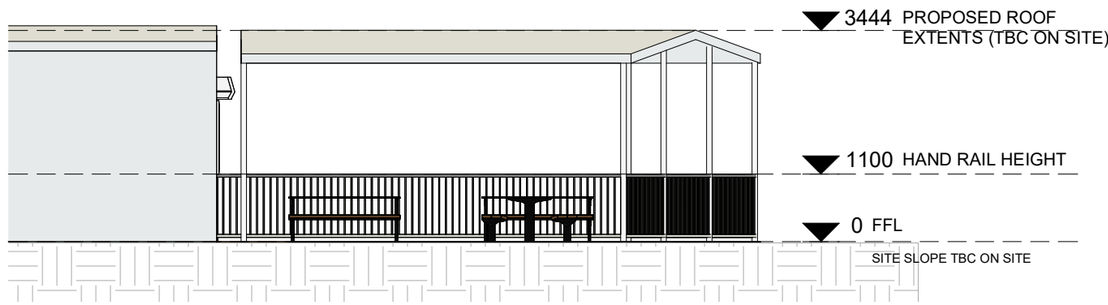
PRELIMINARY

SCALE 1:100
0 1 2 3 4 5 10m



1 PROPOSED DECK & ROOFING
1 : 100

3 A0117 PROPOSED DECK - FRONT ELEV
1 : 100



2 A0117 PROPOSED DECK - SIDE ELEV
1 : 100

EXISTING BUILDING ON SITE

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DRAWING REVISIONS

REV.	DESCRIPTION	DATE	DES
B	PLAN AMENDMENTS	05/03/26	T.F
A	REVISED PLANS	2/12/25	T.F

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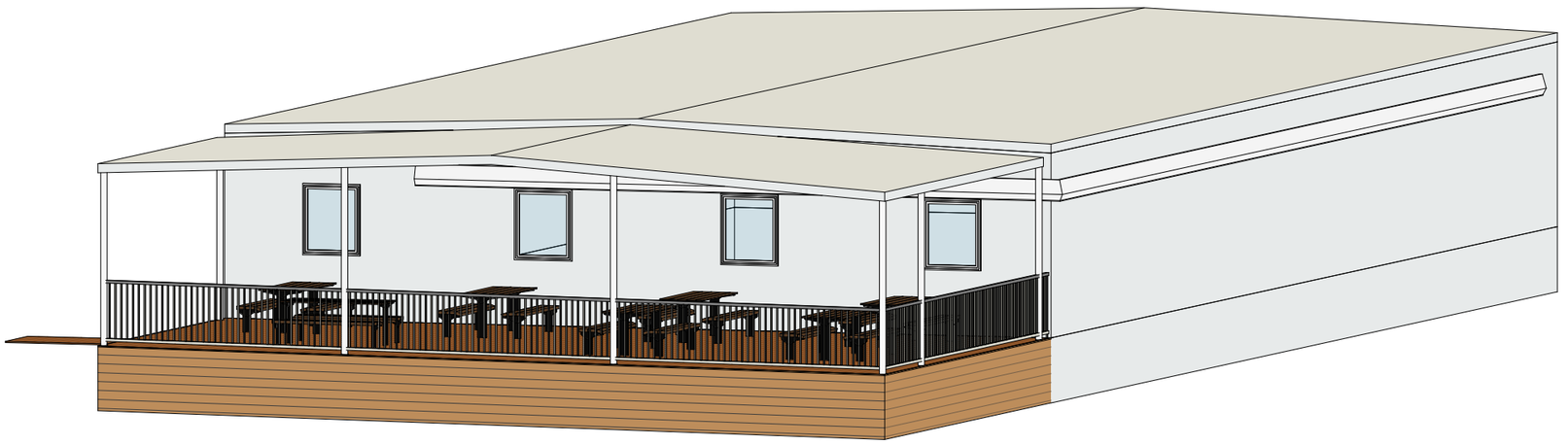
PROPOSED DECK & ROOF

DRW: T.F CHK: - SCALE: 1 : 100 **A3**

JOB NO. 074-xxxPL-SK100 **A0117**

PRELIMINARY

SCALE 1:100
0 1 2 3 4 5 10m



1 PROPOSED DECK AND ROOF 3D

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DRAWING REVISIONS

REV.	DESCRIPTION	DATE	DES
B	PLAN AMENDMENTS	05/03/26	T.F
A	REVISED PLANS	2/12/25	T.F

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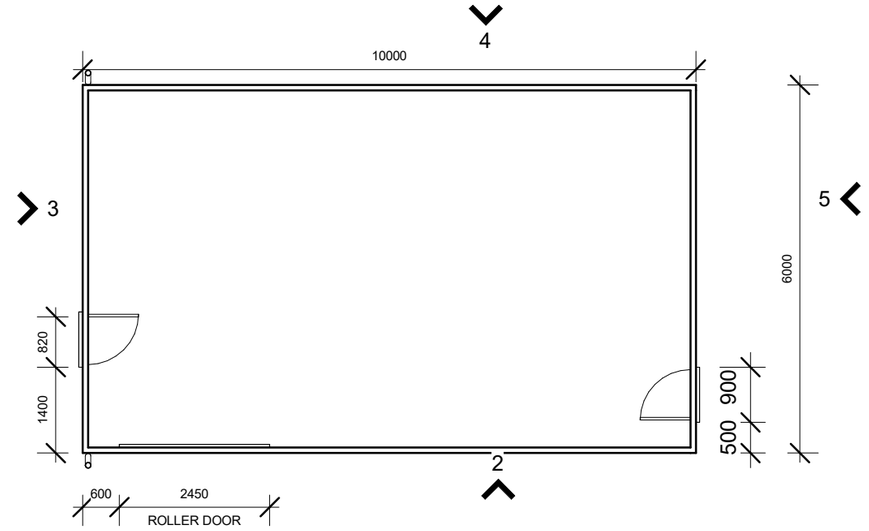
PROPOSED DECK & ROOF 3D

DRW: T.F CHK: - SCALE: A3

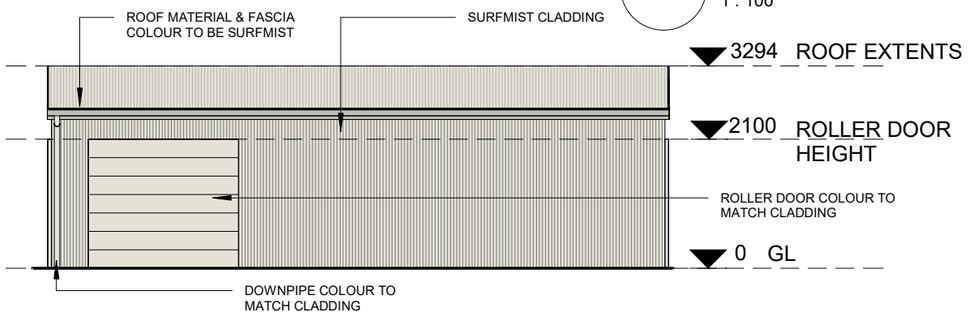
JOB NO. 074-xxxPL-SK100 **A0118**

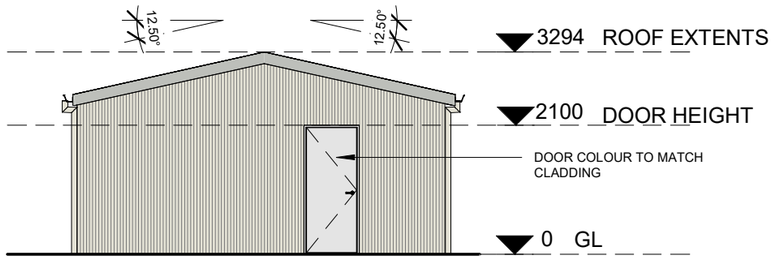
PRELIMINARY

SCALE 1:100
0 1 2 3 4 5 10m

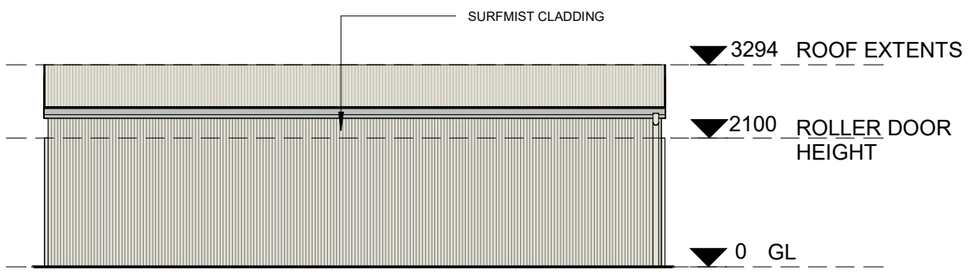


1 LINEN SHED
1 : 100

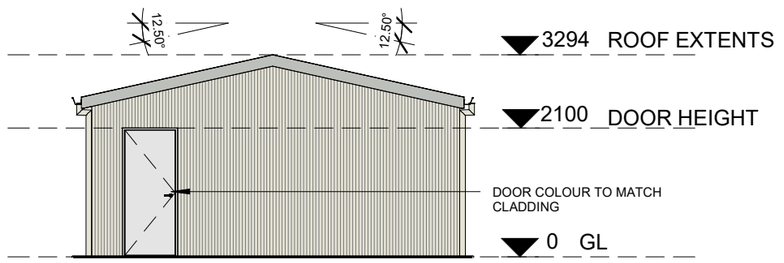




2 A0119 LINEN ELEV - 1
1 : 100



3 A0119 LINEN ELEV - 2
1 : 100



4 A0119 LINEN ELEV - 3
1 : 100

5 A0119 LINEN ELEV - 4
1 : 100

Discovery PARKS

50 Rundle Mall, Lvl 6, Adelaide SA 5000
Phone: 1300 061 811
Email:
Website:

PROJECT:
ROXBY DOWNS

ADDRESS:
94 BURGOYNE STREET, ROXBY DOWNS, SA 5725

DRAWING REVISIONS

REV.	DESCRIPTION	DATE	DES
B	REVISED LINEN SHED	3/12/25	T.F
A	REVISED PLANS	2/12/25	T.F

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PROPOSED LINEN SHED ELEVATIONS

DRW: T.F CHK: - SCALE: 1 : 100 **A3**

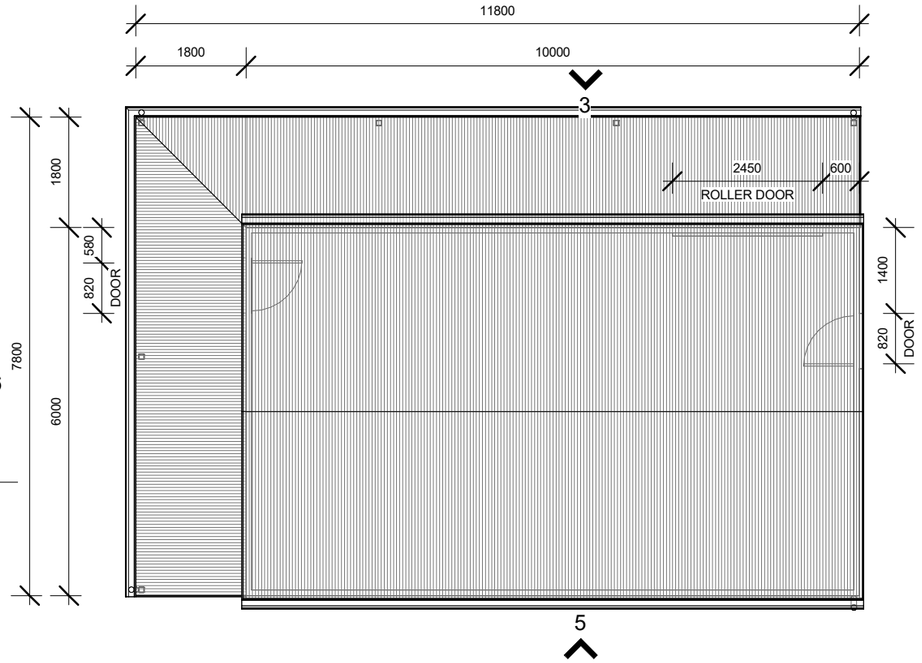
JOB NO. 074-xxxPL-SK100 **A0119**

PRELIMINARY

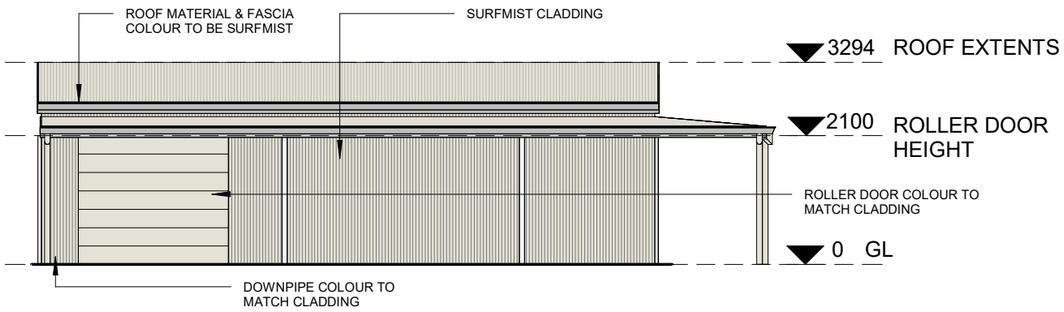
SCALE 1:100
0 1 2 3 4 5 10m



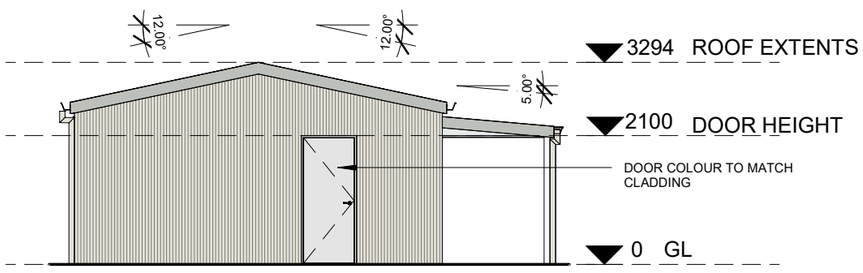
1 LINEN WITH VERANDAH
1 : 500



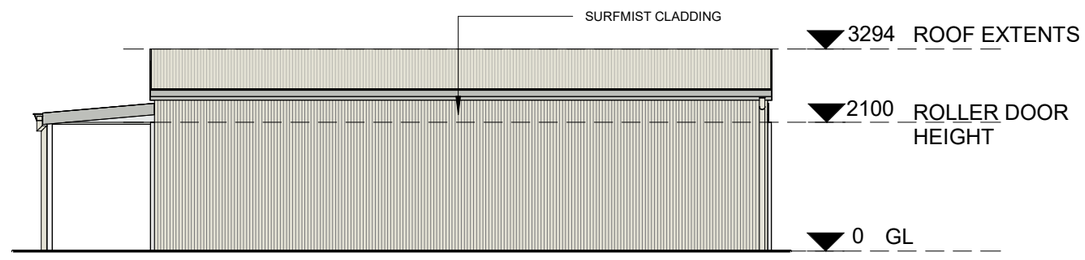
2 LINEN SHED WITH VERANDAH
1 : 100



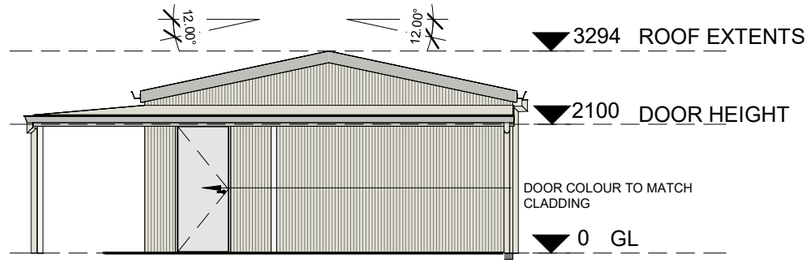
3 A0120 LINEN WITH VERANDAH - ELEV 1
1 : 100



4 A0700 LINEN WITH VERANDAH - ELEV 2
1 : 100



5 A0120 LINEN WITH VERANDAH - ELEV 3
1 : 100



6 A0120 LINEN WITH VERANDAH - ELEV 4
1 : 100

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DRAWING REVISIONS

REV.	DESCRIPTION	DATE	DES
A	RFI	23/03/26	T.F

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PROPOSED LINEN SHED ELEVATIONS

DRW: T.F CHK: - SCALE: As indicated A3

JOB NO. 074-xxxPL-SK100 **A0120**

PRELIMINARY

SCALE 1:100
0 1 2 3 4 5 10m

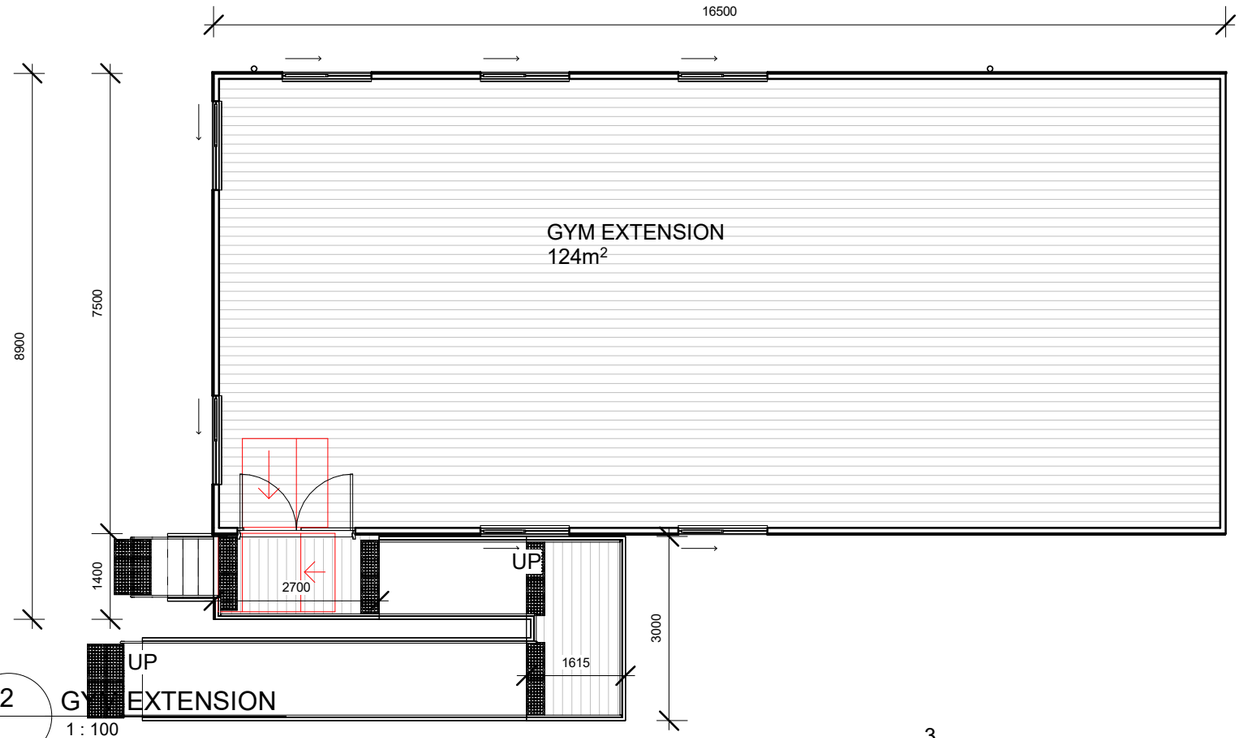


LANDSCAPING WITH
NATIVE PLANTING

GYM EXTENSION
(16.5 x 7.5m) - 124m²

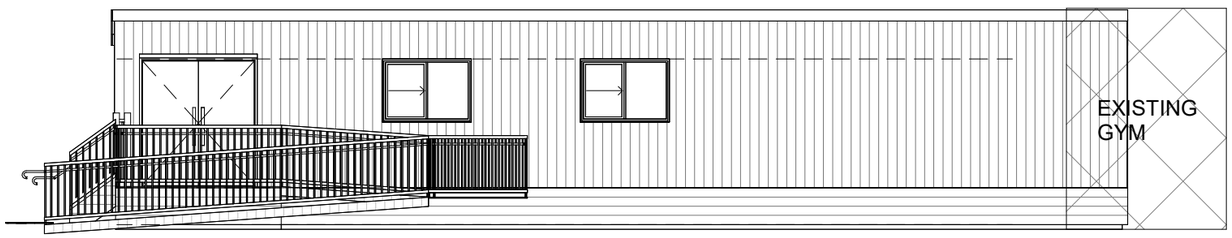
REFURBISH EXISTING GYM &
GYM EXTENSION

1 PROPOSED GYM EXTENSION
1 : 500



2 GYM EXTENSION
1 : 100

3



3 A0121 GYM EXTENSION - ELEV 1
1 : 100

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DRAWING REVISIONS

REV.	DESCRIPTION	DATE	DES
B	TREE REVISION	01/03/26	T.F
A	PROPOSED GYM EXTENSION	18/02/26	T.F

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PROPOSED GYM EXTENSIONS

DRW: T.F CHK: - SCALE: As indicated A3

JOB NO. 074-xxxPL-SK100 **A0121**

PRELIMINARY

SCALE 1:100
0 1 2 3 4 5 10m



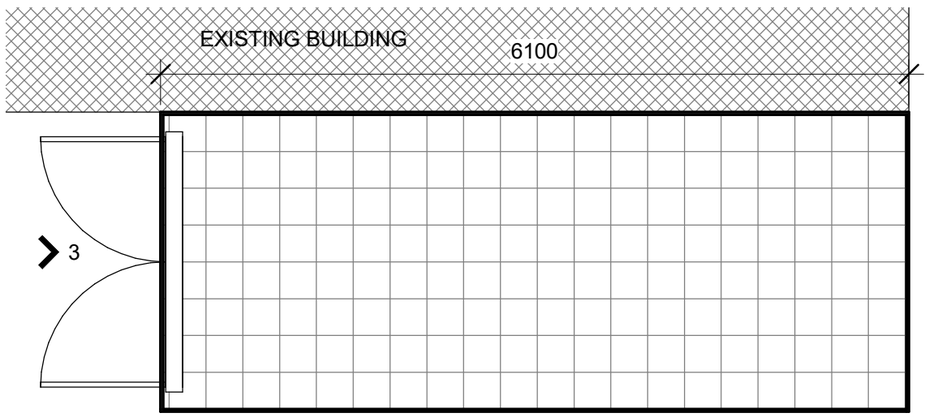
1 PROPOSED REEFER & RAMP
1 : 200



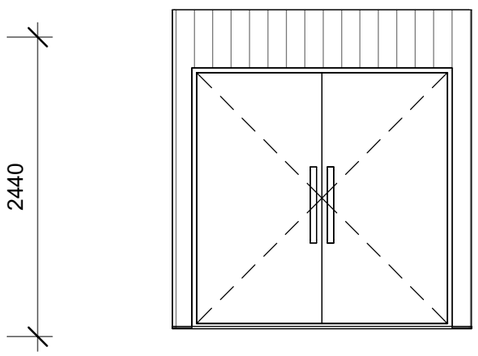
VIEW FROM EXISTING RAMP FROM ROAD



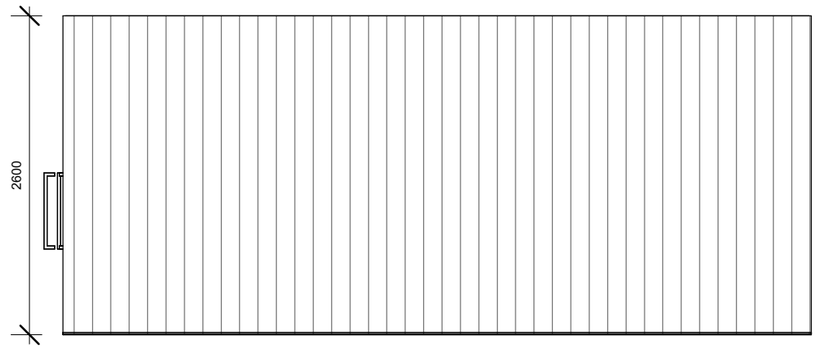
VIEW FROM ENTRY ROAD TO PARK



2 REEFFER 20Ft
1 : 50



3 A0122 REEFER 20FT - ELEV 1
1 : 50



4 A0122 REEFER 20FT - ELEV 2
1 : 50

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DRAWING REVISIONS

REV.	DESCRIPTION	DATE	DES
C	RFI AMENDMENTS	17/03/26	T.F
B	TREE REVISION	01/03/26	T.F
A	REVISED LAYOUT / TREES	24/02/26	T.F

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PROPOSED REEFER & RAMP
UPDATED

DRW: T.F CHK: - SCALE: As indicated A3

JOB NO. 074-xxxPL-SK100 **A0122**

PRELIMINARY

SCALE 1:200
0 5 10 15 20m



EXISTING DRAINAGE AREA FOR NEHIBOURING SITE & ROXBY DOWNS DISCOVERY PARK SITE

1 EXISTING DRAINAGE AREA
1 : 2000

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Website:

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DRAWING REVISIONS

REV.	DESCRIPTION	DATE	DES
A	TREE REMOVAL & DRAINAGE	09/03/26	T.F

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EXISTING DRAINAGE

DRW: T.F CHK: - SCALE: 1 : 2000 A3

JOB NO. 074-xxxPL-SK100 **A0123**

PRELIMINARY

SCALE 1:200
0 5 10 15 20m



EXISTING DRAIN TO BE REVIEWED BY RELEVANT DRAINAGE ENGINEERS

POSSIBILE ADDITIONAL NATIVE PLANTING TO LANDSCAPING AREA TO REDUCE RUNOFF



CHECK-IN BAY VIEW FROM ENTRY



CHECK-IN BAY VIEW FROM PARK

1 PROPOSED DRAINAGE
1 : 200

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DRAWING REVISIONS

REV.	DESCRIPTION	DATE	DES
A	TREE REVISION	01/03/26	T.F

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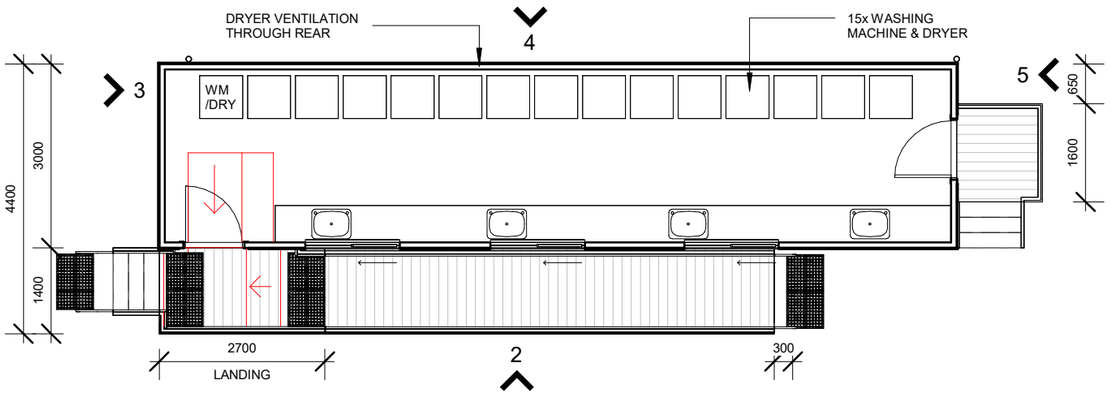
PROPOSED DRAINAGE

DRW: T.F CHK: - SCALE: 1 : 200 **A3**

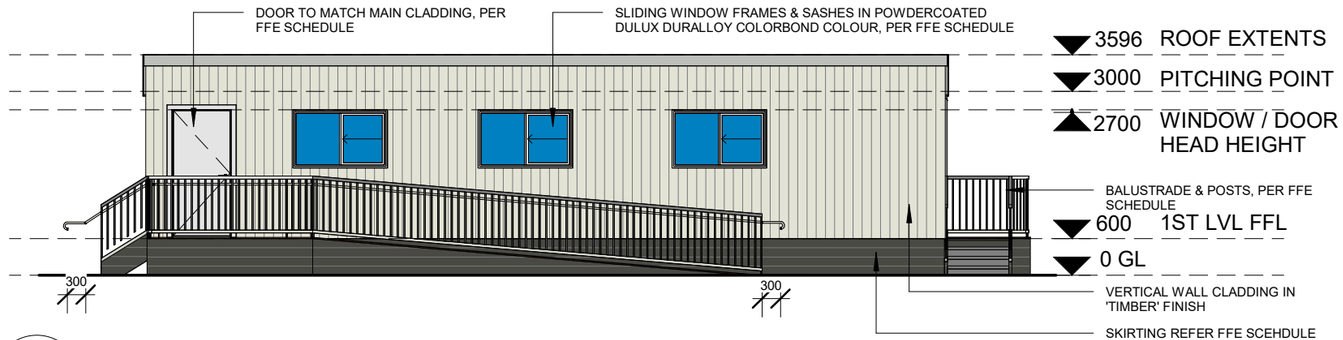
JOB NO. 074-xxxPL-SK100 **A0124**

PRELIMINARY

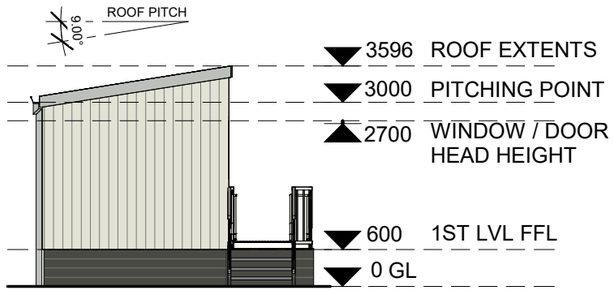
SCALE 1:200
0 5 10 15 20m



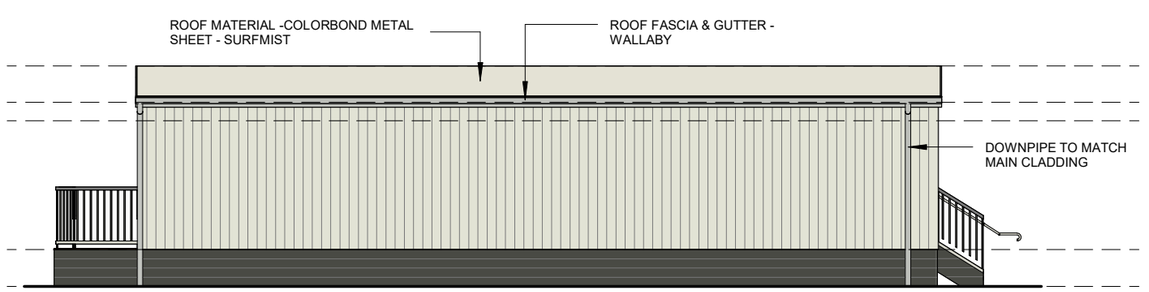
1 LAUNDRY FLOOR PLAN
1 : 100



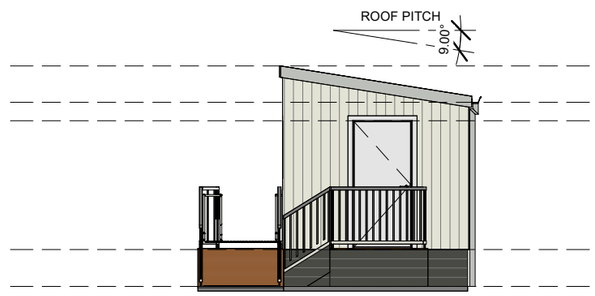
2 / A0125 LAUNDRY - ELEV 1
1 : 100



3 / A0125 LAUNDRY - ELEV 2
1 : 100



4 / A0125 LAUNDRY - ELEV 3
1 : 100



5 / A0125 LAUNDRY - ELEV 4
1 : 100

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50 Rundle Mall, Lvl 6, Adelaide SA 5000
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DRAWING REVISIONS

REV.	DESCRIPTION	DATE	DES
A	RFI AMENDMENTS	17/03/26	T.F

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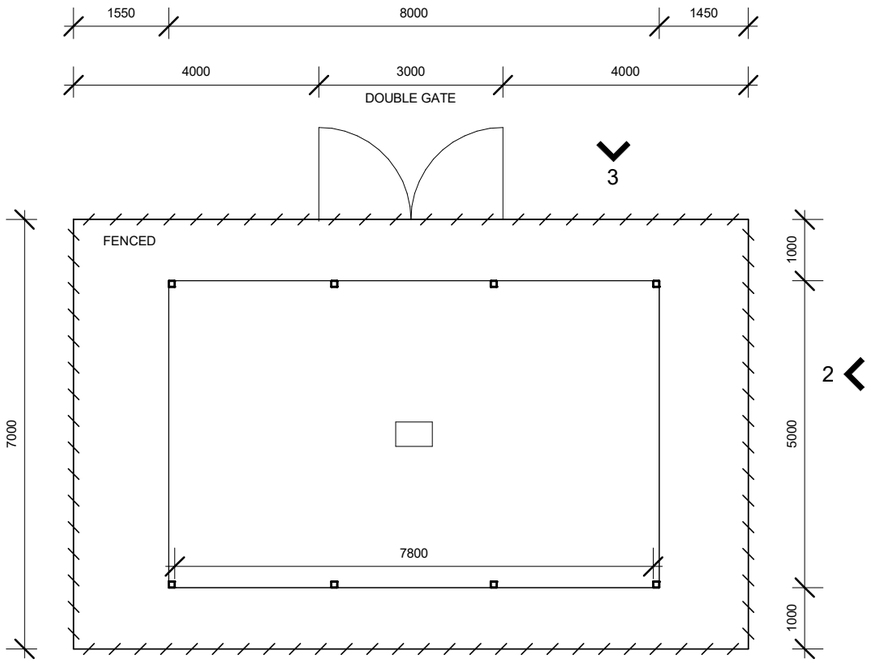
LAUNDRY FLOOR PLAN & ELEV

DRW: T.F CHK: - SCALE: 1 : 100 **A3**

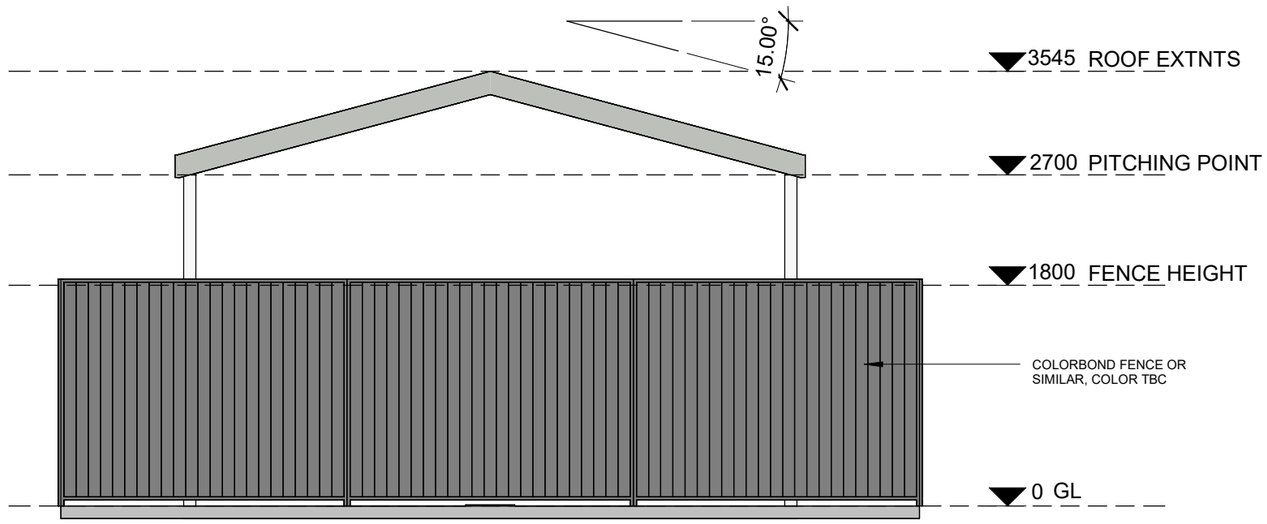
JOB NO. 074-xxxPL-SK100 **A0125**

PRELIMINARY

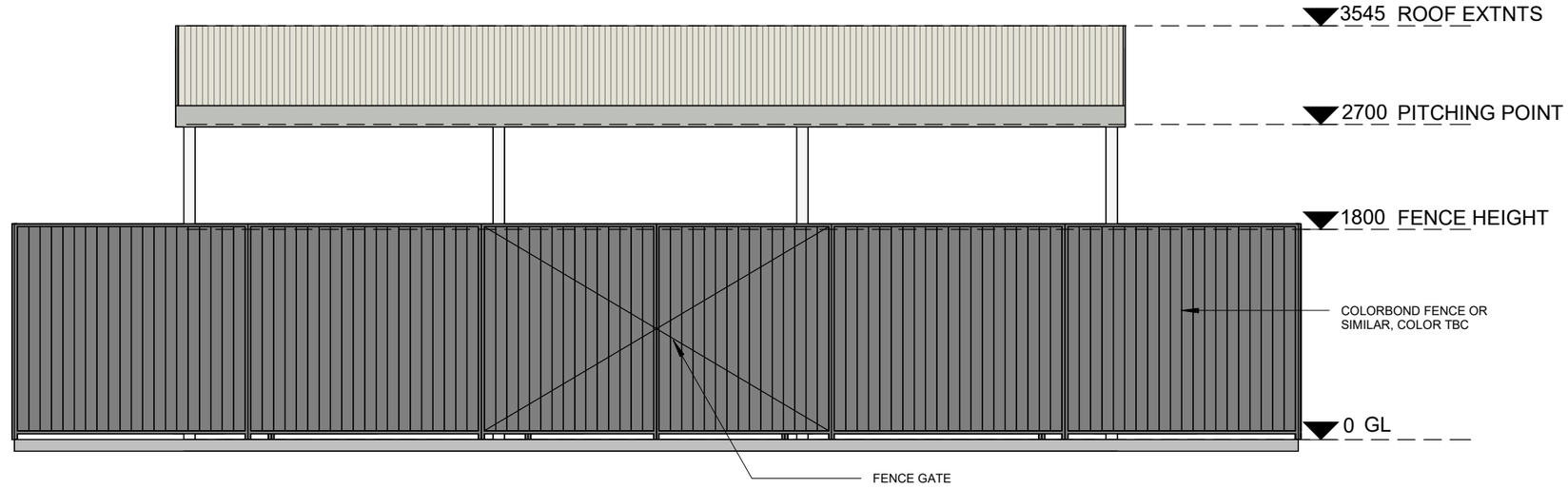
SCALE 1:100
0 1 2 3 4 5 10m



1 BIN AREA
1 : 100



2 A0126 BIN AREA - ELEV 2
1 : 50



3 A0126 BIN AREA - ELEV 1
1 : 50

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50 Rundle Mall, Lvl 6, Adelaide SA 5000
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DRAWING REVISIONS

REV.	DESCRIPTION	DATE	DES
A	RFI AMENDMENTS	17/03/26	T.F

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BIN AREA

DRW: T.F CHK: - SCALE: As indicated A3

JOB NO. 074-xxxPL-SK100 **A0126**

PRELIMINARY

SCALE 1:100
0 1 2 3 4 5 10m

APPENDIX 3

Native Vegetation Data Report
BlackOak Environmental

Native Vegetation Clearance

Scattered Tree Assessment for Discovery Parks – Roxby Downs

Data Report

Clearance under Section 28 of the *Native Vegetation Act 1991*

19 March 2026

Prepared by Matt Launer from BlackOak Environmental Pty Ltd



Table of contents

1. Application information
2. Purpose of clearance
    - 2.1 Description
    - 2.2 Background
    - 2.3 General location map
    - 2.4 Details of the proposal
    - 2.5 Approvals required or obtained
    - 2.6 Development Application information (if applicable)
3. Method
    - 3.1 Flora assessment
    - 3.2 Fauna assessment
4. Assessment outcomes
    - 4.1 Vegetation assessment
    - 4.2 Threatened Species assessment
    - 4.3 Intact Stratum
    - 4.4 Principles of clearance
    - 4.5 Addressing the Mitigation hierarchy
    - 4.6 Risk Assessment
5. Clearance summary
6. Significant environmental benefit
7. Appendices

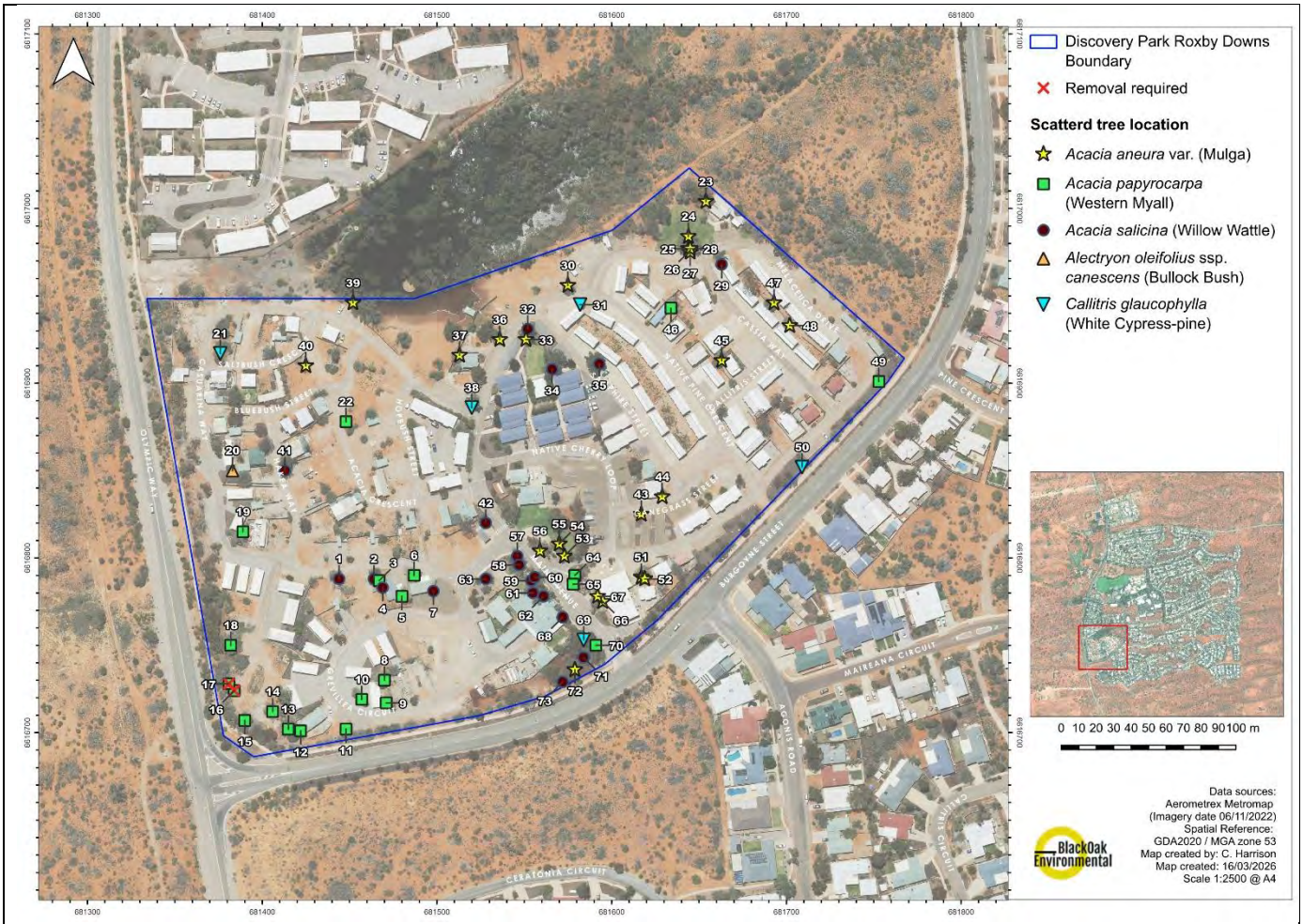
1. Application information

Application Details

Applicant:	Discovery Holiday Parks		
Key contact:	Michael Gates E: michael.gates@discoveryparks.com.au M: 0460 329 413		
Landowner:	Park is owned by Discovery Parks		
Site Address:	94 Burgoyne Street, Roxby Downs, SA 5725		
Local Government Area:	Municipal Council of Roxby Downs	Hundred:	Pastoral Unincorporated Area
Title ID:	CT/6316/581	Parcel ID	D137438 A701

Summary of proposed clearance

Purpose of clearance	Clearance required for the construction of a swimming pool and shed as part of the proposed building developments within the park.
Description of the vegetation under application	Size, type and general condition - Two large healthy Western Myall (*Acacia papyrocarpa*) trees.
Total proposed clearance - area (ha) and number of trees	Two scattered trees are proposed to be cleared.
Level of clearance	The proposed clearance would have been assessed as Level 1 risk. However, no escalating matter applies in this regard, because the clearance does not involve any trees with a trunk circumference (measured at 1 m above the ground; for multi-stemmed trees, measure the largest trunk/stem) of 30 cm or more in the Pastoral zone. (If any tree met or exceeded 30 cm in circumference, the risk level would escalate, typically to Level 2 or higher.)
Overlay (Planning and Design Code)	Native Vegetation Overlay
Map of proposed clearance area	



Seriously at variance with the Principles of clearance?	Not applicable.
Substantially intact	The plants within the midstorey and understorey strata are not growing at original (pre-European) density for the community. These layers were completely removed during initial site development in 1988/1990, and the site now consists primarily of scattered remnant/regenerating trees amid non-local/landscaped vegetation. No continuous stratum meeting NVC criteria for density, species diversity, contiguity (≥1 ha), or low introduced cover (>20%) is present.
Mitigation hierarchy	A total of 73 trees—all remnant trees, as well as naturally regenerating native trees 5 years and older—were surveyed. Following the survey, adjustments were made by the project planners, resulting in the clearance of only two of the 73 scattered trees. The clearance of just two trees is considered minimal given the upgrade and development to be undertaken throughout the park. The clearance of the two trees is for the construction of a swimming pool and pump shed. This is considered permanent and therefore re-establishment of the vegetation is not practicable.
SEB Offset proposal	The proponent is proposing to pay into the Native Vegetation Fund. The total payment required is $31.16 which includes an SEB payment of $29.53 and an administration fee of $1.63. Under the *Native Vegetation Act 1991* and associated regulations/guidelines administered by the Native Vegetation Council (NVC), there is a minimum SEB payment of $500 into the Native Vegetation Fund.

2. Purpose of clearance

2.1 Description

The purpose of the clearance is to develop additional workers' accommodation at Discovery Park, Roxby Downs—specifically, a swimming pool and pump shed. This will require the clearance of two mature *Acacia papyrocarpa* (Western Myall) trees.

2.2 Background

Discovery Park, Roxby Downs, covers an area of 8.70 ha. The site was first developed in 1988 (as Myall Grove Caravan Park). The vast majority of the native vegetation was cleared at that time. Mature trees were retained within the park where possible for their amenity and shade value. These included: *Acacia papyrocarpa* (western myall), *Acacia aneura* (mulga), *Alectryon oleifolius subsp. canescens* (bullock bush), and *Callitris glaucophylla* (white cypress-pine). The midstorey and understorey vegetation layers were completely removed.

The park was purchased by Discovery Parks in 2018. The proposed development includes:

- additional accommodation
- a new gym
- a laundry building
- a swimming pool and pump shed
- new decking
- a new refuse and bin area
- upgrades to roads

The project area is situated within the Gawler (GAW) IBRA bioregion of SA and the Roxby (GAW07) subregion. The Roxby (GAW07) subregion contains 98% vegetation cover (DEW 2026). The project area occurs in the Pastoral Unincorporated Area, the Municipal Council of Roxby Downs and the South Australian Arid Lands Landscape Management Region. The project area is zoned Neighbourhood (Z4201) and subzoned Roxby Downs (S5405) (The South Australian Property and Planning Atlas 2026).

2.3 General location map



Figure 1. General location map.

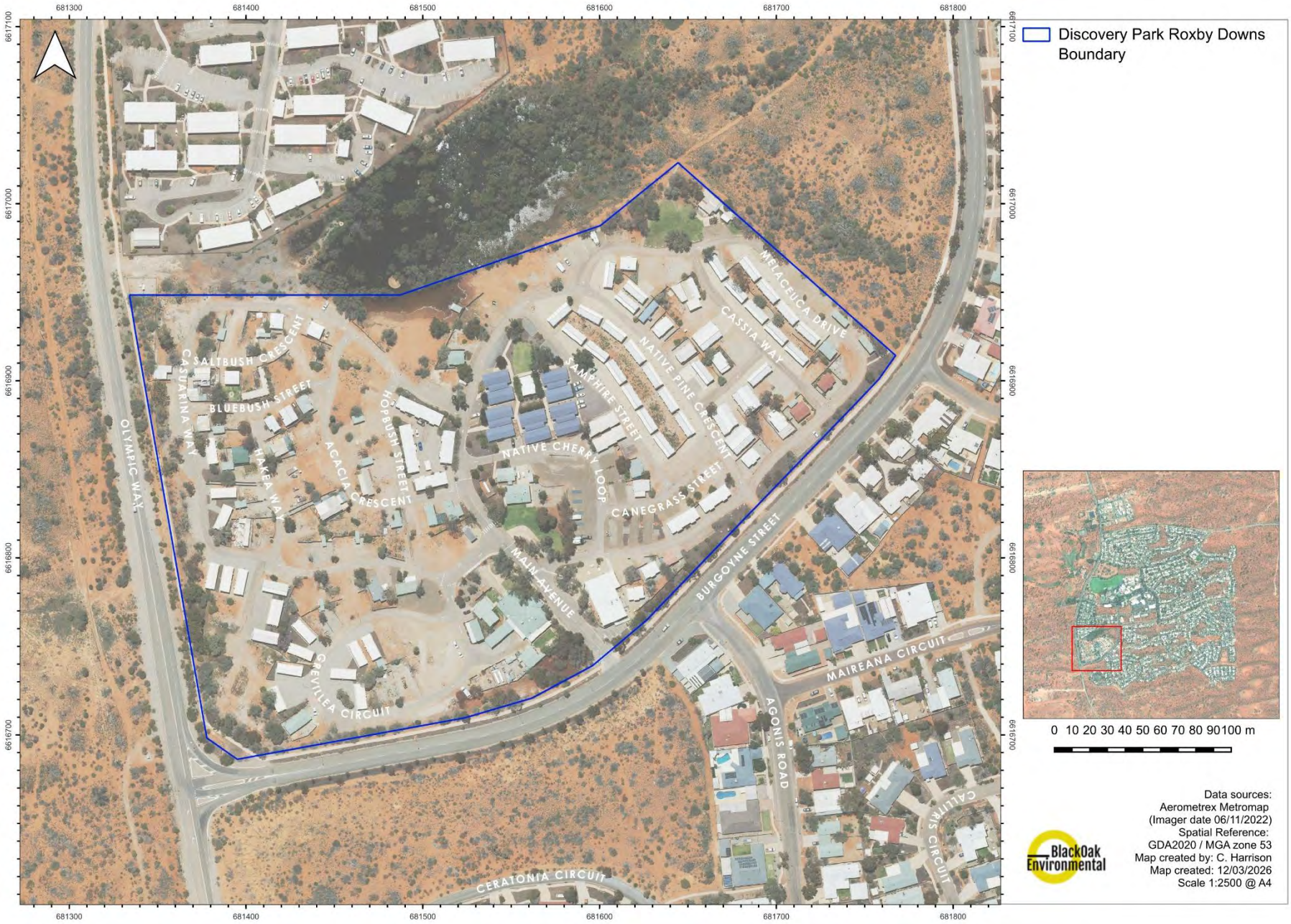


Figure 2. Discovery Park Roxby Downs boundary.

2.4 Details of the proposal

Refer to Figure 7 for the site plan and Figure 8 and 9 for the Swimming pool and pump shed site plan. The GIS shapefiles for the proposed project will be provided on submission of the Native Vegetation Clearance Proposal.

2.5 Approvals **required** ***or*** **obtained**

Native Vegetation Act 1991

Native vegetation in SA is protected under the NV Act and *Native Vegetation Regulations 2017*. Any proposed clearance of native vegetation in SA (unless exempt under the *Native Vegetation Regulations 2017*) is to be assessed against the NV Act Principles of Clearance and requires approval from the Native Vegetation Council (NVC). The NVC will assess the clearance against whether there are any other alternatives that involve no clearance, less clearance or clearance of vegetation that is less significant (or has been degraded to a greater extent than the vegetation proposed to be cleared).

Clearance can occur if development consent is granted under the *Planning, Development and Infrastructure Act 2016* and the provision of a Significant Environmental Benefit (SEB) (on-ground or payment) is approved by the NVC; and SEB: Required as per SEB approval (or payment into the Native Vegetation Fund). Clearance under the NV Act is the subject of this assessment and proposal. There have not been any past clearance applications or approvals for the subject land.

Environment Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) protects Matters of National Environmental Significance (MNES) which includes Ramsar Wetlands, threatened species, threatened ecological communities (TEC) and migratory species. Any significant impacts on MNES require the approval of the Commonwealth Minister for the Environment. A Protected Matters Report (PMR) was generated on 17 January 2025 to identify MNES under the EPBC Act. The PMR is maintained by *Department of Climate Change, Energy, the Environment and Water* (DCCEEW) and was used to identify flora and or ecological communities of national environmental significance that may occur or have suitable habitat within the 50 km of the project area.

All MNES applicable to the project area have been considered in this assessment and proposal. completed as part of the current project.

National Parks and Wildlife Act 1972

The *National Parks and Wildlife Act 1972* (NPW Act) provides for the establishment and management of reserves for public benefit and enjoyment; to provide for the conservation of wildlife in a natural environment; and for other purposes. Impacts to flora and fauna species listed under National Parks Schedules have been considered in this assessment and proposal.

Planning, Development and Infrastructure Act 2016

The *Planning, Development Infrastructure Act 2016* (PDI Act) provides for planning and regulates development in the State, to regulate the use and management of land and buildings and the design and construction of buildings. Subject to this Act, no development may be undertaken unless the development is an approved development. A development is an approved development if, and only if, a relevant authority has assessed the development against, and granted consent in respect of the provisions of an appropriate Development Plan. The PDI Act establishes a new planning and development scheme to replace the previous scheme operating under the *Development Act 1993*.

2.6 Development Application information (if applicable)

The project area is zoned Neighbourhood (Z4201) and subzoned Roxby Downs (S5405) and Native Vegetation Overlay (The South Australian Property and Planning Atlas 2026).

3. Method

3.1 Flora and fauna assessment

A desktop assessment was conducted to assess the potential for any threatened flora species (both Commonwealth and State listed) to occur within the project area. This was achieved by undertaking database searches of a 50 km buffer of the project area, as specified in the Rangeland Assessment Manual (BAM) manual (NVC 2020).

A Protected Matters Report (PMR) was generated on 17 January 2025 to identify MNES (Matters of National Environmental Significance) under the EPBC Act (DCCEEW 2019). The PMR is maintained by DCCEEW and was used to identify flora and fauna, and ecological communities of national environmental significance that may occur or have suitable habitat within the project area.

Flora and fauna species listed under South Australia's NPW Act were assessed using the NatureMaps Supertable, obtained through the general query tool on NatureMaps. The dataset was obtained on 28 January 2025. Only records from and after the year 1995, with a spatial reliability <1 km were. Known records of threatened species listed under the EPBC Act were also identified within this search.

The scattered tree survey was conducted on 11–13 February 2025 by NVC-accredited consultant Matt Launer. The assessment followed the method outlined in the Scattered Tree Assessment Manual (Native Vegetation Council 2024). The project area was traversed on foot, and all remnant trees, as well as naturally regenerating native trees 5 years and older, were surveyed.

4. Assessment Outcomes

4.1 Vegetation Assessment

General description of the vegetation, the site and matters of significance

The project area is typical of a cabin/caravan park, where the natural landform has been highly modified or significantly altered. The vegetation within the park consists predominantly of non-local species of shrubs and trees, lawns, landscaped areas, remnant trees, and naturally regenerating native trees 5 years and older. The site is located within the township of Roxby Downs. The southern, eastern, and western boundaries of the park adjoin native vegetation (with the southern and western areas buffered by sealed roads—Olympic Way and Burgoyne Street). This adjoining vegetation features the same overstorey species as those on site: *Acacia papyrocarpa* (Western Myall), *Acacia aneura* (Mulga), *Alectryon oleifolius subsp. canescens* (Bullock Bush), and *Callitris glaucophylla* (White cypress-pine).

A total of 73 trees—all remnant trees, as well as naturally regenerating native trees 5 years and older—were surveyed (see Appendix 3). Following the survey, adjustments were made by the project planners, resulting in the clearance of only two of the 73 scattered trees. These are two *Acacia aneura* (Mulga) trees (Trees 16 and 17), located in the south-west of the project area.

Details of the vegetation associates/scattered trees proposed to be impacted

For **each** scattered tree or patch of trees present, provide the following;

Tree ID – Tree 16. Tree spp: *Acacia papyrocarpa* (Western Myall) Number of trees – 1. Height (m) – 2.2. Hollows – None present. Diameter (cm) – 15.61 Canopy dieback (%) – 20. Total Biodiversity Score – 0.05.	

Tree ID – Tree 17.	
Tree spp: *Acacia papyrocarpa* (Western Myall)	
Number of trees – 1	
Height (m) – 6.5	
Hollows – None present.	
Diameter (cm) – 36.32.	
Canopy dieback (%) – 45.	
Total Biodiversity Score – 0.34.	

Site map showing areas of proposed impact

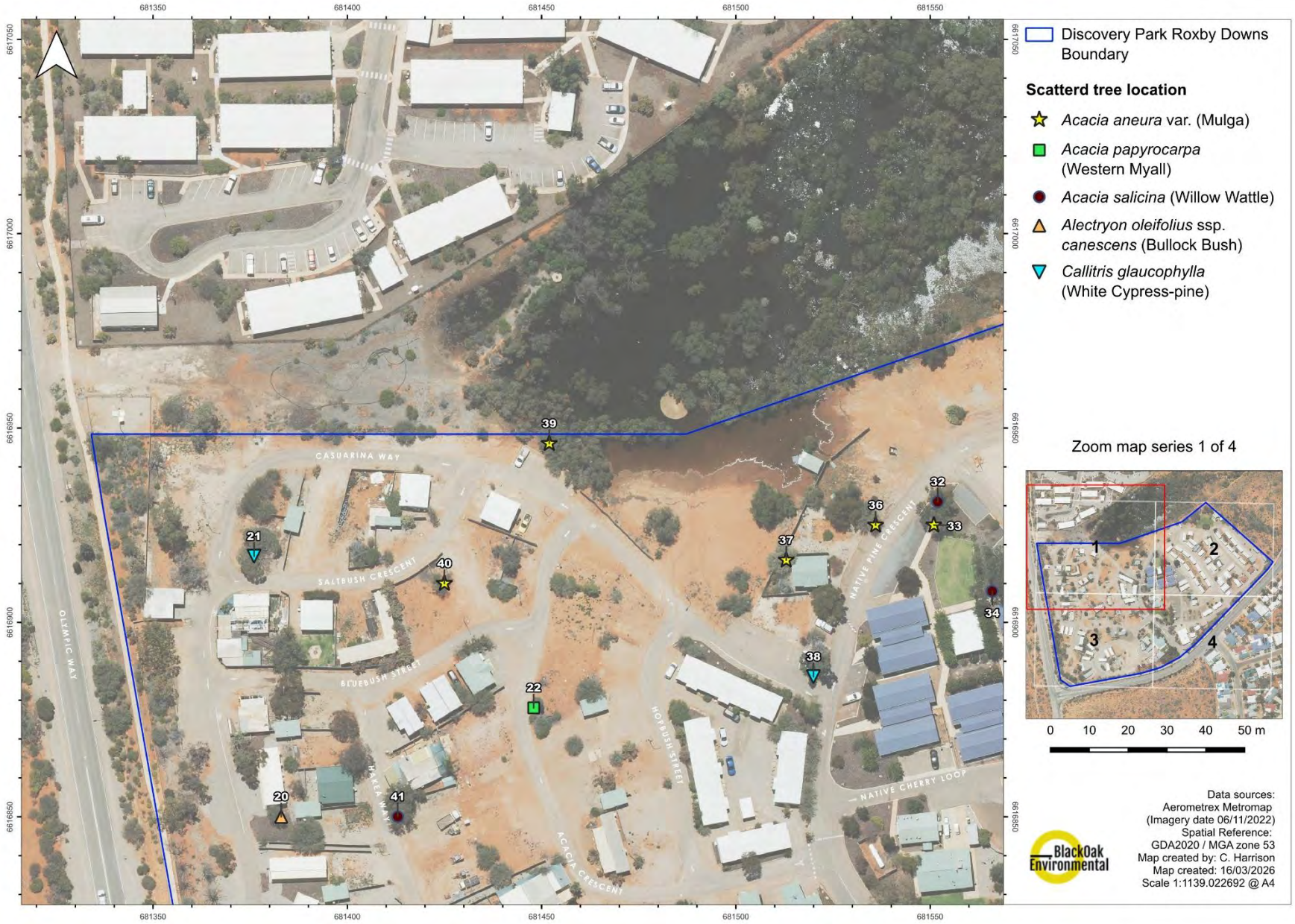


Figure 3. Locations of scattered trees (map 1 of 4).

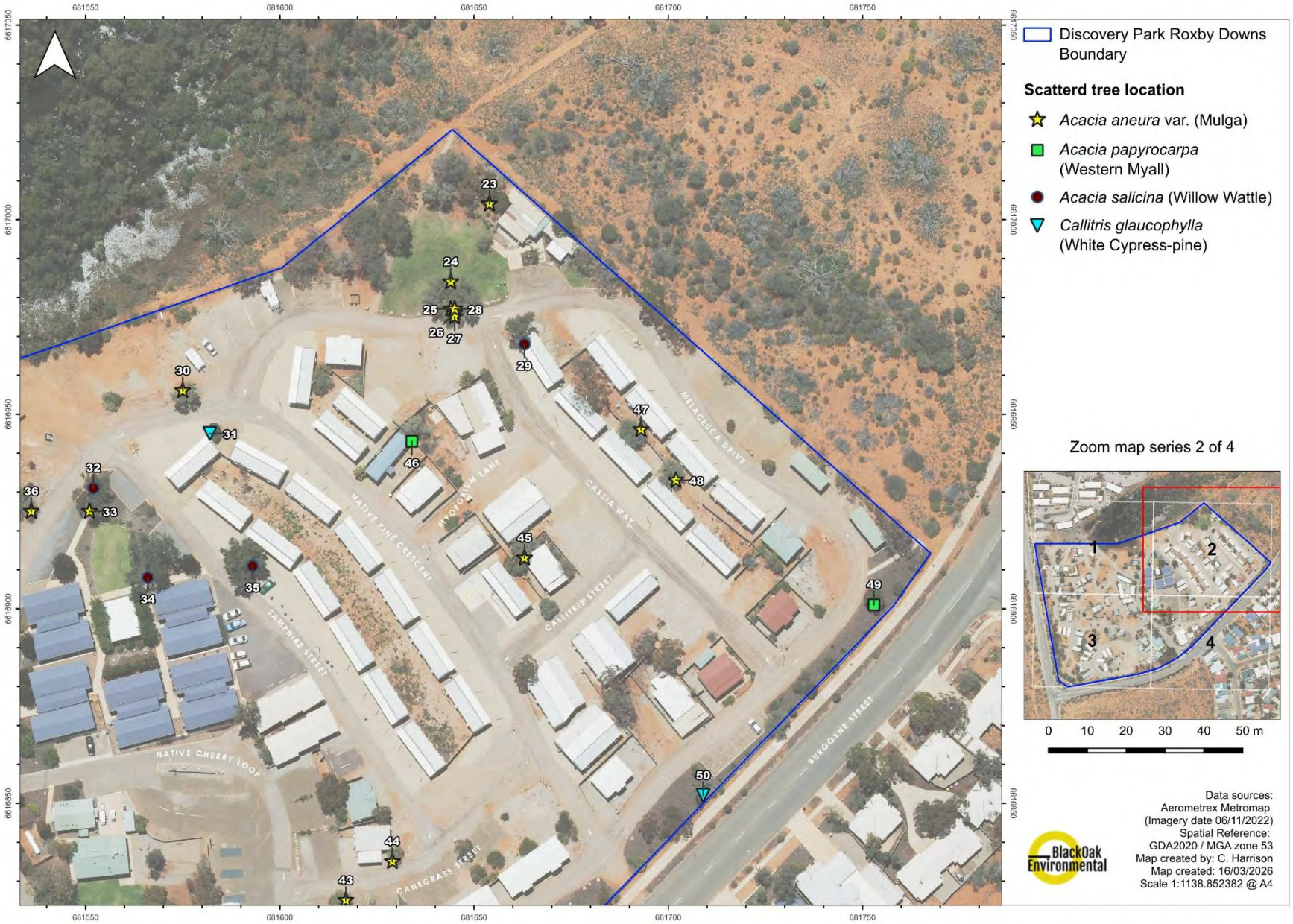


Figure 4. Locations of scattered trees (map 2 of 4).

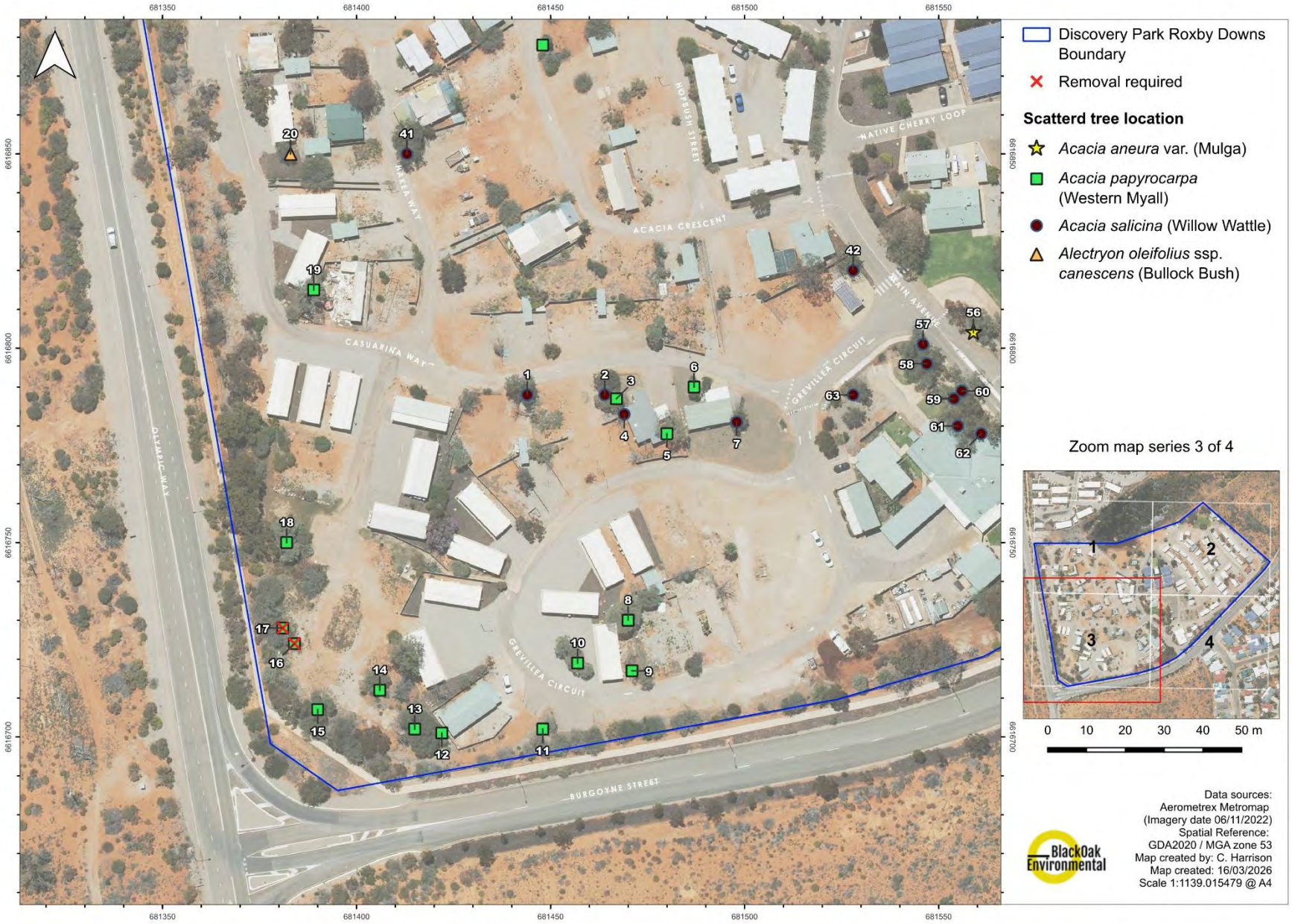


Figure 5. Locations of scattered trees. Trees 16 and 17 proposed for removal (map 3 of 4).



Figure 6. Locations of scattered trees (map 4 of 4).

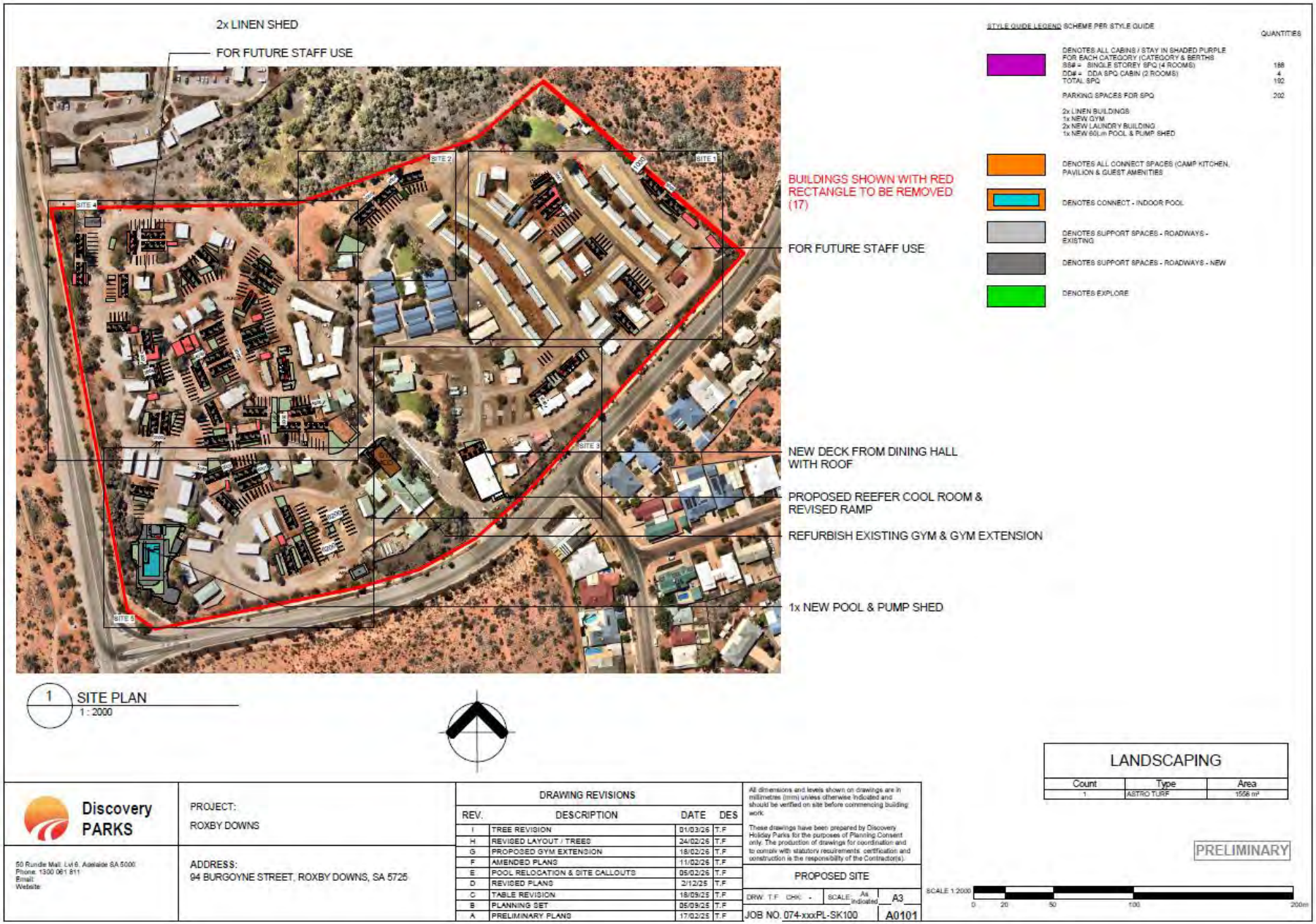


Figure 7. Site plan (Discovery Parks 2026). Note: New pool and pump shed located in south-west corner of the park.



Figure 8. Site plan (Discovery Parks 2026). Location of new pool and pump shed.

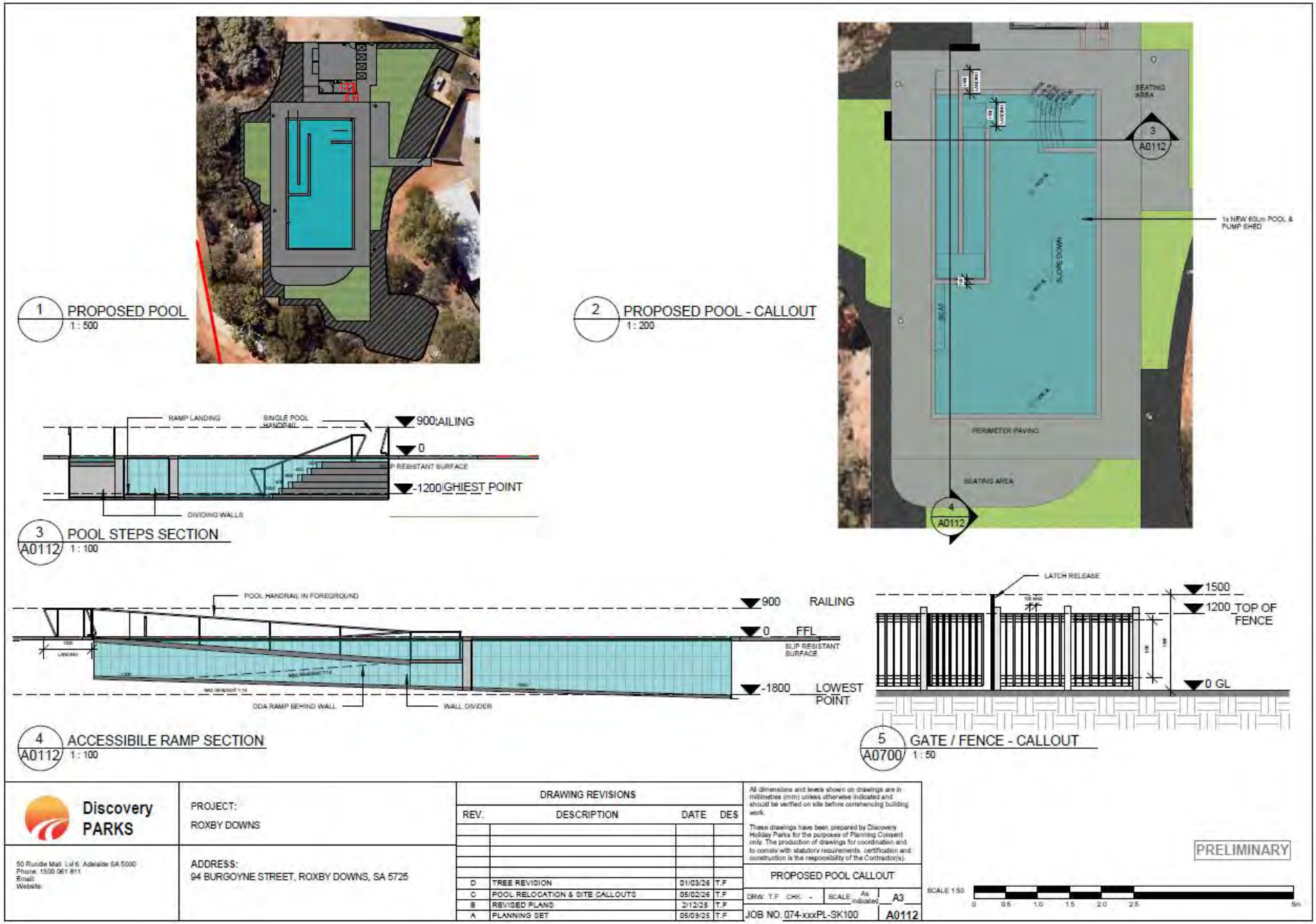


Figure 9. Site plan (Discovery Parks 2026). New pool and pump shed layout and design.

4.2 Threatened Species assessment

Listed Threatened Ecological Communities

No threatened ecological communities (TEC's) were identified in the PMR as potentially occurring within 50 km of the project area. No TEC's were recorded within the project area during the field survey.

Nationally threatened flora

One nationally threatened flora species was identified in the Protected Matters Search Tool (PMST) report as potentially occurring ('species or species habitat known to occur within the area') within 50 km of the project area: *Frankenia plicata* (EPBC Act: Endangered; NPW Act: Vulnerable). This species was also recorded in the NatureMaps database search as having previous occurrences within 50 km of the project area since 1995, with spatial reliability <1 km.

Atriplex kochiana (Koch's saltbush) (EPBC Act: Vulnerable; NPW Act: Vulnerable) and *Cyperus dactylotes* (EPBC Act: Vulnerable; NPW Act: Vulnerable) were also identified in the NatureMaps database search.

Frankenia plicata, *Atriplex kochiana*, and *Cyperus dactylotes* are considered highly unlikely to occur in the project area due to the lack of suitable habitat and the historical complete removal of the midstorey and understorey vegetation layers.

State threatened flora

Five threatened flora species listed under the NPW Act were identified in the NatureMaps database search as being previously recorded within 50 km of the project area since 1995 with a spatial reliability <1 km, these were:

- *Acacia pendula* (Weeping Myall) (NPW Act: Vulnerable)
- *Frankenia cupularis* (NPW Act: Rare)
- *Frankenia subtrees* (NPW Act: Rare)
- *Gratwickia monochaeta* (NPW Act: Rare)
- *Orobanche cernua var. australiana* (Australian Broomrape) (NPW Act: Rare)

All five species are considered highly unlikely to occur in the project area due to the lack of suitable habitat and the historical complete removal of the midstorey and understorey vegetation layers.

Nationally threatened fauna

Five nationally threatened fauna species were identified in the Protected Matters Search Tool (PMST) report as potentially occurring ('species or species habitat known to occur within the area') within 50 km of the project area. This includes four bird species and one mammal species:

- Thick-billed Grasswren (Amytornis modestus) (EPBC: Vulnerable)
- Southern Whiteface (*Aphelocephala leucopsis*) (EPBC: Vulnerable)
- Sharp-tailed Sandpiper (*Calidris acuminata*) (EPBC: Vulnerable)
- Blue-winged Parrot (Neophema chrysostoma) (EPBC: Vulnerable, NPW Act: Vulnerable)
- Plains Rat, Palyoora, Plains Mouse (*Pseudomys australis*) (EPBC: Vulnerable, NPW Act: Vulnerable)

All five species are considered highly unlikely to occur in the project area due to the lack of suitable habitat and the historical complete removal of the midstorey and understorey vegetation layers.

State threatened fauna

Thirty-one threatened bird species listed under the NPW Act were identified in the NatureMaps database search as being previously recorded within 50 km of the project area since 1995 with a spatial reliability <1 km. These were:

- Flock Bronzewing (*Phaps histrionica*) (NPW Act: Rare)
- Blue-billed Duck (*Oxyura australis*) (NPW Act: Rare)
- Pied Oystercatcher (*Haematopus longirostris*) (NPW Act: Rare)
- Purple-gaped Honeyeater (mainland SA) (*Lichenostomus cratitius occidentalis*) (NPW Act: Rare)
- Musk Duck (*Biziura lobata menziesi*) (NPW Act: Rare)

All five species are considered highly unlikely to occur in the project area due to the lack of suitable habitat and the historical complete removal of the midstorey and understorey vegetation layers.

4.3 Presence of Substantially Intact Vegetation

If the vegetation is considered to represent a substantially intact stratum, the NVC cannot approve clearance, unless for the purpose of harvesting native vegetation (section 27(3)).

Provide information on whether the native vegetation constitutes a continuous intact stratum.

As previously mentioned, the site was first developed in 1988 (as Myall Grove Caravan Park). The vast majority of the native vegetation was cleared at that time. Mature trees were retained within the park where possible for their amenity and shade value. These included: *Acacia papyrocarpa* (western myall), *Acacia aneura* (mulga), *Alectryon oleifolius subsp. canescens* (bullock bush), and *Callitris glaucophylla* (white cypress-pine). The native midstorey and understorey vegetation layers were completely removed.

A total of 73 trees (all remnant trees, as well as naturally regenerating native trees 5 years and older) were surveyed (Appendix 3). The vegetation within the rest of the park consists of non-local species of shrubs and trees, lawns and landscaped areas (refer to Figure10).

The plants within the midstorey and understorey strata are not growing at original (pre-European) density for the community. These layers were completely removed during initial site development in 1988/1990, and the site now consists primarily of scattered remnant/regenerating trees amid non-local/landscaped vegetation. No continuous stratum meeting NVC criteria for density, species diversity, contiguity (≥1 ha), or low introduced cover (>20%) is present.



Figure 10. Example of remnant trees within a landscaped setting.

Provide a key finding on whether any or all of the area of impact could be considered as substantially intact.

The historical clearance (1988) and ongoing modifications (landscaping, non-local plants) mean no stratum has avoided serious human-caused degradation in the relevant period. Therefore, no part of the area of impact contains substantially intact vegetation.

4.4 Principles of Clearance (Schedule 1, *Native Vegetation Act 1991*)

If the clearance is seriously at variance with one or more of the principles, the NVC cannot approve clearance, however, the Act provides the NVC with a degree of discretion in certain situations

The clearance is not seriously at variance with any of the principles (a-g).

Principle of Clearance	Considerations
Principle 1a - it comprises a high level of diversity of plant species	Relevant information The number of plant species recorded (native and introduced) for each vegetation association N/A Patches; N/A
	Assessment against the principles Seriously at Variance - List vegetation Associations N/A At Variance – - List vegetation Associations N/A
	Moderating factors that may be considered by the NVC N/A
Principle 1b - significance as a habitat for wildlife	Relevant information List of threatened species that were recorded or may use the vegetation. N/A Patches; Threatened Fauna Score – N/A Unit biodiversity Score – N/A Trees; Fauna Habitat Score – N/A Biodiversity Score -N/A
	Assessment against the principles Seriously at Variance N/A At Variance – N/A
	Moderating factors that may be considered by the NVC N/A
Principle 1c - plants of a rare, vulnerable or	Relevant information N/A Threatened Flora Score(s) – N/A

endangered species	Assessment against the principles Seriously at Variance N/A At Variance – N/A
	Moderating factors that may be considered by the NVC N/A
***Principle 1d - the vegetation comprises the whole or part of a plant community that is Rare, Vulnerable or endangered*:**	Relevant information N/A Threatened Community Score – N/A
	Assessment against the principles Seriously at Variance N/A
	Moderating factors that may be considered by the NVC N/A
Principle 1e - it is significant as a remnant of vegetation in an area which has been extensively cleared.	Relevant information N/A Total Biodiversity Score – N/A
	Assessment against the principles Seriously at Variance N/A At Variance N/A
	Moderating factors that may be considered by the NVC N/A
Principle 1f - it is growing in, or in association with, a wetland environment.	Relevant information N/A
	Assessment against the principles Seriously at Variance N/A At Variance – N/A
	Moderating factors that may be considered by the NVC N/A
Principle 1g - it contributes significantly to the amenity of the area in which it is growing or is situated.	Relevant information N/A
	N/A
	Moderating factors that may be considered by the NVC N/A

Principles of Clearance (h-m) will be considered by comments provided by the local NRM Board or relevant Minister. The Data Report should contain information on these principles where relevant and where sufficient information or expertise is available.

4.5 Address the Mitigation Hierarchy

The NVC will consider if the applicant has avoided and minimised the clearance of native vegetation as much as practically possible.

a) Avoidance

A total of 73 trees—all remnant trees, as well as naturally regenerating native trees 5 years and older—were surveyed. Following the survey, adjustments were made by the project planners, resulting in the clearance of only two of the 73 scattered trees.

b) Minimisation

The clearance of just two trees is considered minimal given the upgrade and development to be undertaken throughout the park.

c) Rehabilitation or restoration

The clearance of the two trees is for the construction of a swimming pool and pump shed. This is considered permanent and therefore re-establishment of the vegetation is not practicable.

d) Offset – any adverse impact on native vegetation that cannot be avoided or further minimised should be offset by the achievement of a significant environmental benefit that outweighs that impact.

The NVC will only consider an offset once avoidance, minimisation and restoration have been documented and fulfilled. The SEB Policy explains the biodiversity offsetting principles that must be met.

The proponent is proposing to pay into the Native Vegetation Fund. The total payment required is $31.16 which includes an SEB payment of $29.53 and an administration fee of $1.63. Under the *Native Vegetation Act 1991* and associated regulations/guidelines administered by the Native Vegetation Council (NVC), there is a minimum SEB payment of $500 into the Native Vegetation Fund.

4.6 Risk Assessment

Determine the level of risk associated with the application

Total clearance	No. of trees	2
	Area (ha)	Not applicable
	Total biodiversity Score	0.39
Seriously at variance with principle 1(b), 1(c) or 1 (d)		Not applicable
Risk assessment outcome		Level 2

The proposed clearance would have been assessed as Level 1 risk. However, no escalating matter applies in this regard, because the clearance does not involve any trees with a trunk circumference (measured at 1 m above the ground; for multi-stemmed trees, measure the largest trunk/stem) of 30 cm or more in the Pastoral zone. (If any tree met or exceeded 30 cm in circumference, the risk level would escalate, typically to Level 2 or higher.).

5. Clearance summary

Scattered trees Summary table

Tree or Cluster ID	Number of trees	Fauna Habitat score	Threatened flora score	Biodiversity score	Loss factor	SEB Points required	SEB Payment	Admin Fee
WP452 (16)	1	0.0	0	0.05	1.0	0.06	$4.12	$0.23
WP453 (17)	1	0.0	0	0.34	1.0	0.37	$25.41	$1.40
Total	**2**			**0.39**		**0.43**	**$29.53**	**$1.63**

Totals summary table

Economies of Scale Factor	0.110
Rainfall (mm) Factor	172
SEB Points of Gain/ha Factor	7

SEB Uplift Factor	1.10
Management Cost ($/ha)	$25,408

	Total Biodiversity score	Total SEB points required	SEB Payment	Admin Fee	Total Payment
Application	0.39	0.43	$29.53	$1.63	$31.16

6. Significant Environmental Benefit

A Significant Environmental Benefit (SEB) is required for approval to clear under Division 5 of the *Native Vegetation Regulations 2017*. The NVC must be satisfied that as a result of the loss of vegetation from the clearance that a SEB will result in a positive impact on the environment that is over and above the negative impact of the clearance.

ACHIEVING A SEB

Indicate how the SEB will be achieved by ticking the appropriate box and providing the associated information:

☐ Establish a new SEB Area on land owned by the proponent.

☐ Use SEB Credit that the proponent has established. Provide the SEB Credit Ref. No. _____

☐ Apply to have SEB Credit assigned from another person or body. The application form needs to be submitted with this Data Report.

☐ Apply to have a SEB to be delivered by a Third Party. The application form needs to be submitted with this Data Report.

☒ Pay into the Native Vegetation Fund.

PAYMENT SEB

The SEB Policy states that if a SEB is required as a result of a clearance application under Section 28 of the Act, before an applicant will be permitted to make a payment into the Fund, they must first provide information to demonstrate that they are unable to achieve a SEB on-ground, through the establishment, regeneration or maintenance of native vegetation.

If a proponent proposes to achieve the SEB by paying into the Native Vegetation Fund because no on-ground or credit option is available, summary information must be provided on the amount required to be paid and the manner of payment:

The proponent is proposing to pay into the Native Vegetation Fund. The total payment required is $31.16 which includes an SEB payment of $29.53 and an administration fee of $1.63. Under the *Native Vegetation Act 1991* and associated regulations/guidelines administered by the Native Vegetation Council (NVC), there is a minimum SEB payment of $500 into the Native Vegetation Fund.

7. Appendices

Appendix 1. Scattered tree data (all trees surveyed).

Appendix 1. Scattered tree data (all trees surveyed).

Waypoint #	Easting	Northing	Tree #	Species name	Common name	Photo #	Tree catalogue # (if present)	Circumference (@1m)	Diameter (@1m)	Height (m)
437	681444	6616788	1	*Acacia salicina*	Willow Wattle	1		140	44.59	9.43
438	681464	6616788	2	*Acacia salicina*	Willow Wattle	2		92	29.30	8.67
439	681467	6616787	3	*Acacia papyrocarpa*	Western Myall	3		104	33.12	7.00
440	681469	6616783	4	*Acacia salicina*	Willow Wattle	4		52	16.56	6.75
441	681480	6616778	5	*Acacia papyrocarpa*	Western Myall	5		152	48.41	9.29
442	681487	6616790	6	*Acacia papyrocarpa*	Western Myall	6	299	103	32.80	7.50
443	681498	6616781	7	*Acacia salicina*	Willow Wattle	7		77	24.52	7.43
444	681470	6616730	8	*Acacia papyrocarpa*	Western Myall	8		128	40.76	9.00
445	681471	6616717	9	*Acacia papyrocarpa*	Western Myall	9		155	49.36	8.33
446	681457	6616719	10	*Acacia papyrocarpa*	Western Myall	10		117	37.26	6.80
447	681448	6616702	11	*Acacia papyrocarpa*	Western Myall	11		71	22.61	6.67
448	681422	6616701	12	*Acacia papyrocarpa*	Western Myall	12	152	41	13.06	5.16
449	681415	6616702	13	*Acacia papyrocarpa*	Western Myall	13		226	71.97	8.67
450	681406	6616712	14	*Acacia papyrocarpa*	Western Myall	14		87	27.71	6.00
451	681390	6616707	15	*Acacia papyrocarpa*	Western Myall	15		117	37.26	7.35
452	681384	6616724	16	*Acacia papyrocarpa*	Western Myall	16		49	15.61	2.18
453	681381	6616728	17	*Acacia papyrocarpa*	Western Myall	17		115	36.62	6.50
454	681382	6616750	18	*Acacia papyrocarpa*	Western Myall	18	142	127	40.45	7.43
455	681389	6616815	19	*Acacia papyrocarpa*	Western Myall	19	238	130	41.40	13.00
456	681383	6616850	20	*Alectryon oleifolius ssp. canescens*	Bullock Bush	20		87	27.71	5.60
457	681376	6616917	21	*Callitris glaucophylla*	White Cypress-pine	21		51	16.24	7.67
458	681448	6616878	22	*Acacia papyrocarpa*	Western Myall	22	266	77	24.52	6.67
459	681654	6617004	23	*Acacia aneura var.*	Mulga	23	67	41	13.06	5.50
460	681644	6616984	24	*Acacia aneura var.*	Mulga	24		83	26.43	7.43
461	681644	6616977	25	*Acacia aneura var.*	Mulga	25	80	65	20.70	10.95
462	681645	6616976	26	*Acacia aneura var.*	Mulga	26		47	14.97	6.00
463	681645	6616975	27	*Acacia aneura var.*	Mulga	27		70	22.29	6.17
466	681645	6616977	28	*Acacia aneura var.*	Mulga	28	82	69	21.97	10.80

Waypoint #	Easting	Northing	Tree #	Species name	Common name	Photo #	Tree catalogue # (if present)	Circumference (@1m)	Diameter (@1m)	Height (m)
465	681663	6616968	29	*Acacia salicina*	Willow Wattle	29		220	70.06	11.89
467	681575	6616956	30	*Acacia aneura var.*	Mulga	30	93	89	28.34	6.84
468	681582	6616945	31	*Callitris glaucophylla*	White Cypress-pine	31		78	24.84	5.52
469	681552	6616931	32	*Acacia salicina*	Willow Wattle	32		130	41.40	10.40
470	681551	6616925	33	*Acacia aneura var.*	Mulga	33		52	16.56	7.00
471	681566	6616908	34	*Acacia salicina*	Willow Wattle	34		270	85.99	13.53
472	681593	6616911	35	*Acacia salicina*	Willow Wattle	35		163	51.91	12.00
473	681536	6616925	36	*Acacia aneura var.*	Mulga	36	99	43	13.69	7.00
474	681513	6616916	37	*Acacia aneura var.*	Mulga	37	100	45	14.33	7.00
475	681520	6616886	38	*Callitris glaucophylla*	White Cypress-pine	38	102	92	29.30	10.80
476	681452	6616946	39	*Acacia aneura var.*	Mulga	39		46	14.65	6.25
477	681425	6616910	40	*Acacia aneura var.*	Mulga	40		45	14.33	4.15
478	681413	6616850	41	*Acacia salicina*	Willow Wattle	41	251	14	4.46	7.78
479	681528	6616820	42	*Acacia salicina*	Willow Wattle	42	283	122	38.85	9.56
480	681617	6616825	43	*Acacia aneura var.*	Mulga	43		44	14.01	5.20
481	681629	6616835	44	*Acacia aneura var.*	Mulga	44		61	19.43	5.88
482	681663	6616913	45	*Acacia aneura var.*	Mulga	45	351	75	23.89	7.83
483	681634	6616943	46	*Acacia papyrocarpa*	Western Myall	46	355		0.00	6.60
484	681693	6616946	47	*Acacia aneura var.*	Mulga	47	363	63	20.06	6.67
485	681702	6616933	48	*Acacia aneura var.*	Mulga	48	364	77	24.52	9.64
486	681753	6616901	49	*Acacia papyrocarpa*	Western Myall	49		50	15.92	6.42
487	681709	6616852	50	*Callitris glaucophylla*	White Cypress-pine	50	46	101	32.17	8.11
488	681617	6616789	51	*Acacia aneura var.*	Mulga	51		53	16.88	6.94
489	681619	6616788	52	*Acacia aneura var.*	Mulga	52	233	46	14.65	6.04
490	681573	6616801	53	*Acacia aneura var.*	Mulga	53	292	58	18.47	7.47
491	681570	6616808	54	*Acacia aneura var.*	Mulga	54	290	61	19.43	8.06
492	681570	6616808	55	*Acacia aneura var.*	Mulga	55		52	16.56	7.78
493	681559	6616804	56	*Acacia aneura var.*	Mulga	56	298	50	15.92	7.91

Waypoint #	Easting	Northing	Tree #	Species name	Common name	Photo #	Tree catalogue # (if present)	Circumference (@1m)	Diameter (@1m)	Height (m)
494	681546	6616801	57	*Acacia salicina*	Willow Wattle	57	191	105	33.44	13.50
495	681547	6616796	58	*Acacia salicina*	Willow Wattle	58	190	108	34.39	11.20
496	681554	6616787	59	*Acacia salicina*	Willow Wattle	59	189	50	15.92	9.23
497	681556	6616789	60	*Acacia salicina*	Willow Wattle	60	188	152	48.41	12.00
498	681555	6616780	61	*Acacia salicina*	Willow Wattle	61	187	144	45.86	12.78
499	681561	6616778	62	*Acacia salicina*	Willow Wattle	62	186	147	46.82	14.00
500	681528	6616788	63	*Acacia salicina*	Willow Wattle	63	194	98	31.21	10.13
501	681579	6616790	64	*Acacia papyrocarpa*	Western Myall	64		55	17.52	6.50
502	681578	6616785	65	*Acacia papyrocarpa*	Western Myall	65	3	72	22.93	5.56
503	681595	6616775	66	*Acacia aneura var.*	Mulga	66	8	58	18.47	8.33
504	681592	6616778	67	*Acacia aneura var.*	Mulga	67	7	33	10.51	6.12
505	681572	6616766	68	*Acacia salicina*	Willow Wattle	68	185	135	42.99	8.69
506	681584	6616753	69	*Callitris glaucophylla*	White Cypress-pine	69	181	96	30.57	11.00
507	681591	6616750	70	*Acacia papyrocarpa*	Western Myall	70	179	67	21.34	7.37
508	681584	6616743	71	*Acacia salicina*	Willow Wattle	71	177	101	32.17	9.00
509	681579	6616736	72	*Acacia aneura var.*	Mulga	72		60	19.11	7.89
510	681572	6616729	73	*Acacia salicina*	Willow Wattle	73	172	101	32.17	6.86

DISCOVERY PARKS, ROXBY DOWNS
94 BURGOYNE STREET, ROXBY DOWNS SA 5725

SERVICES INFRASTRUCTURE REPORT

Project number 26116
September 2026

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1. INTRODUCTION

Trinamic Consultants were engaged by Discovery Parks to inspect and report on the existing services infrastructure at Discovery Parks Roxby Downs, 94 Burgoyne Street, Roxby Downs SA 5725.

We obtained details of the existing utility services, and some of our findings are based on the information provided by the utilities. We also obtained electrical load records for the last two months from Roxby Power.

The park is bounded by Burgoyne Street to the south, Olympic Way to the west, and a Council reserve on the other two sides. The park site comprises two titles, with a boundary running north-south down the centre of the park. This central boundary has not been considered in any developments on the park to date, as there has been no allowance for the required fire rating between buildings adjacent that boundary, and some buildings appear to straddle the boundary.

We believe the existing park includes 33 superior cabins (30 of which installed in 2012 near the centre of the park comprise 10 x 3 unit "dongas"), 87 standard cabins (the newest 68 of which located in the south-west corner comprise 17 x 4 unit "dongas"), 6 economy motel rooms, 15 en-suite powered caravan sites, 22 powered caravan sites, 6 unpowered caravan sites, and 36 permanent sites, a total of 205 designated sites.

There are an additional 107 "vacant sites" identified on the park plan. These appear to be previous cabin sites or en-suite caravan sites with metered electrical supply, metered gas supply, water supply and sewer connection to each.

We understand that additional accommodation is proposed for the park, comprising 49 x 4 bed buildings, 1 x 2 bed DDA building, kitchen/diner, 2 x guest laundry, and carparks to match.

There are proposed refurbishment to eth gymnasium shed and a new pool and associated equipment

2. ELECTRICAL SERVICES

2.1 Description of existing electrical distribution

The site supply is supplied with 400V, 3 phase from a Roxby Power (a division of Roxby Downs Council) 1,000 kVA (1,333 A/phase) transformer located on the Burgoyne Street frontage. The transformer supplies both the park and the local low voltage distribution in the street. There are three supplies into the park, each one connected to a 630A circuit breaker in the transformer. The transformer also has three 400A supplies to outside the park.



Fig. 1 - Transformer

Consumer's mains cables pass underground to two main switchboards (MSB-1 and MSB-2). MSB-1 is located opposite the reception building, and has two supplies from the transformer. MSB-2 is located further east along the Burgoyne Street frontage, and has the third supply from the transformer. Consumer's mains could not be accessed to determine accurate size, but they appear to have capacity of approximately 800A per phase for each of the three supplies.

The MSB-1 is a steel enclosure constructed in 1997 and rated at 2x750 A/phase. MSB-1 incorporates two 800A incoming main switches, with a normally open bus-tie switch between the two supplies. The bus-tie switch allows both sides of the switchboard to be fed off one supply, in the case of a fault in the other supply. MSB-1 also includes retailer metering current transformers (CTs), and two retailer meters. MSB-1 is good quality and in good condition, although labelling of the outgoing supplies is poor.



Fig. 2 - Main switchboard MSB-1

The MSB-2 is a steel enclosure constructed in 1997 and rated at 750 A/phase. MSB-2 incorporates an 800A incoming main switch, retailer metering current transformers (CTs), and a retailer meter. MSB-2 is good quality and in good condition, although some of the bus-bar insulation is starting to crack, insulation on cable lugs is separating, and labelling of the outgoing supplies is poor or non-existent. The ground in front of MSB-2 has subsided or eroded, creating a local depression and making the height of switches from the ground in excess of wiring

rules allowance. The ground should be backfilled up to the level of the base of the switchboard.



Fig. 3- Main switchboard MSB-2

MSB-1 and 2 supply radiating sub-mains to distribution boards and distribution pillars around the park. Distribution boards around the park supply load centres in cabins, small metered sub-boards on vacant sites, power heads and street lighting.

Distribution boards and load centres have been modified over the years, and some require minor repairs, resealing of cable entries, re-insulation of bus-bars and updated labelling and circuit schedules. Otherwise, the distribution boards are in reasonable condition.

Power heads at powered caravan sites have proprietary K-Mac KP series power heads, most of which appear to be relatively new and in good condition.



Fig. 4 - Typical K-Mac power head

Cabins are air conditioned with split air conditioners in each.

2.2 Description of existing site lighting

Site lighting comprise 6m galvanised steel poles, some fitted with original discharge lamps, although a number have been retrofitted with LED lights.

2.3 Miscellaneous issues for rectification

The following issues were noted and require attention to ensure compliance with current Regulations, particularly Workplace Health and Safety Regulations:

- Undertake minor repairs and update labelling to existing MSB and distribution boards – budget $20,000.

Total budget: $20,000

2.4 Capacity for future developments

We have made some assumptions about the cable size and materials, and before any future developments proceed in the park, a more detailed investigation based on an anticipated maximum demand will need to be completed.

We estimate maximum electrical demand for the park in its current configuration is approximately 500A per phase. Load records obtained from Roxby Power indicate the maximum demand for the three supplies at 173A/162A/58A, a total of just under 400A per phase. The additional accommodation units, kitchen and laundries would add approximately 360A per phase, taking demand close to 800A per phase.

The existing consumer's mains and MSBs have total combined capacity of 1890 A per phase and therefore are suitable for the currently proposed additional cabins, kitchen/diner and laundry, provided the load is balanced across the three available supplies. Sub-main-distribution boards may need to be added due to lack of physical space in the MSBs for additional circuit breakers.

However, it appears the electrical supply authority transformer has insufficient spare capacity for the increased load, and the supply authority would most likely charge augmentation costs and capital cost for an increased demand, including an upgraded transformer.

We expect that any future developments in the park may require:

- Additional distribution equipment and associated cabling $200,000
- Trenching and backfilling $100,000
- Additional site lighting $ 75,000
- Upgrade Roxby Power supply – budget a provisional sum of $250,000.

Total budget: $575,000

3. TELECOMMUNICATIONS

3.1 Description of existing telecommunications installation

Copper telephone lines enter the park from Burgoyne Street. Copper telephone lines are distributed underground to the Park reception/office. There is also unused telephone distribution throughout the park to all the original sites.

The site is served by NBN fixed wired connection ("fibre-to-the-node").

There is a wireless internet facility in the Park provided by a third party.

There is no central MATV, with each cabin fitted with its own television antenna.

3.2 Miscellaneous issues for rectification

No significant issues were noted.

3.3 Capacity for future developments

Any future developments would be negotiable with NBN.

Internal distribution throughout the site	(If required)	$100,000

4. WATER SUPPLY

4.1 Description of existing water supply

Water supply to the site is via an 80mm diameter meter located in a ground box adjacent the main entrance, supplied from a Roxby Water (a division of Roxby Downs Council) water main in Burgoyne Street.



Fig. 5 - Water meter

We understand that second meter is located further east along the Burgoyne Street frontage, although this meter was not sighted.

There is no testable backflow prevention on the incoming water supplies.

Backflow prevention is not fitted on high risk points, such as individual caravan site sullage dump points or at the central designated sewer dump point.

The size and condition of the underground water reticulation could not be determined, although most appears to be HDPE, which should provide reliable service.

Water standpipes are generally galvanised steel pipes, which appear to be Denso tape wrapped where underground. Galvanised steel piping is liable to suffer an increasing incidence of rusting and failure.

There are fire hose reels throughout the site. Fire hose reels are in good condition and regularly inspected. We expect that the fire hose reels are supplied from the

metered water distribution, but there is no record of the size or arrangement of water mains.



Fig. 6 – Fire hose reel layout

Coverage of the fire hose reels is generally satisfactory, although access to at least two fire hose reel in fenced footpaths is restricted.



Fig. 7 - Fire hose reel with restricted access

There are a limited number of portable extinguishers near the camp kitchens and amenities areas.

There are two fire hydrants on site, one near the main entrance and one near the central amenities/laundry. Fire hydrants are only required under current Minister's Specification SA 76A where 3m separation distances are not maintained between cabins. Provided separation is achieved, additional fire hydrant protection is not necessary.

4.2 Miscellaneous issues for rectification

The following issues were noted and require attention to ensure compliance with current Regulations, particularly Workplace, Health and Safety and Environmental Protection Regulations:

- Add testable backflow prevention at incoming meters – budget $8,000.
- Add testable backflow prevention on any taps or water outlets near sullage dump points – budget $8,000.
- Relocate existing fire hose reels for better access – budget $2,000.

Total budget: $18,000

4.3 Capacity for future developments

The existing 80mm metered water supply should have sufficient capacity to provide an overall water supply to the site of approximately 17.5 litres per second.

The proposed redevelopment of the park includes the demolition of 17 existing buildings and construction of the following new facilities:

- 48 x Single Storey SPQ cabins
- 2 x DDA Workstay SPQ cabins
- Pool and Pump shed
- 2 x Laundry Buildings

The proposed new facilities have a combined estimated peak flow rate of approximately 6.13 litres per second. It is noted that the demolition of 17 existing buildings will reduce the existing site water demand and, as such, the additional demand associated with the proposed new facilities will be partially offset by the removal of the 17 existing buildings. The extent of this reduction is unknown at this time.

It is also worth noting that, while the water demand associated with the 2 proposed laundry buildings can be approximated, the exact demand cannot be determined until the proposed washing machine models and anticipated usage are known.

The expectation for the proposed pool is that, aside from the initial demand associated with filling, ongoing make-up water requirements will be negligible and are not expected to have any significant impact on the overall site water demand or peak flow rate.

Overall, it is expected that the existing 80mm water meter, with an anticipated available flow rate of approximately 17.5 litres per second, should provide sufficient capacity to accommodate the proposed new facilities.

Allowance should be made as part of the proposed redevelopment to confirm that the existing inground water supply pipework throughout the site is appropriately sized. Some upgrading of the existing inground pipework may be required to accommodate the increased water demand to certain areas of the site. This can be

confirmed during the detailed design phase, assisted by review of available as-constructed drawings and a site services survey.

4.4 Capacity for future developments approximate costs

Internal distribution / upgrade throughout the site, if required $150,000

(Subject to completion of a site services survey and confirmation of existing inground pipework sizes)

5. SEWER SERVICES

5.1 Description of existing wastewater system

Sanitary drainage from caravan site en-suites, cabins and amenities blocks gravitate to a Roxby Water (a division of Roxby Downs Council) sewer that runs along the northern boundary, in the Council reserve to the north.



Fig. 8 - Sewer holding tank in Council reserve

There is a central sewer dump point near the northern boundary, which does not comply with applicable Standards.



Fig. 8 – Central sewer dump point

There are sullage dump points at individual powered caravan sites, which do not comply with current Regulations for sullage disposal.



Fig. 9 – Individual caravan site sullage dump point

5.2 Miscellaneous issues for rectification

The following issues were noted and require attention to ensure compliance with current Regulations, particularly Workplace, Health and Safety and Environmental Protection Regulations:

- Upgrade central sewer dump point to current regulations – budget $5,000.
- Upgrade caravan site sullage dump points – budget $10,000.

Total budget: $15,000

5.3 Capacity for future developments

As noted above, the proposed redevelopment of the park includes the demolition of 17 existing buildings and construction of the new facilities. Based on the proposed cabin sleeping capacity, the redevelopment will accommodate an additional 196 people.

Using the SA Health On-site Wastewater Systems Code, the additional daily wastewater discharge to the sewer system can be approximated based on the proposed occupancy.

Using a daily wastewater discharge allowance of 150 litres per person, the proposed additional occupancy of 196 people is estimated to generate approximately 29,400 litres of wastewater per day for discharge to the local sewer network.

Once again it is worth noting that the demolition of 17 existing buildings will reduce the current wastewater discharge from the site. As such, the additional wastewater generated by the proposed new facilities will be partially offset by the removal of these existing buildings. The extent of this reduction is unknown at this time.

The two proposed laundry buildings, with a combined capacity of 30 washing machines, will require pre-treatment by means of a lint traps & cooling pits prior to discharge to the local sewer network.

Pool maintenance requirements and any associated backwash operations are currently unknown however, these are expected to be negligible and are not anticipated to have any significant impact on the overall site wastewater discharge to the local sewer network

Overall, the existing site sewer drainage gravitates to a Roxby Water sewer holding tank located within the adjacent Council reserve. There may be a requirement to upgrade this existing holding tank to provide additional capacity to accommodate the estimated increase in wastewater discharge of approximately 29,400 litres per day. Roxby Water will need to provide direction on any required upgrades to the existing sewer network.

5.4 Capacity for future developments approximate costs

Internal distribution / upgrade throughout the site, if required	$150,000

(Subject to completion of a site services survey and confirmation of existing inground pipework sizes and common service trenching with other services)

Laundry trade waste pretreatment	$30,000
Roxby Water infrastructure upgrade, if required	$100,000

(Subject to Roxby Water)

6. LIQUID PETROLEUM GAS (LPG)

6.1 Description of existing gas distribution

The Roxby Downs township is supplied with reticulated LPG from central tanks, and a high pressure LPG main is available in Burgoyne Street, although the park is not supplied from the township distribution.

The park is supplied from on-site LPG bulk storage tanks. There are two 4 Tonne (7,600L) tanks behind the reception building, one 4 Tonne (7,600L) tank adjacent the central amenities/laundry block, and two 90kg (175L) tanks next to the central camp kitchen.

LPG is distributed throughout the park with a network of underground distribution. LPG supplies hot water and cooking in the cabins, camp kitchens, amenities blocks and laundry driers.

Many of the vacant sites are still fitted with gas meters, although disconnected.

6.2 Miscellaneous issues for rectification

No significant issues were noted.

6.3 Capacity for future developments

The capacity of the incoming natural gas supply capacity would be negotiated with the retailer, with an upgrade to the gas tanks, if necessary, free of charge.

7. HOT WATER SYSTEMS

7.1 Description of existing hot water systems

Hot water to the central amenities block is generated by two gas fired 275L storage hot water units, one of which is original from 1997 and the second was replaced in 2017. Hot water units appear to be set at 60ºC. The hot water piping where visible is mostly un-insulated. There is no evidence of thermostatic mixing valves or tempering valves in the central amenities blocks. Length of hot water dead legs exceeds the recommendations in the Plumbing Code, so local thermostatic mixing valves should be fitted.

Hot water to the central amenities laundry is supplied from a separate gas fired storage hot water unit.

Hot water to the north-eastern amenities block is generated by one gas fired storage hot water unit. The hot water unit appears to be set at 60ºC. There is a tempering valve on the outlet from the hot water unit, and hot water piping where visible is insulated. Length of hot water dead legs exceeds the recommendations in the Plumbing Code, so local thermostatic mixing valves should be fitted.

The 30 central superior donga cabins are equipped with continuous flow gas hot water units. The 68 standard donga cabins in the south-west corner are equipped with electric heat pump storage hot water units (one for each 4 unit block). The heat pump hot water units are fitted with tempering valves on the outlets.

Most of the other cabins, permanent sites and caravan en-suites are equipped with instantaneous or continuous flow gas hot water units, and a few cabins are fitted with small electric storage hot water units. The instantaneous and continuous flow gas hot water units are not fitted with tempering valves, and as such, should be pre-set to a maximum temperature of 50ºC in accordance with the Plumbing Code. The electric storage hot water units should be set at minimum 60ºC storage temperature and fitted with tempering valves.

7.2 Miscellaneous issues for rectification

The following issues were noted and require attention to ensure compliance with current Regulations, particularly Workplace, Health and Safety and Environmental Protection Regulations:

- Fit insulation to existing hot water piping where accessible in central amenities blocks – budget $5,000
- Fit thermostatic mixing valves within 6m of any shower or basin tap in the two amenities blocks – budget $8,000.
- Reset hot water supply temperature in instantaneous and continuous flow hot water units to 50ºC – budget $2,000.
- Fit tempering valves to storage hot water units – budget $5,000.

Total budget: $20,000

7.3 Capacity for future developments

Hot water systems are localised, so any expansion would simply involve adding more hot water units.

The proposed redevelopment hot water systems would likely comprise individual heat pump hot water units serving each cabin, with gas instantaneous hot water systems serving the proposed laundry buildings.

7.4 Capacity for future developments approximate costs

Assume hot water systems and associated costs are by cabin manufacture.

STORMWATER

7.5 Description of existing stormwater disposal

We did not have detailed information on contours in the park, but can comment as follows:

Roadways are ungraded with unfinished flush edges to cabin and caravan sites. The high point of the park is near the centre, and the park slopes principally to the north, relying on surface flow to drain water along roadways. There is no underground stormwater disposal system.

There are detention basins in the Council reserve to the north and on the west side of the park.

7.6 Miscellaneous issues for rectification

No significant issues were noted.

8. SUMMARY OF INFRASTRUCTURE UPGRADES

We summarise basic upgrade requirements to existing site services infrastructure. Further expenditure is likely to be required, depending on the final details of the proposed developments on the site, and the facilities that Discovery wish to provide (e.g. water park, high speed internet, cable television, recycled water, landscape irrigation, etc.)

- Electrical miscellaneous issues: $20,000
- Electrical supply upgrade for future: $625,000
- Telecommunications upgrade/extension $100,000
- Water supply miscellaneous issues: $18,000
- Water capacity for proposed development $150,000
- Sewer miscellaneous issues: $15,000
- Sewer capacity for proposed development $150,000
- Laundry waste pre-treatment $30,000
- Roxby Water infrastructure upgrade if required $150,000

- Hot water miscellaneous issues: $20,000

Budgets are at current day rates, and exclude GST or professional fees.

Address: 56 -94 BURGOYNE ST ROXBY DOWNS SA 5725

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



Property Zoning Details

Zone

Neighbourhood

Sub Zone

Roxby Downs

Overlay

Affordable Housing
Hazards (Bushfire - Regional)
Hazards (Flooding - Evidence Required)
Key Outback and Rural Routes
Native Vegetation
Signif Retirement Facility Supported Accom Sites

Local Variation (TNV)

Maximum Building Height (Metres) *(Maximum building height is 9m)*
Minimum Frontage *(Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 10m; row dwelling is 7m; group dwelling is 25m; residential flat building is 25m)*
Minimum Site Area *(Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 270 sqm; row dwelling is 210 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm)*
Maximum Building Height (Levels) *(Maximum building height is 2 levels)*

Development Pathways

- Neighbourhood

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

   - Air handling unit, air conditioning system or exhaust fan
   - Brush fence
   - Building alterations
   - Building work on railway land
   - Carport
   - Outbuilding
   - Partial demolition of a building or structure
   - Private bushfire shelter
   - Shade sail
   - Solar photovoltaic panels (roof mounted)
   - Verandah
   - Water tank (above ground)
   - Water tank (underground)

2. Code Assessed - Deemed to Satisfy
   Means that the development type requires consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.

   - Carport
   - Deck
   - Land division
   - Outbuilding
   - Replacement building
   - Temporary accommodation in an area affected by bushfire
   - Verandah

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

   - Ancillary accommodation
   - Carport
   - Co-living
   - Deck
   - Demolition
   - Detached dwelling
   - Dwelling addition
   - Dwelling or residential flat building undertaken by:
     (a) the South Australian Housing Trust either individually or jointly with other persons or bodies
     or
     (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.
   - Fence
   - Group dwelling
   - Land division
   - Outbuilding
   - Residential flat building
   - Retaining wall
   - Row dwelling
   - Semi-detached dwelling
   - Tree-damaging activity
   - Verandah

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

Part 2 - Zones and Sub Zones

Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Housing supports a range of needs and complements the existing local context. Services and community facilities contribute to making a convenient place to live without compromising the residential amenity and character of the neighbourhood.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Predominantly residential development with complementary non-residential uses that support an active, convenient, and walkable neighbourhood.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Ancillary accommodation (b) Child care facility (c) Co-living (d) Community facility (e) Consulting room (f) Dwelling (g) Educational facility (h) Office (i) Outbuilding (j) Recreation area (k) Retirement facility (l) Shop (m) Supported accommodation.
PO 1.2 Commercial activities improve community access to services are of a scale and type to maintain residential amenity.	DTS/DPF 1.2 A shop, consulting room or office (or any combination thereof) satisfies any one of the following: (a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied: (i) does not exceed 50m^2 gross leasable floor area (ii) does not involve the display of goods in a window or about the dwelling or its curtilage (b) it reinstates a former shop, consulting room or office in an existing building (or portion of a building) and satisfies one of the following: (i) the building is a State or Local Heritage Place (ii) is in conjunction with a dwelling and there is no increase in the gross leasable floor area previously used for non-residential purposes.
PO 1.3 Non-residential development is located and designed to improve community accessibility to services, primarily in the form of: (a) small-scale commercial uses such as offices, shops and consulting rooms (b) community services such as educational facilities, community centres, places of worship, child care facilities and other health and welfare services (c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities (d) open space and recreation facilities.	DTS/DPF 1.3 None are applicable.
PO 1.4 Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.	DTS/DPF 1.4 None are applicable.
PO 1.5	DTS/DPF 1.5

Expansion of existing community services such as educational facilities, community facilities and child care facilities in a manner which complements the scale of development envisaged by the desired outcome for the neighbourhood.	Alteration of or addition to existing educational facilities, community facilities or child care facilities where all the following are satisfied: (a) set back at least 3m from any boundary shared with a residential land use (b) building height not exceeding 1 building level (c) the total floor area of the building not exceeding 150% of the total floor area prior to the addition/alteration (d) off-street vehicular parking exists or will be provided in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.
Site Dimensions and Land Division	
PO 2.1 Allotments/sites created for residential purposes are consistent with the density and dimensions expressed in any relevant *Minimum Site Area Technical and Numeric Variation* and *Minimum Frontage Technical and Numeric Variation*, or are otherwise generally consistent with the prevailing pattern of development in the locality and suitable for their intended use.	DTS/DPF 2.1 Development will not result in more than 1 dwelling on an existing allotment or Allotments/sites for residential purposes accord with the following: (a) where allotments/sites are connected to mains sewer or a Community Wastewater Management System: (i) site areas (or allotment areas in the case of land division) are not less than the following (average site area per dwelling, including common areas, applies for group dwellings or dwellings within a residential flat building): **Minimum Site Area** Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 270 sqm; row dwelling is 210 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm (ii) site frontages are not less than: **Minimum Frontage** Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 10m; row dwelling is 7m; group dwelling is 25m; residential flat building is 25m (b) where allotments/sites are not connected to mains sewer or an approved common waste water disposal service: (i) site areas are not less than the greater of: A. 1200m^2 B. the following: **Minimum Site Area** Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 270 sqm; row dwelling is 210 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm (ii) site frontages are not less than the greater of: A. 20m B. the following: **Minimum Frontage** Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 10m; row dwelling is 7m; group dwelling is 25m; residential flat building is 25m In relation to DTS/DPF 2.1, in instances where:

	(c) more than one value is returned in the same field, refer to the *Minimum Frontage Technical and Numeric Variation* layer or *Minimum Site Area Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development (d) no value is returned for DTS/DPF 2.1(a)(i) and/or (ii) (i.e. there is a blank field), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy (e) no value is returned for DTS/DPF 2.1(b)(i)(B) and/or 2.1(b)(ii)(B), the value for DTS/DPF 2.1(b)(i)(B) and/or 2.1(b)(ii)(B) is zero.
PO 2.2 Development results in sites suitable for their intended purpose.	DTS/DPF 2.2 Where the site of a dwelling does not comprise an entire allotment: (a) the balance of the allotment accords with site area and frontage requirements specified in DTS/DPF 2.1 and (b) if there is an existing dwelling on the allotment that will remain on the allotment after completion of the development it will not contravene: (i) Private open space requirements specified in Design Table 1 - Private Open Space (ii) Car parking requirements specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Site coverage	
PO 3.1 Building footprints are generally consistent with the prevailing pattern of development and retain sufficient space around buildings to limit visual impact and enable attractive outlook and access to light and ventilation.	DTS/DPF 3.1 The development does not result in site coverage exceeding 60% of the site area.
Building Height	
PO 4.1 Building height is consistent with the maximum height expressed in any relevant *Building Height Technical and Numeric Variation*, or are generally consistent with the prevailing character of the locality and complement the height of nearby buildings.	DTS/DPF 4.1 Building height (excluding garages, carports and outbuildings) is no greater than: (a) the following: **Maximum Building Height (Metres)** Maximum building height is 9m **Maximum Building Height (Levels)** Maximum building height is 2 levels (b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m. In relation to DTS/DPF 4.1, in instances where: (a) more than one value is returned in the same field, refer to the *Maximum Building Height (Levels) Technical and Numeric Variation* layer or *Maximum Building Height (Meters) Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development. (b) only one value is returned for DTS/DPF 4.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.
Primary Street Setback	

PO 5.1

Buildings are set back from primary street boundaries consistent with the existing streetscape.

DTS/DPF 5.1

Buildings setback from the primary street boundary in accordance with the following table:

Development Context	Minimum setback
There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.	The average setback of the existing buildings.
There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.	The setback of the existing building.
There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site.	(a) Where the existing building shares the same primary street frontage – the setback of the existing building (b) Where the existing building has a different primary street frontage - 5m
There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.	5m

For the purposes of **DTS/DPF 5.1:**

(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback

(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table.

Secondary Street Setback

PO 6.1

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

DTS/DPF 6.1

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

Boundary Walls

PO 7.1

Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties.

DTS/DPF 7.1

Except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on side boundary and satisfy (a) or (b) below:

(a) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height

(b) side boundary walls do not:

(i) exceed 3.2m in wall height from the lower of the natural or finished ground level

(ii) exceed 11.5m in length

(iii) when combined with other walls on the boundary of the subject development site, exceed a length equal to 45% of the length of the boundary

	(iv) encroach within 3m of any other existing or proposed boundary walls on the subject land.
PO 7.2 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a low density streetscape character.	DTS/DPF 7.2 Dwelling walls in a semi-detached, row or terrace arrangement are set back from side boundaries shared with allotments outside the development site at least 900mm.
Side Boundary Setback	
PO 8.1 Buildings are set back from side boundaries to provide: (a) separation between buildings in a way that complements the character of the locality (b) access to natural light and ventilation for neighbours.	DTS/DPF 8.1 Building walls are set back from the side boundary in accordance with the following: (a) On sites greater than 800m^2: (i) at least 1900mm (ii) for a wall that is south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level. (b) On sites 800m^2 or less: (i) where the wall height does not exceed 3m measured from the lower of natural or finished ground level - at least 900mm (ii) for a wall that is not south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level (iii) for a wall that is south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level.
Rear Boundary Setback	
PO 9.1 Buildings are set back from rear boundaries to provide: (a) separation between buildings in a way that complements the character of the locality (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation.	DTS/DPF 9.1 Building walls (excluding ancillary buildings and structures) are set back from the rear boundary at least: (a) if the size of the site is less than 301m2— (i) 3m in relation to the ground floor of the building (ii) 5m in relation to any second building level of the building (iii) 5m plus an additional 1m setback added for every 1m height increase above a wall height of 7m. (b) if the size of the site is 301m2 or more— (i) 4m in relation to the ground floor of the building (ii) 6m in relation to any second building level of the building (iii) 6m plus an additional 1m setback added for every 1m height increase above a wall height of 7m.
Ancillary Buildings and Structures	
PO 10.1 Residential ancillary buildings and structures are sited and designed to	DTS/DPF 10.1 Ancillary buildings and structures satisfy (a) to (k), inclusive:

not detract from the streetscape or appearance of buildings on the site or neighbouring properties.

(a) are ancillary to a dwelling erected on the site

(b) have a floor area not exceeding:
  (i) $60m^2$ on sites less than $800m^2$
  (ii) $80m^2$ on sites $800m^2$ or more

(c) are not constructed, added to or altered so that any part is situated:
  (i) in front of any part of the building line of the dwelling to which it is ancillary
  (ii) within 5.5m from the boundary of the primary street
  (iii) within 900mm of a boundary of the allotment with a secondary street

(d) in the case of a garage or carport, do not exceed 7m or 50% of the site frontage (whichever is the lesser) when facing a primary street or secondary street

(e) if situated on a boundary (not being a boundary with a primary street or secondary street) do not exceed 11.5m unless:
  (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary
  (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent

(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street) all walls or structures on the boundary do not exceed 45% of the length of that boundary

(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure

(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)

(i) have a roof height where no part of the roof is more than 5m above the natural ground level

(j) if clad in sheet metal, are pre-colour treated or painted in a non-reflective colour

(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:

(i) a total area as determined by the following table:

Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)	Minimum percentage of site
<150	10%
150-200	15%
201-450	20%
>450	25%

(ii) the amount of existing soft landscaping prior to the development occurring.

PO 10.2

Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements and do not result in over-development of the site.

DTS/DPF 10.2

Ancillary buildings and structures do not result in:

(a) less private open space than specified in Design Table 1 - Private Open Space

	(b) less car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number (c) site coverage exceeding 60%.
PO 10.3 Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.	DTS/DPF 10.3 Non-residential ancillary buildings and structures satisfy (a) to (j), inclusive: (a) are ancillary and subordinate to an existing non-residential use on the same site (b) have a floor area not exceeding the following: Allotment size / Floor area ≤500m2 / 60m2 >500m2 / 80m2 (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the main building to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height (or post height) not exceeding 3m (and not including a gable end) (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.
Concept Plans	
PO 11.1 Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.	DTS/DPF 11.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: In relation to DTS/DPF 11.1, in instances where: (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. (b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 11.1 is met.

Advertisements	
PO 12.1 Advertisements identify the associated business activity, and do not detract from the residential character of the locality.	DTS/DPF 12.1 Advertisements relating to a lawful business activity associated with a residential use do not exceed 0.3m2 and mounted flush with a wall or fence.

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. All development undertaken by: (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.	Except development involving any of the following: 1. residential flat building(s) of 3 or more building levels 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
3. Any development involving any of the following (or of any combination of any of the following): (a) ancillary accommodation (b) co-living (c) dwelling (d) dwelling addition (e) jetty, pontoon or boat berth (or any combination thereof) within the *Waterfront Subzone* (f) residential flat building (g) retirement facility (h) supported accommodation.	Except development that: 1. exceeds the maximum building height specified in Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).

4. Any development involving any of the following (or of any combination of any of the following) where located on a significant retirement facility and supported accommodation site: (a) retirement facility (b) supported accommodation.	Except development that: 1. exceeds 4 building levels or 15 m in height or 2. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or 3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
5. Any development involving any of the following (or of any combination of any of the following): (a) consulting room (b) office (c) shop.	Except development that: 1. exceeds the maximum building height specified in Neighbourhood Zone DTS/DPF 4.1 or 2. does not satisfy Neighbourhood Zone DTS/DPF 1.2 or 3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
6. Any development involving any of the following (or of any combination of any of the following) where located on a Significant Retirement Facility and Supported Accommodation Site: (a) consulting room (b) office (c) shop	Except development that: 1. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 1.2 or 2. exceeds 4 building levels or 15 m in height or 3. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or 4. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:

	(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
7. Any development involving any of the following (or of any combination of any of the following): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank.	None specified.
8. Demolition.	Except any of the following: 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
9. Railway line.	Except where located outside of a rail corridor or rail reserve.

Placement of Notices - Exemptions for Performance Assessed Development
None specified.

Placement of Notices - Exemptions for Restricted Development
None specified.

Roxby Downs Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO1	A residential neighbourhood that includes workers accommodation to meet the housing needs of workers associated with key local industries.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Workers accommodation and residential parks integrated into residential neighbourhoods to meet the needs of short term and permanent long distance commuter workers.	DTS/DPF 1.1 None are applicable.

Part 3 - Overlays

Affordable Housing Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	Affordable housing is integrated with residential and mixed use development.
DO 2	Affordable housing caters for a variety of household structures.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Division	
PO 1.1 Development comprising 20 or more dwellings / allotments incorporates affordable housing.	DTS/DPF 1.1 Development results in 0-19 additional allotments / dwellings.
PO 1.2 Development comprising 20 or more dwellings or residential allotments provides housing suited to a range of incomes including households with low to moderate incomes.	DTS/DPF 1.2 Development comprising 20 or more dwellings / or residential allotments includes a minimum of 15% affordable housing except where:

	(i) 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service(2) (ii) is within 400 metres of a bus interchange(1) (iii) is within 400 metres of an O-Bahn interchange(1) (iv) is within 400 metres of a passenger rail station(1) (v) is within 400 metres of a passenger tram station(1) (vi) is within 400 metres of the Adelaide Parklands. or (b) 1 carpark per dwelling for any other dwelling. [NOTE(S): (1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles. (2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10p.m.]

Procedural Matters (PM) - Referrals

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

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Except where the applicant for the development is the South Australian Housing Authority (or an agent acting on behalf of the South Australian Housing Authority), residential development or land division (other than an excluded land division): (a) that comprises 20 or more dwellings or residential allotments and is described in the application documentation as intending to provide affordable housing or (b) that is described in the application documentation as intending to provide affordable housing and the applicant is seeking to access one or more of the planning concessions outlined in the Affordable Housing Overlay DTS/DPF 3.1, 3.2 or 4.1 or (c) that is described in the application documentation as intending to include affordable housing of any number of dwellings or residential allotments	Minister responsible for administering the *South Australian Housing Trust Act 1995.*	To provide direction on the conditions required to secure the provision of dwellings or allotments for affordable housing.	Development of a class to which Schedule 9 clause 3 item 20 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Hazards (Bushfire - Regional) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development, including land division responds to the relevant level of bushfire risk and is sited and designed to mitigate the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfires as a result of climate change.
DO 2	To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain.	DTS/DPF 1.1 None are applicable.
Built Form	
PO 2.1 Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts.	DTS/DPF 2.1 None are applicable.
PO 2.2 Extensions to buildings, outbuildings and other ancillary structures are sited and constructed using materials to minimise the threat of fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers', accommodation) in the event of bushfire.	DTS/DPF 2.2 Outbuildings and other ancillary structures are sited no closer than 6m from the habitable building.
Habitable Buildings	
PO 3.1 To minimise the threat, impact and exposure to bushfires on life and property, residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited on the flatter portion of allotments away from steep slopes.	DTS/DPF 3.1 None are applicable.
PO 3.2 Residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers accommodation) is sited away from vegetated areas that pose an unacceptable bushfire risk.	DTS/DPF 3.2 Residential and tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b): (a) the asset protection zone has a minimum width of at least: (i) 50 metres to unmanaged grasslands (ii) 100 metres to hazardous bushland vegetation (b) the asset protection zone is contained wholly within the allotment of the development.

PO 3.3 Residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) has a dedicated and accessible water supply available at all times for fire-fighting purposes.	DTS/DPF 3.3 Development has a dedicated water supply available at all times for fire-fighting purposes: (a) comprising a minimum of 5000 litres (b) positioned in an accessible location and accompanied with necessary equipment to allow occupants to minimise the spread of bushfire to the habitable building(s).
Land Division	
PO 4.1 Land division is designed to and incorporates measures to minimise the danger of fire hazard to residents and occupants of buildings, and to protect buildings and property from physical damage in the event of a bushfire.	DTS/DPF 4.1 None are applicable.
PO 4.2 Land division designed to provide a continuous street pattern to facilitate the safe movement and evacuation of emergency vehicles, residents, occupants and visitors.	DTS/DPF 4.2 None are applicable.
PO 4.3 Where 10 or more new allotments are proposed, land division includes at least two separate and safe exit points to enable multiple avenues of evacuation in the event of a bushfire.	DTS/DPF 4.3 None are applicable.
PO 4.4 Land division incorporates perimeter roads of adequate design in conjunction with bushfire buffer zones to achieve adequate separation between residential allotments and areas of unacceptable bushfire risk and to support safe access for the purposes of fire-fighting.	DTS/DPF 4.4 None are applicable.
Vehicle Access -Roads and Driveways	
PO 5.1 Roads are designed and constructed to facilitate the safe and effective: (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors.	DTS/DPF 5.1 Roads: (a) are constructed with a formed, all-weather surface (b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road (c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road (d) have a minimum formed road width of 6m (e) provide overhead clearance of not less than 4.0m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 1) (f) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 2) (g) incorporating cul-de-sac endings or dead end roads do not exceed 200m in length and the end of the road has either: (i) a turning area with a minimum formed surface radius of 12.5m (Figure 3) or (ii) a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 4) (h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.
PO 5.2 Access to habitable buildings is designed and constructed to facilitate	DTS/DPF 5.2 Access is in accordance with (a) or (b):

the safe and effective: (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors.	(a) a clear and unobstructed vehicle or pedestrian pathway of not greater than 60 metres in length is available between the most distant part of the habitable building and the nearest part of a formed public access road (b) driveways: (i) do not exceed 600m in length (ii) are constructed with a formed, all-weather surface (iii) are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8) (iv) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway (v) have a crossfall of not more than 6 degrees (1-in-9.5) at any point along the driveway (vi) have a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12 degrees (1-in-4.5)) plus 0.5 metres clearance either side of the driveway from overhanging branches or other obstructions, including buildings and/or structures (Figure 1) (vii) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5) (viii) provide overhead clearance of not less than 4.0m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (Figure 1) (ix) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around driveway curves by constructing the curves with a minimum external radius of 12.5m (Figure 2) (x) allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by using a 'U' shaped drive through design or by incorporating at the end of the driveway either: A. a loop road around the building or B. a turning area with a minimum radius of 12.5m (Figure 3) or C. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4) (xi) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.
PO 5.3 Development does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available.	DTS/DPF 5.3 None are applicable.

Procedural Matters (PM) - Referrals

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

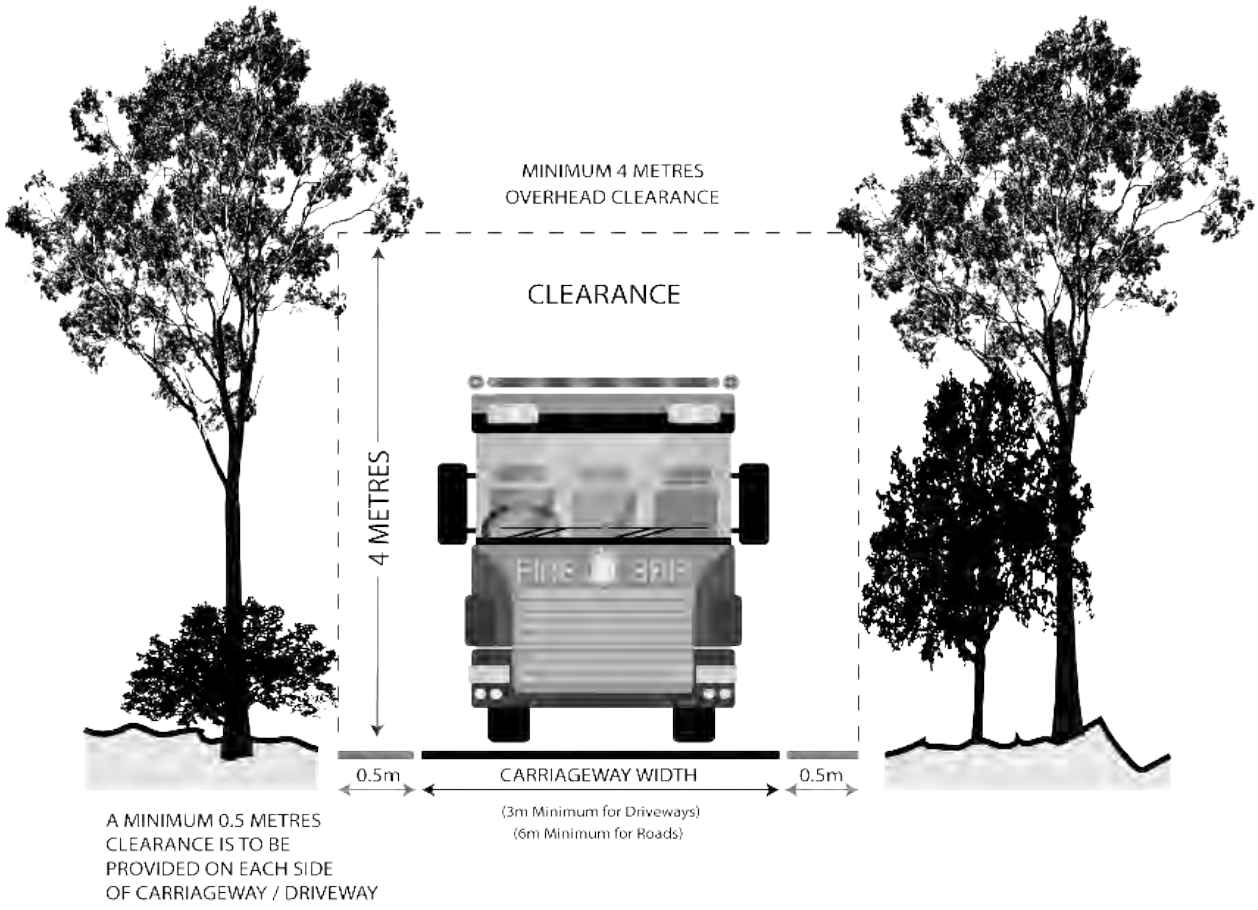
Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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

Figures and Diagrams

Fire Appliance Clearances

Figure 1 - Overhead and Side Clearances



Roads and Driveway Design

Figure 2 - Road and Driveway Curves

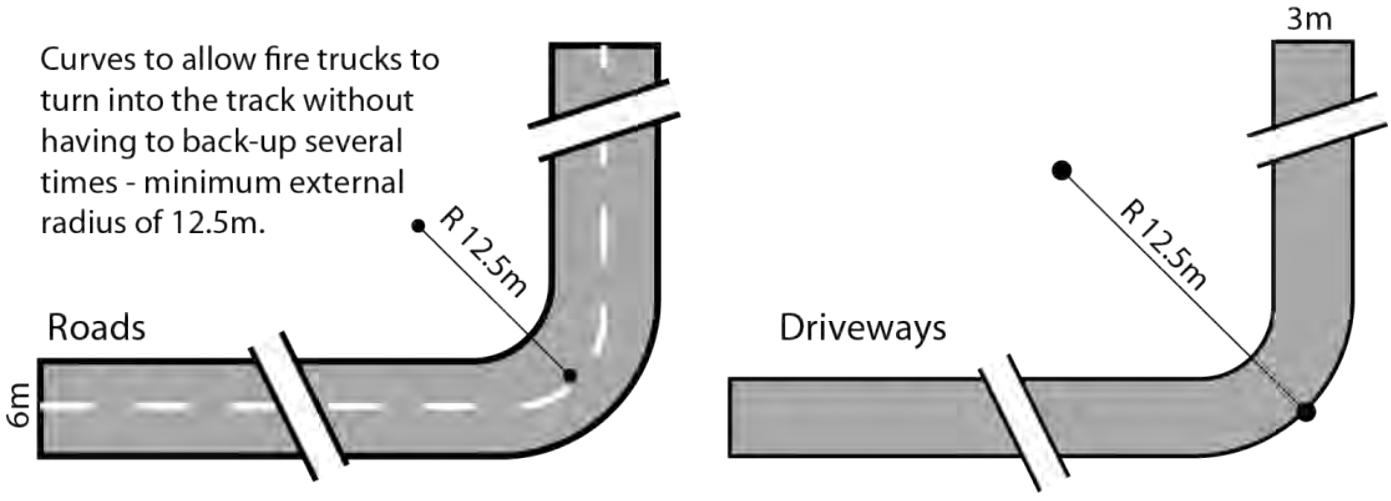


Figure 3 - Full Circle Turning Area

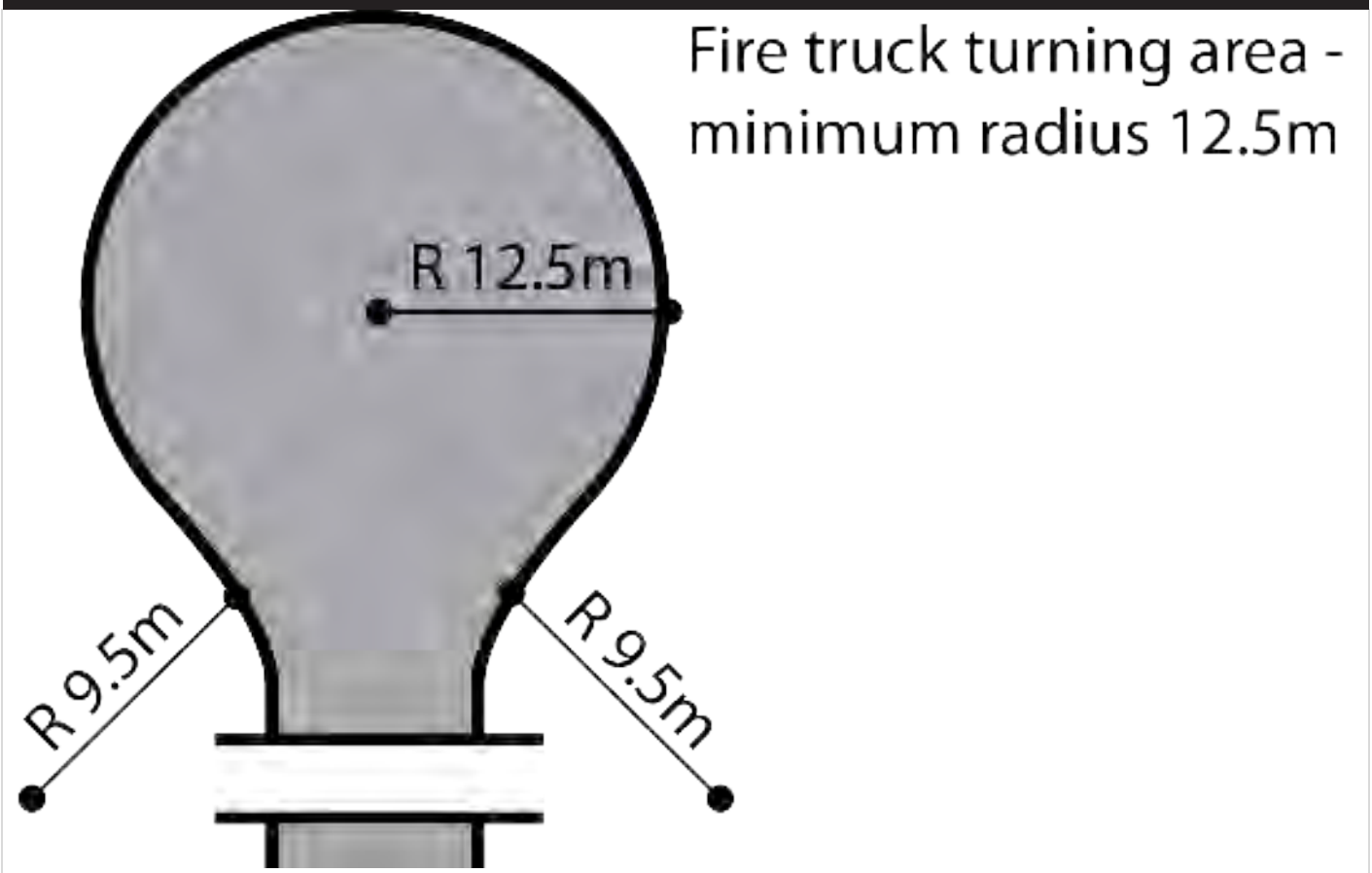
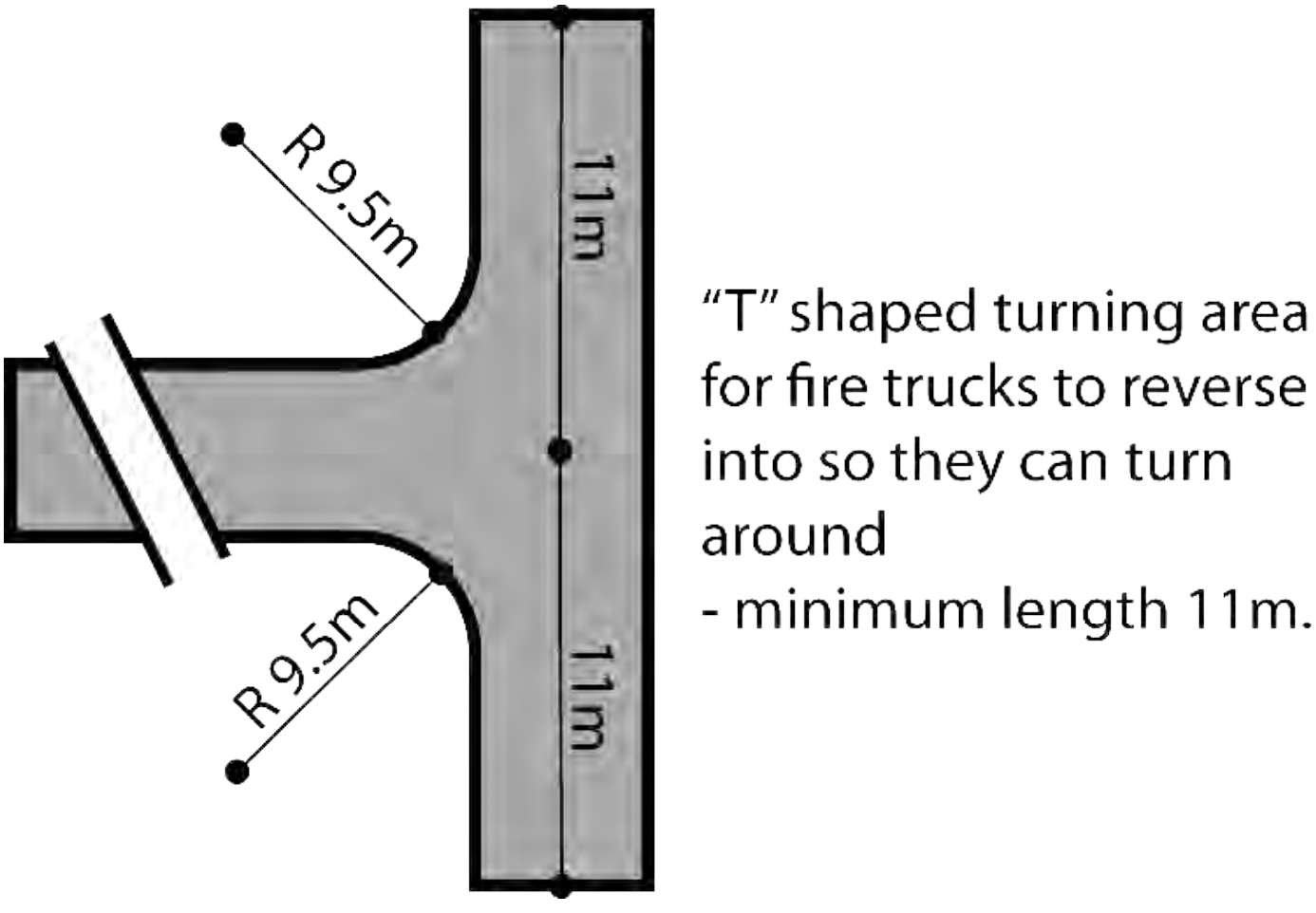


Figure 4 - 'T' or 'Y' Shaped Turning Head



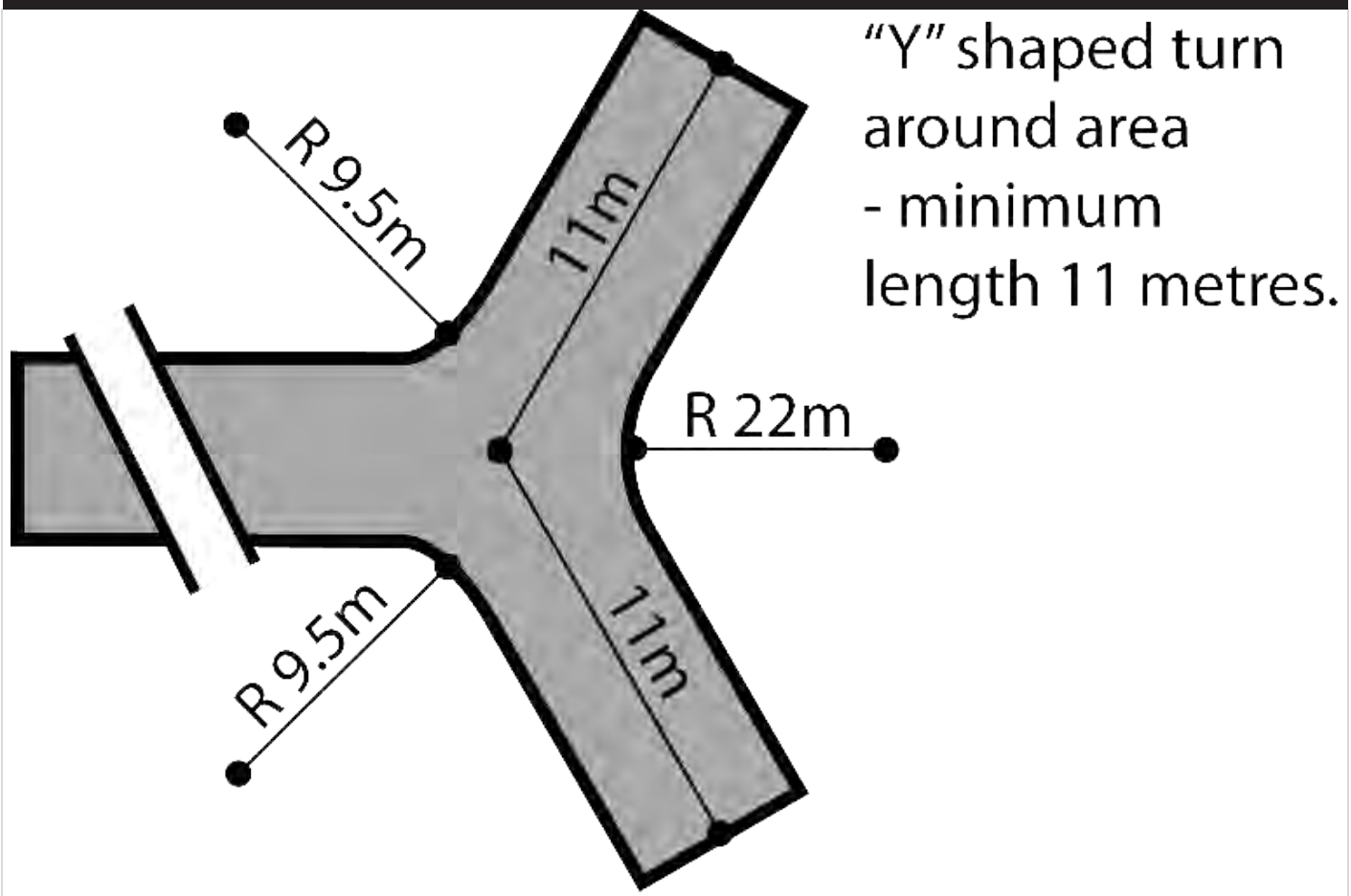
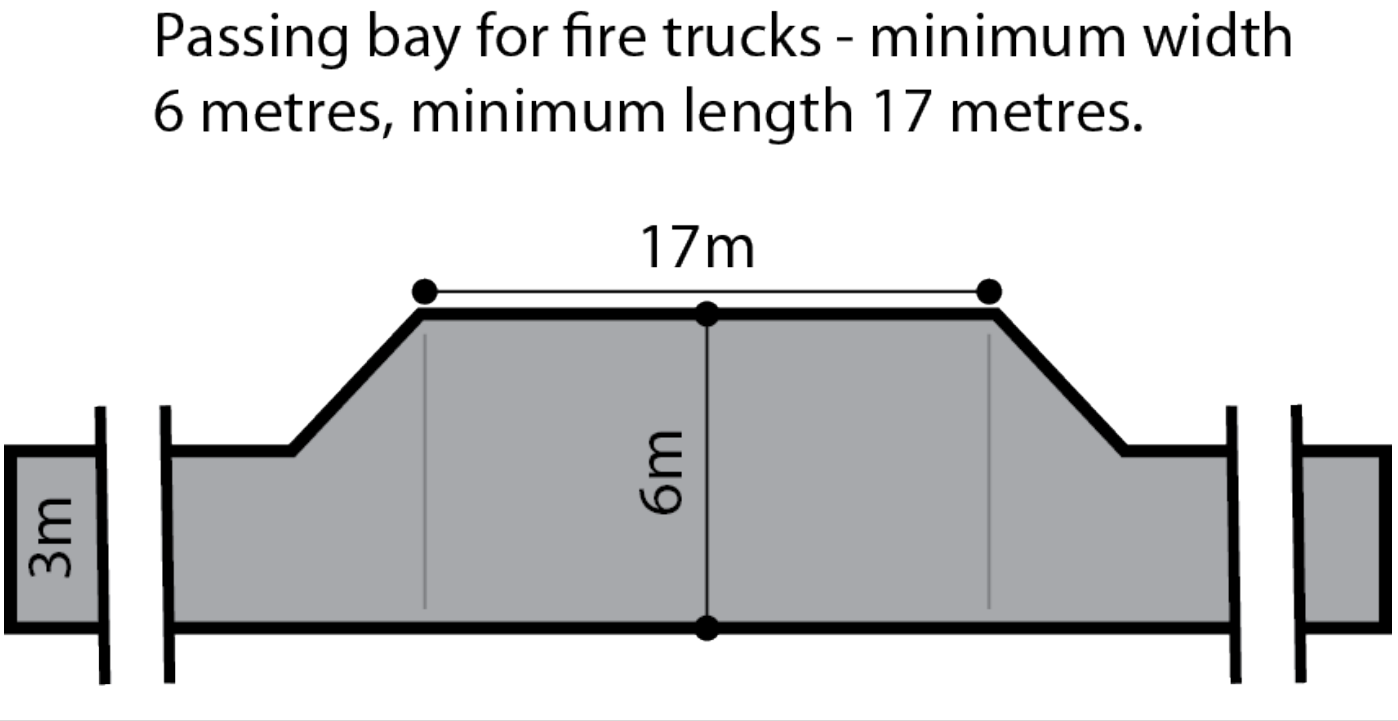


Figure 5 - Driveway Passing Bays



Hazards (Flooding - Evidence Required) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	Development adopts a precautionary approach to mitigate potential impacts on people, property, infrastructure and the environment from potential flood risk through the appropriate siting and design of development.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Flood Resilience	
PO 1.1 Development is sited, designed and constructed to minimise the risk of entry of potential floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.	DTS/DPF 1.1 Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished floor level at least 300mm above: (a) the highest point of top of kerb of the primary street or (b) the highest point of natural ground level at the primary street boundary where there is no kerb
Environmental Protection	
PO 2.1 Buildings and structures used either partly or wholly to contain or store hazardous materials are designed to prevent spills or leaks leaving the confines of the building.	DTS/DPF 2.1 Development does not involve the storage of hazardous materials.

Procedural Matters (PM) - Referrals

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

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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

Key Outback and Rural Routes Overlay

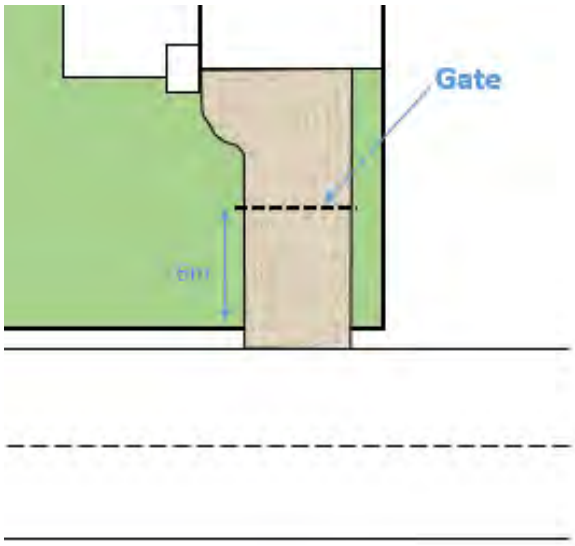
Assessment Provisions (AP)

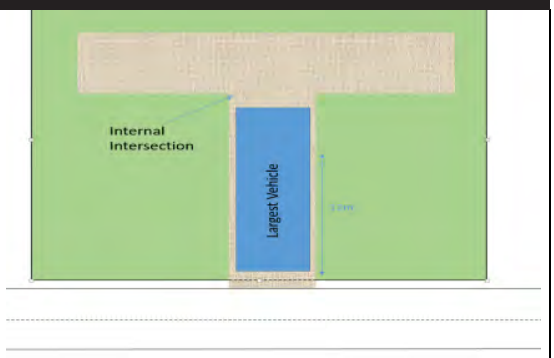
Desired Outcome (DO)

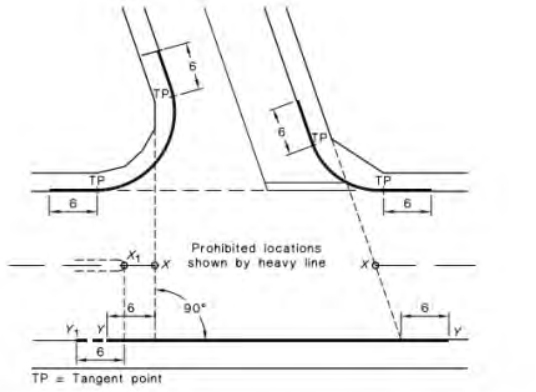
	Desired Outcome
DO 1	Safe and efficient movement of vehicle and freight traffic on Key Outback and Rural Routes.
DO 2	Provision of safe and efficient vehicular access to and from Key Outback and Rural Routes.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Access - Safe Entry and Exit (Traffic Flow)	
PO 1.1 Access is designed to allow safe entry and exit to and from a site to meet the needs of development and minimise traffic flow interference associated with access movements along adjacent State maintained roads.	DTS/DPF 1.1 An access point satisfies (a), (b) or (c): (a) where servicing a single dwelling / residential allotment all of the following are satisfied: (i) it will not result in more than one access point (ii) vehicles can enter and exit the site in a forward direction (iii) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees (iv) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road (v) it will have a width of between 3m and 4m (measured at the site boundary). (b) where the development will result in 2 and up to 6 dwellings all of the following are satisfied: (i) it will not result in more than one access point servicing the development site (ii) vehicles can enter and exit the site in a forward direction (iii) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees (iv) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road (v) it will have a width of between 5.8m to 6m (measured at the site boundary) and an access depth of 6m (measured from the site boundary into the site). (c) where the development will result in 7 or more dwellings, or is a non-residential land use all of the following are satisfied: (i) it will not result in more than one access point servicing the development site (ii) where on a road with a speed limit of 80 km/h or greater vehicles can enter and exit the site using left turn only movements (iii) vehicles can enter and exit the site in a forward direction (iv) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees (v) it will have a width of between 6m and 7m (measured at the site boundary), where the development is expected to accommodate vehicles with a length of 6.4m or less (vi) it will have a width of between 6m and 9m (measured at the site boundary), where the development is expected to accommodate vehicles with a length from 6.4m to 8.8m (vii) it will have a width of between 9m and 12m (measured at the site boundary), where the development is expected to accommodate vehicles with a length from 8.8m to 12.5m (viii) it provides for simultaneous two-way vehicle movements at the access: A. with entry and exit movements for vehicles with a length up to 5.2m vehicles being fully within the kerbside lane of the road and

	B. with entry movements of 8.8m vehicles (where relevant) being fully within the kerbside lane of the road and the exit movements of 8.8m vehicles do not cross the centreline of the road.
Access - On-Site Queuing	
PO 2.1 Sufficient accessible on-site queuing adjacent to access points is provided to meet the needs of development so that all vehicle queues can be contained fully within the boundaries of the development site to minimise interruption of the functional performance of the road and maintain safe vehicle movements.	DTS/DPF 2.1 An access point satisfies (a), (b) or (c): (a) will not service, or is not intended to service, more than 6 dwellings and there are no internal driveways, intersections, car parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site) as shown in the following diagram:  (b) will service, or is intended to service, development that will generate less than 60 vehicle movements per day, and all of the following are satisfied: (i) is expected to be serviced by vehicles with a length no greater than 6.4m (ii) there are no internal driveways, intersections, parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site). (c) will service, or is intended to service, development that will generate less than 60 vehicle movements per day, and all of the following are satisfied: (i) is expected to be serviced by vehicles with a length greater than a 6.4m small rigid vehicle (ii) there are no internal driveways, intersections, parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site) (iii) any termination of or change in priority of movement within the main car park aisle is located far enough into the site so that the largest vehicle expected on-site can store fully within the site before being required to stop (iv) all parking or manoeuvring areas for commercial vehicles are located a minimum of 12m or the length of the largest vehicle expected on site from the access (measured from the site boundary into the site) as shown in the following diagram:

	
Access - Location (Spacing) - Existing Access Points	
PO 3.1 Existing access points designed to accommodate the type and volume of traffic likely to be generated by development.	DTS/DPF 3.1 An existing access point satisfies (a), (b) or (c): (a) it will not service, or is not intended to service, more than 6 dwellings (b) it is not located on a Controlled Access Road and will not service development that will result in a larger class of vehicle expected to access the site using the existing access (c) it is not located on a Controlled Access Road and development constitutes one or more of the following: (i) a change of use between an office <500m² gross leasable floor area and a consulting room <500m² gross leasable floor area or vice versa (ii) a change in use from a shop to an office, consulting room or personal or domestic services establishment (iii) a change of use from a consulting room or office <250m² gross leasable floor area to shop <250m² gross leasable floor area (iv) a change of use from a shop <500m² gross leasable floor area to a warehouse <500m² gross leasable floor area (v) an office or consulting room with a gross leasable floor area <500m² (vi) a change of use from residential dwelling to a shop or office or consulting room or personal or domestic services establishment with <250m² gross leasable floor area.
Access - Location (Spacing) - New Access Points	
PO 4.1 New access points are spaced apart from any existing access point or public road junction to manage impediments to traffic flow and maintain safe and efficient operating conditions on the road.	DTS/DPF 4.1 A new access point satisfies (a), (b) or (c): (a) where a development site is intended to serve between 1 and 6 dwellings, access to the site is from the local road network (not being a Controlled Access Road) and is located outside of the bold lines shown in the following diagram:



NOTE:
The points marked X_1 and X are respectively at the median end on a divided road and at the intersection of the main road centre-line and the extensions of the side road property lines shown as dotted lines, on an undivided road. On a divided road, dimension Y-Y extends to Point Y_1.

(b) where the development site is intended to serve between 1 and 6 dwellings, the new access satisfies all of the following:

(i) is not located on a Controlled Access Road

(ii) is not located on a section of road affected by double barrier lines

(iii) will be on a road with a speed environment of 70km/h or less

(iv) is located outside of the bold lines on the diagram shown in the diagram following part (a)

(v) is located a minimum of 6m from a median opening or pedestrian crossing.

(c) where DTS/DPF 4.1 part (a) and (b) do not apply and access from an alternative local road at least 25m from the State Maintained Road is not available, and the access is not located on a Controlled Access Road, the new access is separated in accordance with the following:

Speed Limit	Separation between access points	Separation from public road junctions and merging/terminating lanes
50 km/h or less	No spacing requirement	97m
60 km/h	5m (for development intended to serve between 1 and 6 dwellings) and 20m for all other cases	123m
70 km/h	55m	151m
80 km/h	70m	181m
90 km/h	90m	226m
100 km/h	110m	262m
110 km/h	135m	300m

Access - Location (Sight Lines)

PO 5.1

Access points are located and designed to accommodate sight lines that enable drivers and pedestrians to navigate potential conflict points with roads in a controlled and safe manner.

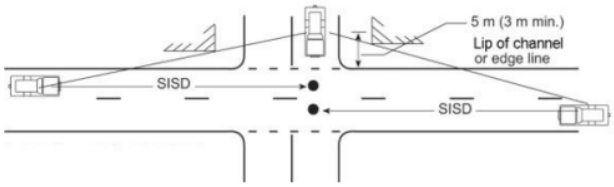
DTS/DPF 5.1

An access point satisfies (a) and (c) or (b) and (c):

(a) the development site serves or is intended to serve between 1 and 6 dwellings and utilises an existing access point
or

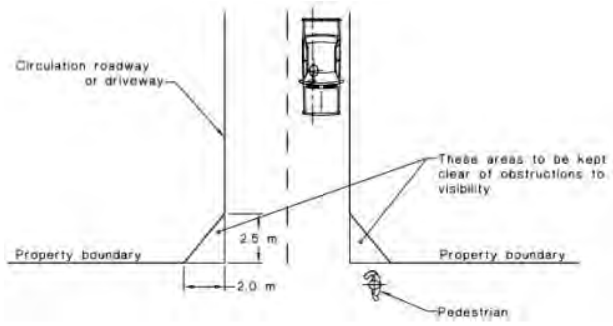
(b) drivers approaching or exiting an access point have an unobstructed line of sight in accordance with the following (measured at a height of 1.1m above the surface of the road):

Speed Limit	Access Point serving 1-6 dwellings	Access point serving all other development
40 km/h or less	47m	73m
50 km/h	63m	97m
60 km/h	81m	123m
70 km/h	100m	151m
80 km/h	121m	181m
90 km/h	144m	226m
100 km/h	169m	262m
110km/h	195m	300m



and

(c) pedestrian sightlines in accordance with the following diagram:



Access - Mud and Debris	
PO 6.1 Access points constructed to minimise mud or other debris being carried or transferred onto the road to ensure safe road operating conditions.	DTS/DPF 6.1 Where the road has an unsealed shoulder and the road is not kerbed, the access way is sealed from the edge of the seal on the road for a minimum of 10m or to the property boundary (whichever is closer).

Access - Stormwater	
PO 7.1 Access points are designed to minimise negative impact on roadside drainage of water.	DTS/DPF 7.1 Development does not result in any of the following: (a) decrease the capacity of an existing drainage point (b) restrict or prevent the flow of stormwater to an existing drainage point system (c) result in access points becoming stormwater flow paths directly onto the road.

Building on Road Reserve	
PO 8.1 Buildings or structures that encroach onto, above or below road reserves designed and sited to minimise impact on safe movements by all road users.	DTS/DPF 8.1 No encroachment of buildings or structures onto, above or below the road reserve.

Public Road Junctions	
PO 9.1 New junctions with public roads (including the opening of unmade	DTS/DPF 9.1 Development does not comprise any of the following:

public road junctions) or modifications to existing road junctions located and designed to ensure safe and efficient road opening conditions are maintained on the State Maintained Road.	(a) creating a new junction with a public road (b) opening an unmade public road junction (c) modifying an existing public road junction.

Procedural Matters (PM) - Referrals

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

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Except where all of the relevant deemed-to-satisfy criteria are met, development (including the division of land, but not an excluded land division) that involves any of the following to/on a State Maintained Road or within 25 metres of an intersection with any such road: (a) creation of a new access or junction (b) alterations to an existing access or public road junction (except where deemed to be minor in the opinion of the relevant authority) (c) development that changes the nature of vehicular movements or increase the number or frequency of movements through an existing access (except where deemed to be minor in the opinion of the relevant authority).	Commissioner of Highways.	To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.	Development of a class to which Schedule 9 clause 3 item 7 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Native Vegetation Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	Areas of native vegetation are protected, retained and restored in order to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystem services, carbon storage and amenity values.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Environmental Protection	
PO 1.1 Development avoids, or where it cannot be practically avoided, minimises the clearance of native vegetation taking into account the	DTS/DPF 1.1 An application is accompanied by:

siting of buildings, access points, bushfire protection measures and building maintenance.	(a) a declaration stating that the proposal will not, or would not, involve clearance of native vegetation under the Native Vegetation Act 1991, including any clearance that may occur: (i) in connection with a relevant access point and / or driveway (ii) within 10m of a building (other than a residential building or tourist accommodation) (iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control (iv) within 50m of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area or (b) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the clearance is categorised as 'Level 1 clearance'.
PO 1.2 Native vegetation clearance in association with development avoids the following: (a) significant wildlife habitat and movement corridors (b) rare, vulnerable or endangered plants species (c) native vegetation that is significant because it is located in an area which has been extensively cleared (d) native vegetation that is growing in, or in association with, a wetland environment.	DTS/DPF 1.2 None are applicable.
PO 1.3 Intensive animal husbandry, commercial forestry and agricultural activities are sited, set back and designed to minimise impacts on native vegetation, including impacts on native vegetation in an adjacent State Significant Native Vegetation Area, from: (a) in the case of commercial forestry, the spread of fires from a plantation (b) the spread of pest plants and phytophthora (c) the spread of non-indigenous plants species (d) excessive nutrient loading of the soil or loading arising from surface water runoff (e) soil compaction (f) chemical spray drift.	DTS/DPF 1.3 Development within 500 metres of a boundary of a State Significant Native Vegetation Area does not involve any of the following: (a) horticulture (b) intensive animal husbandry (c) dairy (d) commercial forestry (e) aquaculture.
PO 1.4 Development restores and enhances biodiversity and habitat values through revegetation using locally indigenous plant species.	DTS/DPF 1.4 None are applicable.
Land division	
PO 2.1 Land division does not result in the fragmentation of land containing native vegetation, or necessitate the clearance of native vegetation, unless such clearance is considered minor, taking into account the location of allotment boundaries, access ways, fire breaks, boundary fencing and potential building siting or the like.	DTS/DPF 2.1 Land division where: (a) an application is accompanied by one of the following: (i) a declaration stating that none of the allotments in the proposed plan of division contain native vegetation under the *Native Vegetation Act 1991* (ii) a declaration stating that no native vegetation clearance under the *Native Vegetation Act 1991* will be required as a result of the division of land (iii) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the vegetation to be cleared is categorised as 'Level 1 clearance'

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	or (b) an application for land division which is being considered concurrently with a proposal to develop each allotment which will satisfy, or would satisfy, the requirements of DTS/DPF 1.1, including any clearance that may occur or (c) the division is to support a Heritage Agreement under the Native Vegetation Act 1991 or the *Heritage Places Act 1993*.

Procedural Matters (PM) - Referrals

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

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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

Significant Retirement Facility and Supported Accommodation Sites Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	Development of supported accommodation and/or retirement facilities on significant retirement facility and supported accommodation sites to provide accommodation for the communities' ageing residents.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Non-residential activities are subordinate to, and in association with, retirement facilities and/or supported accommodation to support occupant care and wellbeing and the local community.	DTS/DPF 1.1 None are applicable.
PO 1.2 Shops, offices and consulting rooms are subordinate to, and associated	DTS/DPF 1.2 A shop, consulting room or office associated with supported

	(a) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals), where the handling of these materials into or from vessels does not exceed 100 tonnes per day: 300m or more from residential premises not associated with the facility (b) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility: 300m or more from residential premises not associated with the facility (c) bulk petroleum storage involving individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1,000 cubic metres: 500m or more (d) coal handling with: a. capacity up to 1 tonne per day or a storage capacity up to 50 tonnes: 500m or more b. capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes: 1000m or more.
Buffers and Landscaping	
PO 2.1 Bulk handling and storage facilities incorporate a buffer area for the establishment of dense landscaping adjacent road frontages to enhance the appearance of land and buildings from public thoroughfares.	DTS/DPF 2.1 None are applicable.
PO 2.2 Bulk handling and storage facilities incorporate landscaping to assist with screening and dust filtration.	DTS/DPF 2.2 None are applicable.
Access and Parking	
PO 3.1 Roadways and vehicle parking areas associated with bulk handling and storage facilities are designed and surfaced to control dust emissions and prevent drag out of material from the site.	DTS/DPF 3.1 Roadways and vehicle parking areas are sealed with an all-weather surface.
Slipways, Wharves and Pontoons	
PO 4.1 Slipways, wharves and pontoons used for the handling of bulk materials (such as fuel, oil, catch, bait and the like) incorporate catchment devices to avoid the release of materials into adjacent waters.	DTS/DPF 4.1 None are applicable.

Clearance from Overhead Powerlines

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.	DTS/DPF 1.1 One of the following is satisfied: (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996* (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.

Design

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development is: (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area (b) durable - fit for purpose, adaptable and long lasting (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All development	
External Appearance	
PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	DTS/DPF 1.1 None are applicable.
PO 1.2 Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm.	DTS/DPF 1.2 None are applicable.
PO 1.3 Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.	DTS/DPF 1.3 None are applicable.
PO 1.4	DTS/DPF 1.4

Plant, exhaust and intake vents and other technical equipment is integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: (a) positioning plant and equipment in unobtrusive locations viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.	Development does not incorporate any structures that protrude beyond the roofline.
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.
Safety	
PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is designed to differentiate public, communal and private areas.	DTS/DPF 2.2 None are applicable.
PO 2.3 Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	DTS/DPF 2.4 None are applicable.
PO 2.5 Common areas and entry points of buildings (such as the foyer areas of residential buildings), and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.	DTS/DPF 2.5 None are applicable.
Landscaping	
PO 3.1 Soft landscaping and tree planting is incorporated to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes (e) contribute to biodiversity.	DTS/DPF 3.1 None are applicable.
PO 3.2 Soft landscaping and tree planting maximises the use of locally indigenous plant species, incorporates plant species best suited to current and future climate conditions and avoids pest plant and weed species.	DTS/DPF 3.2 None are applicable.
Environmental Performance	

PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	DTS/DPF 4.1 None are applicable.
PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.	DTS/DPF 4.2 None are applicable.
PO 4.3 Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	DTS/DPF 4.3 None are applicable.
Water Sensitive Design	
PO 5.1 Development is sited and designed to maintain natural hydrological systems without negatively impacting: (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs.	DTS/DPF 5.1 None are applicable.
On-site Waste Treatment Systems	
PO 6.1 Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	DTS/DPF 6.1 Effluent disposal drainage areas do not result in any of the following: (a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Carparking Appearance	
PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure.	DTS/DPF 7.1 None are applicable.
PO 7.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	DTS/DPF 7.2 None are applicable.
PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	DTS/DPF 7.3 None are applicable.

PO 7.4 Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.	DTS/DPF 7.4 None are applicable.
PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 7.5 None are applicable.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
PO 8.2 Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8).	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.	DTS/DPF 8.3 None are applicable.
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on-site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.
PO 8.5 Development does not occur on land at risk of landslip nor increases the potential for landslip or land surface instability.	DTS/DPF 8.5 None are applicable.
Fences and Walls	
PO 9.1	DTS/DPF 9.1

Fences, walls and retaining walls are of sufficient height to maintain privacy and security without unreasonably impacting the visual amenity and adjoining land's access to sunlight or the amenity of public places.	None are applicable.
PO 9.2 Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual impacts.	DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.
Overlooking / Visual Privacy (in building 3 storeys or less)	
PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential allotment/site satisfy one of the following: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
PO 10.2 Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses.	DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve (or combination of) that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
All Residential development	
Front elevations and passive surveillance	
PO 11.1 Dwellings and co-living incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 11.1 Each dwelling or co-living residence with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m and (b) has an aggregate window area of at least $2m^2$ facing the primary street.
PO 11.2 Dwellings and co-living incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	DTS/DPF 11.2 Dwellings or co-living with a frontage to a public street have an entry door visible from the primary street boundary.
Outlook and amenity	
PO 12.1 Living rooms have an external outlook to provide a high standard of	DTS/DPF 12.1 A living room of a dwelling or co-living residence incorporates a window

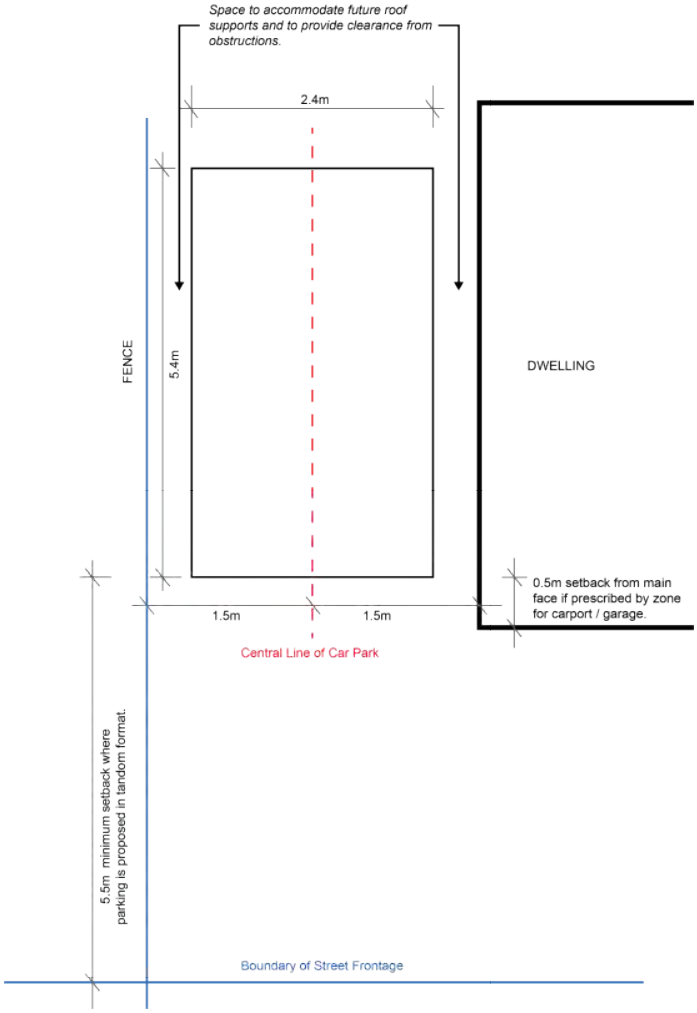
amenity for occupants.	with an outlook towards the street frontage or private open space, public open space, or waterfront areas.
PO 12.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	DTS/DPF 12.2 None are applicable.
Ancillary Development	
PO 13.1 Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.	DTS/DPF 13.1 Ancillary buildings (excluding ancillary accommodation) satisfy (a) to (k), inclusive: (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m2 (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (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 will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end) (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour (k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less: (i) a total area as determined by the following table: **Dwelling site area (or in the case of residential flat building or group dwelling(s), average site** | **Minimum percentage of site**

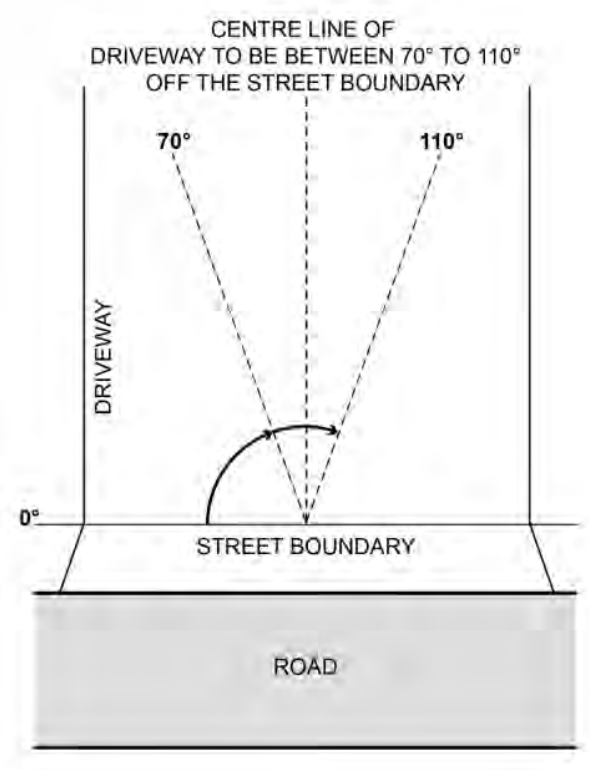
	area) (m^2) | |---|---| | <150 | 10% | | 150-200 | 15% | | 201-450 | 20% | | >450 | 25% | (ii) the amount of existing soft landscaping prior to the development occurring.
PO 13.2 Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision or car parking requirements and do not result in over-development of the site.	DTS/DPF 13.2 Ancillary buildings and structures do not result in: (a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space (b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
PO 13.3 Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.	DTS/DPF 13.3 Non-residential ancillary buildings and structures satisfy (a) to (j), inclusive: (a) are ancillary and subordinate to an existing non-residential use on the same site (b) have a floor area not exceeding the following: | Allotment size | Floor area | |---|---| | ≤500m2 | 60m2 | | >500m2 | 80m2 | (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the main building to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height (or post height) not exceeding 3m (and not including a gable end)

	(i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.
PO 13.4 Ancillary accommodation: (a) is sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties (b) is integrated within the site of the dwelling to which it is ancillary and incorporates shared utilities and shared open space.	DTS/DPF 13.4 Ancillary accommodation satisfies (a) to (m), inclusive: (a) is ancillary to a dwelling erected on the same site (b) has a floor area not exceeding 70m^2 (c) is not constructed, added to, or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) if situated on a boundary (not being a boundary with a primary street or secondary street), does not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (e) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (f) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure (g) has a wall height or post height not exceeding 3m above natural ground level (and not including a gable end) (h) has a roof height where no part of the roof is more than 5m above the natural ground level (i) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour (j) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less: (i) a total area as determined by the following table: **Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)** / **Minimum percentage of site** <150 / 10% 150-200 / 15% 201-450 / 20% >450 / 25% (ii) the amount of existing soft landscaping prior to the development occurring. (k) does not have separate connection to utilities and services (such as electricity, gas, water, telecommunications, sewerage system, wastewater system or waste control system) to those servicing the existing dwelling

	(l) has unrestricted access to the private open space associated with the existing dwelling to which it is ancillary (m) in the case of the Rural Zone, Productive Rural Landscape Zone, or Rural Horticulture Zone, is located within 20m of an existing dwelling.
Garage appearance	
PO 14.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling or co-living.	DTS/DPF 14.1 Garages and carports facing a street satisfy all of the following: (a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling or co-living (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening not exceeding 7m in width (d) have a garage door /opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
Massing	
PO 15.1 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 15.1 None are applicable
Dwelling additions	
PO 16.1 Dwelling additions are sited and designed to not detract from the streetscape or amenity of adjoining properties and do not impede on-site functional requirements.	DTS / DPF 16.1 Dwelling additions: (a) are not constructed, added to or altered so that any part is situated closer to a public street and (b) do not result in any of the following: (i) excavation exceeding a vertical height of 1m (ii) filling exceeding a vertical height of 1m (iii) a total combined excavation and filling vertical height of 2m or more (iv) less Private Open Space than specified in Design Table 1 - Private Open Space (v) less on-site parking than specified in Transport Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (vi) upper level windows facing side or rear boundaries unless: A. they are permanently obscured to a height of 1.5m above finished floor level that is fixed or not capable of being opened more than 200mm or B. have sill heights greater than or equal to 1.5m above finished floor level or C. incorporate screening to a height of 1.5m above finished floor level (vii) balconies or terraces on upper building levels unless they are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: A. 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land

	B. 1.7m above finished floor level in all other cases.
Private Open Space	
PO 17.1 Dwellings and co-living are provided with suitable sized areas of usable private open space or communal open space to meet the needs of occupants.	DTS/DPF 17.1 Private open space or communal open space is provided in accordance with Design Table 1 - Private Open Space or Design Table 2 - Communal Open Space.
Water Sensitive Design	
PO 18.1 Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 18.1 Residential development creating a common driveway / access that services 5 or more dwellings achieves all of the following stormwater runoff outcomes: (a) 80 per cent reduction in average annual total suspended solids (b) 60 per cent reduction in average annual total phosphorus (c) 45 per cent reduction in average annual total nitrogen.
PO 18.2 Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 18.2 Development creating a common driveway / access that services 5 or more dwellings: (a) maintains the pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 18.1% AEP 30-minute storm and the stormwater runoff time to peak is not increased or captures and retains the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for an 18.1% AEP 30-minute storm; and (b) manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of buildings.
Car parking, access and manoeuvrability	
PO 19.1 Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.	DTS/DPF 19.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
PO 19.2 Uncovered car parking spaces have the necessary dimensions to be functional, accessible and convenient and, where appropriate, make allowances for the space to be covered in the future in a manner that will not dominate the appearance of an associated dwelling when viewed from the street.	DTS/DPF 19.2 Uncovered car parking spaces satisfy all of the following: (a) are a minimum of 5.4m in length (b) are a minimum of 2.4m in width (c) a minimum of 1.5m in width is provided between the centre line of the space and any fence, wall or other obstruction

	(d) in circumstances where the applicable car parking rate requires one car park and no covered space is provided: (i) no part of the uncovered car parking space is located in front of the main face of the dwelling and (ii) if the applicable zone assessment provisions prescribed a minimum setback of 0.5m behind the main face of the dwelling for a carport or garage, the uncovered car parking space is also located at least 0.5m behind the main face of the dwelling (e) in circumstances where the applicable car parking rate requires two car parks and no covered space is provided: (i) at least one of the uncovered car parking spaces satisfies DTS/DPF 19.2(d) and (ii) if the car parks are proposed in a tandem arrangement, the parking space required in DTS/DPF 19.2(e)(i) is setback at least 5.5m from the boundary of the street frontage Example diagram: 
PO 19.3 Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.	DTS/DPF 19.3 Driveways and access points on sites with a frontage to a public road of 10m or less have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site.
PO 19.4	DTS/DPF 19.4

Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, satisfies all of the following: (i) is set back 6m or more from the tangent point of an intersection of 2 or more roads (ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing (iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services.
PO 19.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 19.5 Driveways are designed and sited so that: (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping (b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:  (c) if located to provide access from an alley, lane or right of way - the alley, land or right or way is at least 6.2m wide along the boundary of the allotment / site
PO 19.6 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 19.6 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)

	(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
Waste storage	
PO 20.1 Provision is made for the adequate and convenient storage of waste bins in a location screened from public view.	DTS/DPF 20.1 None are applicable.
Design of Transportable Dwellings	
PO 21.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	DTS/DPF 21.1 Buildings satisfy (a) or (b): (a) are not transportable or (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.
Group dwelling, residential flat buildings, co-living and battle-axe development	
Amenity	
PO 22.1 Dwelling and co-living layouts provide a reasonable level of occupant amenity, are functional, and provide for efficient use by occupants.	DTS/DPF 22.1 None are applicable.
PO 22.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 22.2 None are applicable.
PO 22.3 Development maximises the number of dwellings and co-living residences that face public open space and public streets and limits dwellings or co-living residences oriented towards adjoining properties.	DTS/DPF 22.3 None are applicable.
PO 22.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 22.4 Dwelling or co-living sites/allotments are not in the form of a battle-axe arrangement.
PO 22.5 Habitable room dimensions ensure functional living spaces with reasonable occupant amenity, and accommodate household furniture and fixing needs.	DTS/DPF 22.5 Habitable rooms have minimum dimensions (excluding any fixed storage, cupboards or kitchen facilities) in accordance with the following table:
PO 22.6 Co-living is designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents, including an internal layout and facilities that are designed to provide sufficient space and amenity	DTS/DPF 22.6 None are applicable.

Accommodation type	Habitable room type	Minimum internal dimension
Dwelling	Main Bedroom	3m
	Secondary bedroom	3m x 2.5m
	Living room - studio and 1 bedroom dwelling	3.3m
	Living room - 2+ bedroom dwelling	3.6m
Co-living	Living area / studio format	3m
	Separate bedroom	2.5m

for the requirements of occupant life and promote social interaction.	
PO 22.7 Co-living provides a range of living options to meet a variety of accommodation needs, such as studio, one-bedroom, two-bedroom and disability access units, and may be located in the same building/site as self-contained dwellings to enhance housing choice.	DTS/DPF 22.7 None are applicable.
PO 22.8 Co-living provides common or shared facilities to enable a more efficient use of space, in a way that promotes social interaction and enhances resident amenity.	DTS/DPF 22.8 None are applicable.
PO 22.9 Co-living provides communal indoor recreation space(s) which: (a) are of a size and layout to cater for co-living occupants, as well as any dwellings on the same site (b) are conveniently accessed by residences (c) are located adjacent to communal open space, where practicable (d) are designed to maximise solar access to windows in winter months.	DTS/DPF 22.9 None are applicable.
PO 22.10 Co-living provides a shared kitchen (or kitchens) and associated dining space, a shared bathroom (or bathrooms) and a shared laundry (or laundries) which: (a) are of a size, layout and number to cater for co-living occupants who do not otherwise have those facilities in their residence (b) are conveniently accessed by the residences they service (c) are sized to accommodate appropriate fixings and furnishings for convenient use of the facility.	DTS/DPF 22.10 None are applicable.
Communal Open Space	
PO 23.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 23.1 None are applicable.
PO 23.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 23.2 Communal open space incorporates a minimum dimension of 5 metres.
PO 23.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings or residences which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 23.3 None are applicable.
PO 23.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 23.4 None are applicable.
PO 23.5 Communal open space is designed and sited to:	DTS/DPF 23.5 None are applicable.

(a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings or residences (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	
PO 23.6 Communal open space is designed and sited to maximise solar access to enhance amenity and support landscaping.	DTS/DPF 23.6 At least 50% of the primary communal open space receives direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.
PO 23.7 Irrigated deep soil zones and/or planter boxes are provided in communal open space to support healthy plant and tree growth.	DTS/DPF 23.7 None are applicable.
PO 23.8 Facilities and features are provided within communal open space to allow for pleasant and functional use by likely occupants including the provision of fixed seating, lighting, shelter from prevailing winds and shading devices to minimise summer sun exposure.	DTS/DPF 23.8 None are applicable.
Carparking, access and manoeuvrability	
PO 24.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 24.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwellings (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 24.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	DTS/DPF 24.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.
PO 24.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	DTS/DPF 24.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street and (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 24.4 Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement.	DTS/DPF 24.4 Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m.
PO 24.5 Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 24.5 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.

PO 24.6 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 24.6 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Soft Landscaping	
PO 25.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF 25.1 Other than where located directly in front of a garage or a building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
PO 25.2 Soft landscaping is provided that improves the appearance of common driveways.	DTS/DPF 25.2 Where a common driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Site Facilities / Waste Storage	
PO 26.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 26.1 None are applicable.
PO 26.2 Provision is made for suitable external clothes drying facilities.	DTS/DPF 26.2 None are applicable.
PO 26.3 Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings, co-living residences, and co-living common recreation areas and shared facilities, and the waste collection point.	DTS/DPF 26.3 None are applicable.
PO 26.4 Waste and recyclable material storage areas are located away from dwellings, co-living residences, and co-living common recreation areas and shared facilities.	DTS/DPF 26.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 26.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	DTS/DPF 26.5 None are applicable.
PO 26.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 26.6 None are applicable.
Supported accommodation and retirement facilities	
Siting and Configuration	
PO 27.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	DTS/DPF 27.1 None are applicable.
Movement and Access	

PO 28.1 Development is designed to support safe and convenient access and movement for residents by providing: (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40 and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points.	DTS/DPF 28.1 None are applicable.
Communal Open Space	
PO 29.1 Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	DTS/DPF 29.1 None are applicable.
PO 29.2 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 29.2 None are applicable.
PO 29.3 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 29.3 Communal open space incorporates a minimum dimension of 5 metres.
PO 29.4 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 29.4 None are applicable.
PO 29.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 29.5 None are applicable.
PO 29.6 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 29.6 None are applicable.
Site Facilities / Waste Storage	
PO 30.1 Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles.	DTS/DPF 30.1 None are applicable.
PO 30.2 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 30.2 None are applicable.
PO 30.3 Provision is made for suitable external clothes drying facilities.	DTS/DPF 30.3 None are applicable.

PO 30.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view.	DTS/DPF 30.4 None are applicable.
PO 30.5 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 30.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 30.6 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	DTS/DPF 30.6 None are applicable.
PO 30.7 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 30.7 None are applicable.
All non-residential development	
Water Sensitive Design	
PO 31.1 Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to minimise pollutants entering stormwater.	DTS/DPF 31.1 None are applicable.
PO 31.2 Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.	DTS/DPF 31.2 None are applicable.
Wash-down and Waste Loading and Unloading	
PO 32.1 Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, vessels, plant or equipment are: (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) designed to drain wastewater to either: (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis.	DTS/DPF 32.1 None are applicable.
Decks	
Design and Siting	
PO 33.1 Decks are designed and sited to: (a) complement the associated building form	DTS/DPF 33.1 Decks satisfy (a) and (c), or (b) and (c): (a) where ancillary to a dwelling, satisfy all of the following:

(b) minimise impacts on the streetscape through siting behind the building line of the principal building (unless on a significant allotment or open space)

(c) minimise cut and fill and overall massing when viewed from adjacent land.

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

A. in front of any part of the building line of the dwelling to which it is ancillary

or

B. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)

(ii) are set back at least 900mm from side or rear allotment boundaries

(iii) when attached to the dwelling, has a finished floor level consistent with the finished ground floor level of the dwelling

(iv) where associated with a residential use, retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (A) or (B), whichever is less:

A. a total area is determined by the following table:

Site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)	Minimum percentage of site
<150	10%
150-200	15%
>200-450	20%
>450	25%

B. the amount of existing soft landscaping prior to the development occurring.

(b) where in association with a non-residential use, satisfy all of the following:

(i) are set back at least 2 metres from the boundary of an allotment used for residential purposes.

(ii) are set back at least 2 metres from a public road.

(iii) have a floor area not exceeding 25m^2

(c) in all cases, has a finished floor level not exceeding 1 metre above natural ground level at any point.

PO 33.2

Decks are designed and sited to minimise direct overlooking of habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones through suitable floor levels, screening and siting taking into account the slope of the subject land, existing vegetation on the subject land, and fencing.

DTS/DPF 33.2

Decks with a finished floor level/s 500mm or more above natural ground level facing side or rear boundaries shared with a residential use in a neighbourhood-type zone incorporate screening with a maximum of 25% transparency/openings, permanently fixed to the outer edge of the deck not less than 1.5 m above the finished floor level/s.

PO 33.3

Decks used for outdoor dining, entertainment or other commercial uses provide carparking in accordance with the primary use of the deck.

DTS/DPF 33.3

Decks used for commercial purposes do not result in less on-site car parking for the primary use of the subject land than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.

Table 1 - Private Open Space

Dwelling / Accommodation Type	Minimum Rate
Dwelling (at ground level)	Total private open space area: (a) Site area <301m^2: 24m^2 located behind the building line. (b) Site area ≥ 301m^2: 60m^2 located behind the building line. Minimum directly accessible from a living room: 16m^2 / with a minimum dimension 3m.
Dwelling (above ground level)	Studio (no separate bedroom): 4m^2 with a minimum dimension 1.8m One bedroom: 8m^2 with a minimum dimension 2.1m Two bedroom dwelling: 11m^2 with a minimum dimension 2.4m Three + bedroom dwelling: 15m^2 with a minimum dimension 2.6m
Cabin or caravan (permanently fixed to the ground) in a residential park or a caravan and tourist park	Total area: 16m^2, which may be used as second car parking space, provided on each site intended for residential occupation.
Co-living	2.5m2 per bedroom

Table 2 - Communal Open Space

Dwelling / Accommodation Type	Minimum Rate
Dwellings above ground level	The equivalent private open space rate specified in Table 1 – Private Open Space for the 5 dwellings with the most bedrooms, plus 4m2 for each additional dwelling above 5, until a total area of 250m2 is reached.
Co-living	25m2 total for the first 10 residences, plus 2.5m2 for each additional residence.

Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	Development is: (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality (b) durable - fit for purpose, adaptable and long lasting

	B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development) and (ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Development is located and designed to minimise hazard or nuisance to adjacent development and land uses.	DTS/DPF 1.1 None are applicable.
Visual Amenity	
PO 2.1 The visual impact of above-ground infrastructure networks and services (excluding high voltage transmission lines), renewable energy facilities (excluding wind farms), energy storage facilities and ancillary development is minimised from townships, scenic routes and public roads by: (a) utilising features of the natural landscape to obscure views where practicable (b) siting development below ridgelines where practicable (c) avoiding visually sensitive and significant landscapes (d) using materials and finishes with low-reflectivity and colours that complement the surroundings (e) using existing vegetation to screen buildings	DTS/DPF 2.1 None are applicable.

(f) incorporating landscaping or landscaped mounding around the perimeter of a site and between adjacent allotments accommodating or zoned to primarily accommodate sensitive receivers.	
PO 2.2 Pumping stations, battery storage facilities, maintenance sheds and other ancillary structures incorporate vegetation buffers to reduce adverse visual impacts on adjacent land.	DTS/DPF 2.2 None are applicable.
PO 2.3 Surfaces exposed by earthworks associated with the installation of storage facilities, pipework, penstock, substations and other ancillary plant are reinstated and revegetated to reduce adverse visual impacts on adjacent land.	DTS/DPF 2.3 None are applicable.
Rehabilitation	
PO 3.1 Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors.	DTS/DPF 3.1 None are applicable.
Hazard Management	
PO 4.1 Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips.	DTS/DPF 4.1 None are applicable.
PO 4.2 Facilities for energy generation, power storage and transmission are separated as far as practicable from dwellings, tourist accommodation and frequently visited public places (such as viewing platforms / lookouts) to reduce risks to public safety from fire or equipment malfunction.	DTS/DPF 4.2 None are applicable.
PO 4.3 Bushfire hazard risk is minimised for renewable energy facilities by providing appropriate access tracks, safety equipment and water tanks and establishing cleared areas around substations, battery storage and operations compounds.	DTS/DPF 4.3 None are applicable.
Electricity Infrastructure and Battery Storage Facilities	
PO 5.1 Electricity infrastructure is located to minimise visual impacts through techniques including: (a) siting utilities and services: (i) on areas already cleared of native vegetation (ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity (b) grouping utility buildings and structures with non-residential development, where practicable.	DTS/DPF 5.1 None are applicable.
PO 5.2 Electricity supply (excluding transmission lines) serving new development in urban areas and townships installed underground, excluding lines having a capacity exceeding or	DTS/DPF 5.2 None are applicable.

equal to 33kV.	
PO 5.3 Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts.	DTS/DPF 5.3 None are applicable.
Telecommunication Facilities	
PO 6.1 The proliferation of telecommunications facilities in the form of towers/monopoles in any one locality is managed, where technically feasible, by co-locating a facility with other communications facilities to mitigate impacts from clutter on visual amenity.	DTS/DPF 6.1 None are applicable.
PO 6.2 Telecommunications antennae are located as close as practicable to support structures to manage overall bulk and mitigate impacts on visual amenity.	DTS/DPF 6.2 None are applicable.
PO 6.3 Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods: (a) where technically feasible, incorporating the facility within an existing structure that may serve another purpose or all of the following: (b) using existing buildings and landscape features to obscure or interrupt views of a facility from nearby public roads, residential areas and places of high public amenity to the extent practical without unduly hindering the effective provision of telecommunications services (c) using materials and finishes that complement the environment (d) screening using landscaping and vegetation, particularly for equipment shelters and huts.	DTS/DPF 6.3 None are applicable.
Renewable Energy Facilities	
PO 7.1 Renewable energy facilities are located as close as practicable to existing transmission infrastructure to facilitate connections and minimise environmental impacts as a result of extending transmission infrastructure.	DTS/DPF 7.1 None are applicable.
Renewable Energy Facilities (Wind Farm)	
PO 8.1 Visual impact of wind turbine generators on the amenity of residential and tourist development is reduced through appropriate separation.	DTS/DPF 8.1 Wind turbine generators are: (a) set back at least 2000m from the base of a turbine to any of the following zones: (i) Rural Settlement Zone (ii) Township Zone (iii) Rural Living Zone (iv) Rural Neighbourhood Zone

	with an additional 10m setback per additional metre over 150m overall turbine height (measured from the base of the turbine) and (b) set back at least 1500m from the base of the turbine to non-associated (non-stakeholder) dwellings and tourist accommodation
PO 8.2 The visual impact of wind turbine generators on natural landscapes is managed by: (a) designing wind turbine generators to be uniform in colour, size and shape (b) coordinating blade rotation and direction (c) mounting wind turbine generators on tubular towers as opposed to lattice towers.	DTS/DPF 8.2 None are applicable.
PO 8.3 Wind turbine generators and ancillary development minimise potential for bird and bat strike.	DTS/DPF 8.3 None are applicable.
PO 8.4 Wind turbine generators incorporate recognition systems or physical markers to minimise the risk to aircraft operations.	DTS/DPF 8.4 No Commonwealth air safety (CASA / ASA) or Defence requirement is applicable.
PO 8.5 Meteorological masts and guidewires are identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes.	DTS/DPF 8.5 None are applicable.
Renewable Energy Facilities (Solar Power)	
PO 9.1 Ground mounted solar power facilities generating 5MW or more are not located on land requiring the clearance of areas of intact native vegetation or on land of high environmental, scenic or cultural value.	DTS/DPF 9.1 None are applicable.
PO 9.2 Ground mounted solar power facilities allow for movement of wildlife by: (a) incorporating wildlife corridors and habitat refuges (b) avoiding the use of extensive security or perimeter fencing or incorporating fencing that enables the passage of small animals without unreasonably compromising the security of the facility.	DTS/DPF 9.2 None are applicable.
PO 9.3 Amenity impacts of solar power facilities are minimised through separation from conservation areas and sensitive receivers in other ownership.	DTS/DPF 9.3 Ground mounted solar power facilities are set back from land boundaries, conservation areas and relevant zones in accordance with the following criteria:

Generation Capacity	Approximate size of array	Setback from adjoining land boundary	Setback from conservation areas	Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones[1]
50MW>	80ha+	30m	500m	2km

10MW<50MW	16ha-<80ha	25m	500m	1.5km
5MW<10MW	8ha to <16ha	20m	500m	1km
1MW<5MW	1.6ha to <8ha	15m	500m	500m
100kW<1MW	0.5ha<1.6ha	10m	500m	100m
<100kW	<0.5ha	5m	500m	25m

Notes:

1. Does not apply when the site of the proposed ground mounted solar power facility is located within one of these zones.

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

PO 12.1 Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following: (a) it is wholly located and contained within the allotment of the development it will service (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm.	DTS/DPF 12.1 Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following: (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011.
PO 12.2 Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 12.2 Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.
Temporary Facilities	
PO 13.1 In rural and remote locations, development that is likely to generate significant waste material during construction, including packaging waste, makes provision for a temporary on-site waste storage enclosure to minimise the incidence of wind-blown litter.	DTS/DPF 13.1 A waste collection and disposal service is used to dispose of the volume of waste at the rate it is generated.
PO 13.2 Temporary facilities to support the establishment of renewable energy facilities (including borrow pits, concrete batching plants, laydown, storage, access roads and worker amenity areas) are sited and operated to minimise environmental impact.	DTS/DPF 13.2 None are applicable.

Intensive Animal Husbandry and Dairies

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development of intensive animal husbandry and dairies in locations that are protected from encroachment by sensitive receivers and in a manner that minimises their adverse effects on amenity and the environment.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	

PO 1.1 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to not unreasonably impact on the environment or amenity of the locality.	DTS/DPF 1.1 None are applicable.
PO 1.2 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to prevent the potential transmission of disease to other operations where animals are kept.	DTS/DPF 1.2 None are applicable.
PO 1.3 Intensive animal husbandry and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.	DTS/DPF 1.3 None are applicable.
PO 1.4 Dairies and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.	DTS/DPF 1.4 Dairies, associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities are located 500m or more from the nearest sensitive receiver in other ownership.
PO 1.5 Lagoons for the storage or treatment of milking shed effluent is adequately separated from roads to minimise impacts from odour on the general public.	DTS/DPF 1.5 Lagoons for the storage or treatment of milking shed effluent are set back 20m or more from public roads.
Waste	
PO 2.1 Storage of manure, used litter and other wastes (other than waste water lagoons) is sited, designed, constructed and managed to: (a) avoid attracting and harbouring vermin (b) avoid polluting water resources (c) be located outside 1% AEP flood event areas.	DTS/DPF 2.1 None are applicable.
Soil and Water Protection	
PO 3.1 To avoid environmental harm and adverse effects on water resources, intensive animal husbandry operations are appropriately set back from: (a) public water supply reservoirs (b) major watercourses (third order or higher stream) (c) any other watercourse, bore or well used for domestic or stock water supplies.	DTS/DPF 3.1 Intensive animal husbandry operations are set back: (a) 800m or more from a public water supply reservoir (b) 200m or more from a major watercourse (third order or higher stream) (c) 100m or more from any other watercourse, bore or well used for domestic or stock water supplies.
PO 3.2 Intensive animal husbandry operations and dairies incorporate appropriately designed effluent and run-off facilities that: (a) have sufficient capacity to hold effluent and runoff from the operations on site (b) ensure effluent does not infiltrate and pollute groundwater, soil or other water resources.	DTS/DPF 3.2 None are applicable.

Interface between Land Uses

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

<table>
<tr><th>Performance Outcome</th><th>Deemed-to-Satisfy Criteria / Designated Performance Feature</th></tr>
<tr><td colspan="2">General Land Use Compatibility</td></tr>
<tr><td>PO 1.1

Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone.</td><td>DTS/DPF 1.1

None are applicable.</td></tr>
<tr><td>PO 1.2

Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.</td><td>DTS/DPF 1.2

None are applicable.</td></tr>
<tr><td colspan="2">Hours of Operation</td></tr>
<tr><td>PO 2.1

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

(a) the nature of the development
(b) measures to mitigate off-site impacts
(c) the extent to which the development is desired in the zone
(d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land.</td><td>DTS/DPF 2.1

Development operating within the following hours:

<table><tr><th>Class of Development</th><th>Hours of operation</th></tr><tr><td>Consulting room</td><td>7am to 9pm, Monday to Friday
8am to 5pm, Saturday</td></tr><tr><td>Office</td><td>7am to 9pm, Monday to Friday
8am to 5pm, Saturday</td></tr><tr><td>Shop, other than any one or combination of the following:
(a) restaurant
(b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone</td><td>7am to 9pm, Monday to Friday
8am to 5pm, Saturday and Sunday</td></tr></table></td></tr>
<tr><td colspan="2">Overshadowing</td></tr>
<tr><td>PO 3.1</td><td>DTS/DPF 3.1</td></tr>
</table>

Overshadowing of habitable room windows of adjacent residential land uses in: a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.	North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.
PO 3.2 Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in: a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.	DTS/DPF 3.2 Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following: a. for ground level private open space, the smaller of the following: i. half the existing ground level open space or ii. 35m2 of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m) b. for ground level communal open space, at least half of the existing ground level open space.
PO 3.3 Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account: (a) the form of development contemplated in the zone (b) the orientation of the solar energy facilities (c) the extent to which the solar energy facilities are already overshadowed.	DTS/DPF 3.3 None are applicable.
PO 3.4 Development that incorporates moving parts, including windmills and wind farms, are located and operated to not cause unreasonable nuisance to nearby dwellings and tourist accommodation caused by shadow flicker.	DTS/DPF 3.4 None are applicable.
Activities Generating Noise or Vibration	
PO 4.1 Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.1 Noise that affects sensitive receivers achieves the relevant Environment Protection (Commercial and Industrial Noise) Policy criteria.
PO 4.2 Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including: (a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (c) housing plant and equipment within an enclosed structure or acoustic enclosure (d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.	DTS/DPF 4.2 None are applicable.

PO 4.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.3 Pumps and/or filtration systems associated with a swimming pool or spa that is ancillary to a dwelling erected on the same site are: (a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
PO 4.4 External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.	DTS/DPF 4.4 Adjacent land is used for residential purposes.
PO 4.5 Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.5 None are applicable.
PO 4.6 Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers.	DTS/DPF 4.6 Development incorporating music includes noise attenuation measures that will achieve the following noise levels: **Assessment location** / **Music noise level** Externally at the nearest existing or envisaged noise sensitive location / Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB)
Air Quality	
PO 5.1 Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) within the locality and zones primarily intended to accommodate sensitive receivers.	DTS/DPF 5.1 None are applicable.
PO 5.2 Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by: (a) incorporating appropriate treatment technology before exhaust emissions are released (b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers.	DTS/DPF 5.2 None are applicable.
Light Spill	
PO 6.1 External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 6.1 None are applicable.
PO 6.2	DTS/DPF 6.2

External lighting is not hazardous to motorists and cyclists.	None are applicable.
Solar Reflectivity / Glare	
PO 7.1 Development is designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare.	DTS/DPF 7.1 None 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/DPF 8.1 The building or structure: (a) is no greater than 10m in height, measured from existing ground level or (b) is not within a line of sight between a fixed transmitter and fixed receiver (antenna) other than where an alternative service is available via a different fixed transmitter or cable.
Interface with Rural Activities	
PO 9.1 Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities (or lawfully approved horticultural and farming activities), including spray drift and noise and do not prejudice the continued operation of these activities.	DTS/DPF 9.1 None are applicable.
PO 9.2 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing intensive animal husbandry activities and do not prejudice the continued operation of these activities.	DTS/DPF 9.2 None are applicable.
PO 9.3 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing land-based aquaculture activities and do not prejudice the continued operation of these activities.	DTS/DPF 9.3 Sensitive receivers are located at least 200m from the boundary of a site used for land-based aquaculture and associated components in other ownership.
PO 9.4 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing dairies including associated wastewater lagoons and liquid/solid waste storage and disposal facilities and do not prejudice the continued operation of these activities.	DTS/DPF 9.4 Sensitive receivers are sited at least 500m from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities in other ownership.
PO 9.5 Sensitive receivers are located and designed to mitigate the potential impacts from lawfully existing facilities used for the handling, transportation and storage of bulk commodities (recognising the potential for extended hours of operation) and do not prejudice the continued operation of these activities.	DTS/DPF 9.5 Sensitive receivers are located away from the boundary of a site used for the handling, transportation and/or storage of bulk commodities in other ownership in accordance with the following: (a) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility (b) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals) where the handling of these materials into or from vessels does not exceed 100 tonnes per day (c) 500m or more, where it involves the storage of bulk petroleum in individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1000 cubic metres

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

Land Division

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Land division: (a) creates allotments with the appropriate dimensions and shape for their intended use (b) allows efficient provision of new infrastructure and the optimum use of underutilised infrastructure (c) integrates and allocates adequate and suitable land for the preservation of site features of value, including significant vegetation, watercourses, water bodies and other environmental features (d) facilitates solar access through allotment orientation (e) creates a compact urban form that supports active travel, walkability and the use of public transport (f) avoids areas of high natural hazard risk.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All land division	
Allotment configuration	
PO 1.1 Land division creates allotments suitable for their intended use.	DTS/DPF 1.1 Division of land satisfies (a) or (b):

	(c) involves a change in the use of land to a more sensitive use on land at which site contamination is unlikely to exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: (i) a site contamination audit report has been prepared under Part 10A of the *Environment Protection Act 1993* in relation to the land within the previous 5 years which states that- A. site contamination does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development) and (ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).

Tourism Development

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Tourism development complements and contributes to local, natural, cultural or historical context where: (a) it supports immersive natural experiences (b) it showcases South Australia's landscapes and produce (c) its events and functions are connected to local food, wine and nature.	DTS/DPF 1.1 None are applicable.

PO 1.2 Tourism development comprising multiple accommodation units (including any facilities and activities for use by guests and visitors) is clustered to minimise environmental and contextual impact.	DTS/DPF 1.2 None are applicable.
Caravan and Tourist Parks	
PO 2.1 Potential conflicts between long-term residents and short-term tourists are minimised through suitable siting and design measures.	DTS/DPF 2.1 None are applicable.
PO 2.2 Occupants are provided privacy and amenity through landscaping and fencing.	DTS/DPF 2.2 None are applicable.
PO 2.3 Communal open space and centrally located recreation facilities are provided for guests and visitors.	DTS/DPF 2.3 12.5% or more of a caravan park comprises clearly defined communal open space, landscaped areas and areas for recreation.
PO 2.4 Perimeter landscaping is used to enhance the amenity of the locality.	DTS/DPF 2.4 None are applicable.
PO 2.5 Amenity blocks (showers, toilets, laundry and kitchen facilities) are sufficient to serve the full occupancy of the development.	DTS/DPF 2.5 None are applicable.
PO 2.6 Long-term occupation does not displace tourist accommodation, particularly in important tourist destinations such as coastal and riverine locations.	DTS/DPF 2.6 None are applicable.
Tourist accommodation in areas constituted under the National Parks and Wildlife Act 1972	
PO 3.1 Tourist accommodation avoids delicate or environmentally sensitive areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation (including regenerated areas of native vegetation lost through bushfire).	DTS/DPF 3.1 None are applicable.
PO 3.2 Tourist accommodation is sited and designed in a manner that is subservient to the natural environment and where adverse impacts on natural features, landscapes, habitats and cultural assets are avoided.	DTS/DPF 3.2 None are applicable.
PO 3.3 Tourist accommodation and recreational facilities, including associated access ways and ancillary structures, are located on cleared (other than where cleared as a result of bushfire) or degraded areas or where environmental improvements can be achieved.	DTS/DPF 3.3 None are applicable.
PO 3.4 Tourist accommodation is designed to prevent conversion to private dwellings through: (a) comprising a minimum of 10 accommodation units (b) clustering separated individual accommodation units (c) being of a size unsuitable for a private dwelling	DTS/DPF 3.4 None are applicable.

(d) ensuring functional areas that are generally associated with a private dwelling such as kitchens and laundries are excluded from, or physically separated from individual accommodation units, or are of a size unsuitable for a private dwelling.	

Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Movement Systems	
PO 1.1 Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Industrial, commercial and service vehicle movements, loading areas and designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimise potential conflict.	DTS/DPF 1.3 None are applicable.
PO 1.4 Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.	DTS/DPF 1.4 All vehicle manoeuvring occurs onsite.
Sightlines	
PO 2.1 Sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians.	DTS/DPF 2.1 None are applicable.
PO 2.2 Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and	DTS/DPF 2.2 None are applicable.

pedestrians.	
Vehicle Access	
PO 3.1 Safe and convenient access minimises impact or interruption on the operation of public roads.	DTS/DPF 3.1 The access is: (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.
PO 3.2 Development incorporating vehicular access ramps ensures vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.	DTS/DPF 3.2 None are applicable.
PO 3.3 Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.	DTS/DPF 3.3 None are applicable.
PO 3.4 Access points are sited and designed to minimise any adverse impacts on neighbouring properties.	DTS/DPF 3.4 None are applicable.
PO 3.5 Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.	DTS/DPF 3.5 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back in accordance with all of the following: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 3.6 Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).	DTS/DPF 3.6 Driveways and access points: (a) for sites with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided (b) for sites with a frontage to a public road greater than 20m: (i) a single access point no greater than 6m in width is provided or (ii) not more than two access points with a width of 3.5m each are provided.
PO 3.7 Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.	DTS/DPF 3.7 Development does not involve a new or modified access or cause an increase in traffic through an existing access that is located within the

	following distance from a railway crossing: (a) 80 km/h road - 110m (b) 70 km/h road - 90m (c) 60 km/h road - 70m (d) 50km/h or less road - 50m.
PO 3.8 Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.	DTS/DPF 3.8 None are applicable.
PO 3.9 Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.	DTS/DPF 3.9 None are applicable.
Access for People with Disabilities	
PO 4.1 Development is sited and designed to provide safe, dignified and convenient access for people with a disability.	DTS/DPF 4.1 None are applicable.
Vehicle Parking Rates	
PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as: (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place (e) proximity to high frequency public transport Note: In circumstances where a land use is not defined in Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas or Table 1 - General Off-Street Car Parking Requirements (as applicable), an appropriate car parking rate may be defined by reference to similar development in comparable locations.	DTS/DPF 5.1 Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant: (a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area (b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.
Vehicle Parking Areas	
PO 6.1 Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.	DTS/DPF 6.1 Movement between vehicle parking areas within the site can occur without the need to use a public road.
PO 6.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.	DTS/DPF 6.2 None are applicable.
PO 6.3 Vehicle parking areas are designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points.	DTS/DPF 6.3 None are applicable.
PO 6.4	DTS/DPF 6.4

Pedestrian linkages between parking areas and the development are provided and are safe and convenient.	None are applicable.
PO 6.5 Vehicle parking areas that are likely to be used during non-daylight hours are provided with sufficient lighting to entry and exit points to ensure clear visibility to users.	DTS/DPF 6.5 None are applicable.
PO 6.6 Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.	DTS/DPF 6.6 Loading areas and designated parking spaces are wholly located within the site.
PO 6.7 On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.	DTS/DPF 6.7 None are applicable.
Undercroft and Below Ground Garaging and Parking of Vehicles	
PO 7.1 Undercroft and below ground garaging of vehicles is designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles.	DTS/DPF 7.1 None are applicable.
Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks	
PO 8.1 Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants.	DTS/DPF 8.1 None are applicable.
PO 8.2 Traffic circulation and movement within the park is pedestrian friendly and promotes low speed vehicle movement.	DTS/DPF 8.2 None are applicable.
Bicycle Parking in Designated Areas	
PO 9.1 The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode.	DTS/DPF 9.1 Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements.
PO 9.2 Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft.	DTS/DPF 9.2 None are applicable.
PO 9.3 Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport.	DTS/DPF 9.3 None are applicable.
Corner Cut-Offs	
PO 10.1 Development is located and designed to ensure drivers can safely turn into and out of public road junctions.	DTS/DPF 10.1 Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram:

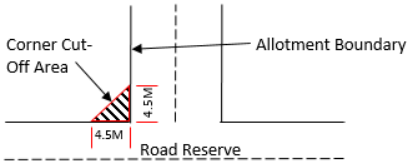
	
Heavy Vehicle Parking	
PO 11.1 Heavy vehicle parking and access is designed and sited so that the activity does not result in nuisance to adjoining neighbours as a result of dust, fumes, vibration, odour or potentially hazardous loads.	DTS/DPF 11.1 Heavy vehicle parking occurs in accordance with the following: (a) the site is not located within a Neighbourhood-type zone (except a Rural Living Zone) (b) the site is a minimum of 0.4 ha (c) where the site is 2 ha or more, no more than 2 vehicles exceeding 3,000 kilograms each (and trailers) are to be parked on the allotment at any time (d) where the site is between 0.4 ha and 2 ha, only one vehicle exceeding 3,000 kilograms (and one trailer) are to be parking on the allotment at any time (e) the vehicle parking area achieves the following setbacks: (i) behind the building line or 30m, whichever is greater (ii) 20m from the secondary street if it is a State Maintained Road (iii) 10m from the secondary street if it is a local road (iv) 10m from side and rear boundaries (f) parking and access areas (including internal driveways) should be sealed or have a surface that can be treated and maintained to minimise dust and mud nuisance (g) does not include refrigerated trailers or vehicles (h) vehicles only enter and exit the property in accordance with the following hours: (i) Monday to Saturday 6:00am and 9:30pm (ii) Sunday and public holidays between 9:30 am and 7:00 pm (i) the handling or trans-shipment of freight is not carried out on the property.
PO 11.2 Heavy vehicle parking ensures that vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.	DTS/DPF 11.2 Heavy vehicles: (a) can enter and exit the site in a forward direction; and (b) operate within the statutory mass and dimension limited for General Access Vehicles (as prescribed by the National Heavy Vehicle Regulator).
PO 11.3 Heavy vehicle parking is screened through siting behind buildings, screening, landscaping or the like to obscure views from adjoining properties and public roads.	DTS/DPF 11.3 None are applicable.

Table 1 - General Off-Street Car Parking Requirements

The following parking rates apply and if located in an area where a lawfully established carparking fund operates, the number of spaces is reduced by an amount equal to the number of spaces offset by contribution to the fund.

Class of Development	Car Parking Rate (unless varied by Table 2 onwards)

	Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.
Residential Development	
Co-located Housing	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling to be located in a shared car parking area / arrangement. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling to be located in a shared car parking area / arrangement. Where development involves 3 or more dwellings, 0.33 spaces per dwelling for visitor parking to be located in a shared car parking area / arrangement.
Detached Dwelling	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.
Group Dwelling	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.
Residential Flat Building	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.
Row Dwelling where vehicle access is from the primary street	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.
Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.
Semi-Detached Dwelling	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.
Aged / Supported Accommodation	
Retirement facility	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
Supported accommodation	0.3 spaces per bed.
Residential Development (Other)	
Ancillary accommodation	No additional requirements beyond those associated with the main dwelling.
Residential park	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
Student accommodation	0.3 spaces per bed.
Workers' accommodation	0.5 spaces per bed plus 0.2 spaces per bed for visitor parking.
Co-living	Co-living residence: 0.5 spaces per bedroom.

Tourist	
Caravan and tourist park	Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation. Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation. A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.
Tourist accommodation other than a caravan and tourist park	1 car parking space per accommodation unit / guest room.
Commercial Uses	
Auction room/ depot	1 space per 100m2 of building floor area plus an additional 2 spaces.
Automotive collision repair	3 spaces per service bay.
Motor repair station	3 spaces per service bay.
Office	For a call centre, 8 spaces per 100m2 of gross leasable floor area For an office subordinate to, and associated with, a retirement facility or supported accommodation located on a significant retirement facility and supported accommodation site, 0 spaces. In all other cases, 4 spaces per 100m2 of gross leasable floor area.
Retail fuel outlet	3 spaces per 100m2 gross leasable floor area.
Service trade premises	2.5 spaces per 100m2 of gross leasable floor area 1 space per 100m2 of outdoor area used for display purposes.
Shop (no commercial kitchen)	5.5 spaces per 100m2 of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. 5 spaces per 100m2 of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. 0 spaces where located on a significant retirement facility and supported accommodation site, and is subordinate to, and associated with, a retirement facility or supported accommodation.
Shop (in the form of a bulky goods outlet)	2.5 spaces per 100m2 of gross leasable floor area.
Shop (in the form of a restaurant or involving a commercial kitchen)	Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat. Premises with take-away service but with no seats - 12 spaces per 100m2 of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point. Premises with a dine-in and drive-through take-away service - 0.3 spaces per seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point.
Community and Civic Uses	
Community facility	For a library, 4 spaces per 100m2 of total floor area. For a hall/meeting hall, 0.2 spaces per seat. For a community facility located on a significant retirement facility and supported accommodation site, and is subordinate to and associated with a retirement facility or supported accommodation, 0 spaces. In all other cases, 10 spaces per 100m2 of total floor area.
Educational facility	For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.

	For a secondary school - 1.1 per full time equivalent employee plus 0.1 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site. For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.
Place of worship	1 space for every 3 visitor seats.
Child care facility	For a child care centre, 0.25 spaces per child In all other cases, 1 per employee plus 0.25 per child (drop off/pick up bays).
Health Related Uses	
Consulting room	4 spaces per consulting room excluding ancillary facilities. 0 spaces per consulting room where subordinate to and associated with a retirement facility or supported accommodation on a significant retirement facility and supported accommodation site.
Hospital	4.5 spaces per bed for a public hospital. 1.5 spaces per bed for a private hospital.
Recreational and Entertainment Uses	
Cinema complex	0.2 spaces per seat.
Concert hall / theatre	0.2 spaces per seat.
Hotel	1 space for every 2m2 of total floor area in a public bar plus 1 space for every 6m2 of total floor area available to the public in a lounge, beer garden plus 1 space per 2 gaming machines, plus 1 space per 3 seats in a restaurant.
Indoor recreation facility	6.5 spaces per 100m2 of total floor area for a Fitness Centre 4.5 spaces per 100m2 of total floor area for all other Indoor recreation facilities.
Industry/Employment Uses	
Fuel depot	1.5 spaces per 100m2 total floor area 1 spaces per 100m2 of outdoor area used for fuel depot activity purposes.
Industry	1.5 spaces per 100m2 of total floor area.
Store	0.5 spaces per 100m2 of total floor area.
Timber yard	1.5 spaces per 100m2 of total floor area 1 space per 100m2 of outdoor area used for display purposes.
Warehouse	0.5 spaces per 100m2 total floor area.
Other Uses	
Funeral Parlour	1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour.
Radio or Television Station	5 spaces per 100m2 of total building floor area.

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

The following parking rates apply in any zone, subzone or other area described in the 'Designated Areas' column.

In the area identified in Concept Plan 152 Brompton Gasworks, car parking can be provided in a consolidated manner for that precinct rather than on a development-by-development basis

Class of Development	Car Parking Rate Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
Development generally			
All classes of development	No minimum.	No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is:	Capital City Zone City Main Street Zone

		1 space for each dwelling with a total floor area less than 75 square metres 2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres 3 spaces for each dwelling with a total floor area greater than 150 square metres. Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.	City Riverbank Zone Adelaide Park Lands Zone Business Neighbourhood Zone (within the City of Adelaide) The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone
Non-residential development			
Non-residential development excluding tourist accommodation	3 spaces per 100m2 of gross leasable floor area.	5 spaces per 100m2 of gross leasable floor area.	City Living Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh)
Non-residential development excluding tourist accommodation	3 spaces per 100m2 of gross leasable floor area.	6 spaces per 100m2 of gross leasable floor area.	Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a high frequency public transit area Suburban Activity Centre Zone when the site is also in a high frequency public transit area Suburban Business Zone when the site is also in a high frequency public transit area Business Neighbourhood Zone outside of the City of Adelaide when the site is also in a high frequency public transit area Suburban Main Street Zone when the site is also in a high frequency public transit area Urban Activity Centre Zone
Non-residential development excluding tourist accommodation	3 spaces per 100 square metres of gross leasable floor area 1.5 spaces per 100 square metres of gross leasable floor area above ground floor level other than for a shop	3 spaces per 100 square metres of gross leasable floor area	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)

Tourist accommodation	1 space for every 4 bedrooms up to 100 bedrooms plus 1 space for every 5 bedrooms over 100 bedrooms	1 space per 2 bedrooms up to 100 bedrooms and 1 space per 4 bedrooms over 100 bedrooms	City Living Zone Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh)
Residential development			
Residential component of a multi-storey building (except for co-living)	Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking.	None specified.	City Living Zone Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a high frequency public transit area Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh)
Residential component of a multi-storey building	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Residential flat building	Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking.	None specified.	City Living Zone Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood

			Zone (except for Bowden, Brompton or Hindmarsh)
Residential flat building	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Detached dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Row dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Semi-detached dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Co-living	0.25 per residence	None specified	City Living Zone Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Notes			
1	In the area identified in Concept Plan 152 Brompton Gasworks, car parking can be provided in a consolidated manner for that precinct rather than on a development-by-development basis		

Table 3 - Off-Street Bicycle Parking Requirements

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

Class of Development	Bicycle Parking Rate Where a development comprises more than one development type, then the overall bicycle parking rate will be taken to be the sum of the bicycle parking rates for each development type.
Co-living	1 per co-living residence for residents, plus 1 per 10 co-living residences for visitors.
Consulting room	1 space per 20 employees plus 1 space per 20 consulting rooms for customers.
Educational facility	For a secondary school - 1 space per 20 full-time time employees plus 10 percent of the total number of employee spaces for visitors.

	For tertiary education - 1 space per 20 employees plus 1 space per 10 full time students.
Hospital	1 space per 15 beds plus 1 space per 30 beds for visitors.
Indoor recreation facility	1 space per 4 employees plus 1 space per 200m2 of gross leasable floor area for visitors.
Licensed Premises	1 per 20 employees, plus 1 per 60 square metres total floor area, plus 1 per 40 square metres of bar floor area, plus 1 per 120 square metres lounge and beer garden floor area, plus 1 per 60 square metres dining floor area, plus 1 per 40 square metres gaming room floor area.
Office	1 space for every 200m2 of gross leasable floor area plus 2 spaces plus 1 space per 1000m2 of gross leasable floor area for visitors.
Child care facility	1 space per 20 full time employees plus 1 space per 40 full time children.
Recreation area	1 per 1500 spectator seats for employees plus 1 per 250 visitor and customers.
Residential flat building	Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 for every 10 dwellings for visitors.
Residential component of a multi-storey building (except for co-living)	Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 space for every 10 dwellings for visitors.
Shop	1 space for every 300m2 of gross leasable floor area plus 1 space for every 600m2 of gross leasable floor area for customers.
Tourist accommodation	1 space for every 20 employees plus 2 for the first 40 rooms and 1 for every additional 40 rooms for visitors.
Schedule to Table 3	

Designated Area	Relevant part of the State The bicycle parking rate applies to a designated area located in a relevant part of the State described below.
All zones	City of Adelaide
Business Neighbourhood Zone Strategic Innovation Zone Suburban Activity Centre Zone Suburban Business Zone Suburban Main Street Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone	Metropolitan Adelaide

Waste Treatment and Management Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

flooding.	land inundated in a 1% AEP flood event.
Major Wastewater Treatment Facilities	
PO 8.1 Major wastewater treatment and disposal systems, including lagoons, are designed to minimise potential adverse odour impacts on sensitive receivers, minimise public and environmental health risks and protect water quality.	DTS/DPF 8.1 None are applicable.
PO 8.2 Artificial wetland systems for the storage of treated wastewater are designed and sited to minimise potential public health risks arising from the breeding of mosquitoes.	DTS/DPF 8.2 None are applicable.

Workers' accommodation and Settlements

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

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