



DISTRICT COUNCIL OF ROBE ASSESSMENT PANEL

Notice of Meeting

Pursuant to Section 83 of the Planning, Development and Infrastructure Act 2016, Notice is hereby given that a Meeting of the District Council of Robe Assessment Panel will be held on Friday 17th December, 2021 at 10am at the District Council Chambers, Smillie Street, Robe.

A handwritten signature in blue ink that reads "D Dawson".

Damian Dawson
ASSESSMENT MANAGER

DISTRIBUTION LIST

Panel Members	Mark Teakle – Presiding Member Meg Redman Michael Talanskas Cr Ned Wright
Assessment Manager	Damian Dawson, Planning Chambers Pty Ltd
Council Officer	Michelle Gibbs, Development Officer

DISTRICT COUNCIL OF ROBE

ASSESSMENT PANEL

ORDER OF BUSINESS

1. **OPENING & WELCOME**
 - 1.1 **Acknowledgement of Traditional Owners**
2. **ATTENDANCE**
3. **APOLOGIES FOR ABSENCE**
4. **CONFIRMATION OF MINUTES OF PREVIOUS MEETING**
5. **BUSINESS WITH NOTICE**
6. **BUSINESS WITHOUT NOTICE**
7. **CONFLICT OF INTEREST**
8. **EXCLUSION OF PUBLIC**
9. **APPEAL AGAINST ASSESSMENT MANAGER DECISION**
10. **CONCLUSION OF CLOSED MEETING**
11. **NEXT MEETING**
12. **CLOSURE**

1. OPENING & WELCOME

1.1 Acknowledgement of Traditional Owners

The District Council of Robe acknowledges that we are meeting on the traditional lands of the Boandik people and we respect their spiritual relationship with their Country. We also acknowledge the Boandik people's deep feelings of attachment and relationship with this land and that their cultural and heritage beliefs are still as important to the living Boandik people today.

1.2 The Presiding member to read the following statement to the Applicant/Owner/Representor that attended the meeting:-

- As from 1st October 2017, every Council is required to establish an Assessment Panel under provisions within the new Planning, Development and Infrastructure Act 2016 to determine and make decisions on development application as delegated to the Panel.
- When the Panel is considering an application, it must assess the proposal against the Planning and Design Code.
- The meeting itself is informal, however all decisions made by the Assessment Panel are formal.
- Representors will be allocated 5 minutes to make their presentation, after which, Panel Members may ask questions to clarify any issues. It is solely a questions and answer session. There will be no debate entered into.
- Once the Panel has heard all representations, you will be asked to leave as the Assessment Panel holds its discussions and reaches its decisions in confidence.
- Council Officer's will advise you of the decision as soon as practical after the meeting.

2. ATTENDANCE

3. APOLOGIES FOR ABSENCE

4. CONFIRMATION OF MINUTES OF PREVIOUS MEETING

District Council of Robe
Council Assessment Panel

Minutes of the Council Assessment Panel Meeting held 29th September, 2021 commencing at 11.03am at the District Council of Robe Chambers, 3 Royal Circus, Robe.

PRESENT

Liz Travers (Presiding Member), Cr Ned Wright (Elected Member), Meg Redman (Independent Member), Mark Teakle (Independent Member) and Michael Talanskas (Independent Member)

APOLOGIES

Nil

IN ATTENDANCE

Damian Dawson (Assessment Manager) and Michelle Gibbs (Development Officer)

IN GALLERY

Jeremy Leeson, Clint Mitchell, Empak Homes via Zoom and Bill Speirs, President Robe Golf Club

OPENING, WELCOME AND INTRODUCTIONS

Acknowledgement of Traditional Owners.

Presiding Member welcomed members, staff and the gallery to the meeting.

The Presiding Member outlined the process of the Council's Assessment Panel (CAP) meeting to the members of the gallery, advising that the role of the CAP is to assess Development Applications against the relevant planning provisions.

The Presiding Member advised that the Representors and the Applicants would be invited to address CAP and answer any questions from Panel Members, and then there would be a closed section of the meeting, where the public is excluded, to discuss and consider the Application. The public gallery was advised that they could contact Council the next day and find out the outcome.

CONFIRMATION OF MINUTES

Mr M Talanskas moved that the minutes of the Special CAP meeting held on the 25th August 2021, as circulated are confirmed as an accurate record of the proceedings of the meeting subject to the inclusion of his name as in attendance.

Seconded Cr N Wright

Carried

BUSINESS WITH NOTICE

Nil

BUSINESS WITHOUT NOTICE

Nil

CONFLICT OF INTEREST

None declared

DELEGATIONS

1. Application No. 21005006 – Lot 102, O’Byrne Avenue, Robe
Mr Jeremy Leeson addressed the Panel in relation to his representation
Mr Clint Mitchell, Empak Homes addressed the Panel in support of the application

2. Application No. 21007156 – Lot 1 Backler Street, Robe

Ms M Gibbs left the meeting at 11.25am and returned to the meeting at 11.27am.

Mr Bill Speirs, President Robe Golf Club addressed the Panel in support of the application

EXCLUSION OF PUBLIC

Cr N Wright moved that the Panel resolves that it will exclude the public from attendance during that part of the meeting that consists of its discussion or determination by the Panel under Regulation 13 (2) (b) of the Planning, Development and Infrastructure (General) Regulations 2017, excepting for the following persons:-

- Damian Dawson (Assessment Manager)
- Michelle Gibbs (Development Officer/Minute Taker)

Seconded Mr M Talanskas

Carried

The Panel moved into “Confidence” at 11.31am

DEVELOPMENT APPLICATIONS

10.1

Development No. 21005006
Applicant: Empak Homes
Address: Lot 102, O’Byrne Avenue, Robe
Nature of Development: Two storey dwelling

Moved Cr N Wright that:

1. 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
2. Development Application Number 21005006 by Empak Homes is granted Planning Consent subject to the following conditions:

CONDITIONS

1. The Development shall be carried out in accordance with plan/s and details as approved by Council except where required to be varied by any condition of consent or where approval is sought from and granted by Council, for any variation. Reason: To ensure the development proceeds in an orderly manner.
2. The front setback area (between the front property boundary and front of the dwelling) shall be landscaped with suitable trees, shrubs, lawn and/or ground cover and may include some paving, retaining and the like. Such landscaping shall be completed within 2 years of completion of the dwelling and shall be maintained in good condition at all times and any dead or diseased vegetation shall be promptly replaced to the reasonable satisfaction of Council.
3. The 1500mm high rendered privacy screen to be constructed on the upper level balcony shall be completed prior to occupation of the dwelling.
4. All stormwater design and construction will be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and for this purpose stormwater drainage will not at any time:
 - (a) Result in the entry of water into a building; or
 - (b) Affect the stability of a building; or
 - (c) Create unhealthy or dangerous conditions on the site or within the building; or
 - (d) Flow or discharge onto the land or an adjoining owner and not flow across property boundaries and onto the adjoining road.
5. Approval shall be obtained from the District Council of Robe for a new On-Site Wastewater system or alteration to an existing system prior to issue of Development Approval. An application form can be downloaded from Council's website and submitted with a wastewater engineers report (if applicable) and relevant plans. Once approval has been granted, please upload the Wastewater Approval to the PlanSA ePlanning Platform.

ADVISORY NOTES

General Notes

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.

Seconded Ms M Redman

Carried

10.2

Development No. 21007156
Applicant: Robe Golf Club
Address: Lot 1 Backler Street, Robe
Nature of Development: Retrospective approval for additional tee block on the 4th hole

Moved Mr M Teakle that:

1. 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
2. Development Application Number 21007156 by Robe Golf Club is granted Planning Consent subject to the following conditions:

CONDITIONS

1. The Development shall be carried out in accordance with plan/s and details as approved by Council except where required to be varied by any condition of consent or where approval is sought from and granted by Council, for any variation. Reason: To ensure the development proceeds in an orderly manner.
2. The batter slopes on the northern side of the tee block shall be appropriately stabilised and revegetation with local species and maintained in a good condition to the reasonable satisfaction of Council.
3. Stormwater and irrigation run off shall be prevented from spilling down and destabilising the batter slopes.
4. The development herein approved involves work near the boundary. The applicant shall ensure the development is in the approved position on the correct allotment by a survey of the site boundaries and the placement of survey pegs by a qualified licensed surveyor, prior to the work commencing.

Seconded Ms M Redman

Carried

CONCLUSION OF CLOSED MEETING

Moved Cr N Wright that the Panel resolves to conclude its exclusion of the public from attendance at the meeting under Regulation 13(2)(b) of the Planning, Development and Infrastructure (General) Regulations 2017.

The Panel moved out of "In Confidence" at 12.10pm.

Seconded Mr M Talanskas

Carried

NEXT MEETING

The date of the next CAP Meeting is yet to be determined. Notification of the meeting will be sent no less than 5 days prior to the meeting.

CLOSURE

Meeting closed at



ASSESSMENT MANAGER

PRESIDING MEMBER

5. **BUSINESS WITH NOTICE**
6. **BUSINESS WITHOUT NOTICE**
7. **CONFLICT OF INTEREST**
8. **EXCLUSION OF PUBLIC**

moved that the Panel resolves that it will exclude the public from attendance during that part of the meeting that consists of its discussion or determination by the Panel under Regulation 13 (2) (b) of the Planning, Development and Infrastructure (General) Regulations 2017, excepting for the following persons:-

- Damian Dawson (Assessment Manager)
- Michelle Gibbs (Development Officer/Minute Taker)

Seconded

9. Appeal against Assessment Manager decision

DEVELOPMENT NO.:	21022272
APPLICANT:	Geoffrey Hunt
NATURE OF DEVELOPMENT:	Appeal against Assessment Manager Decision Land division – 35 industrial allotments, roads and reserves to be created in stages
LODGEMENT DATE OF APPEAL:	9 November 2021
RELEVANT AUTHORITY:	Assessment Panel at District Council of Robe

The applicant Geoffrey Hunt has lodged an appeal against the decision of the District Council of Robe Assessment Manager to refuse Development Approval for the proposed division of land on Sandy Lane, Robe – Development Application Number 21022272.

A copy of the staff Assessment Report prepared for the Plan SA portal is provided below along with the appeal document lodged by the applicant and all relevant application documents uploaded to the portal during the assessment process.

The appellant, through their planning consultant Frank Brennan, wishes to address the Panel in support of their appeal against the Assessment Manager decision.

Upon hearing from the appellant, the Panel is required to make a determination as to whether the appeal shall be dismissed, in which case the appellant has the ability to challenge the matter through the ERD Court, overturn the decision and approve the proposal or seek further information or amendments from the applicant.

By way of background, the applicant has previously been advised by the Council that the provision of industrial/ strategic employment zoned land should be strategically reviewed through the Planning and Design Code Amendment process and not resolved through a single development application that would have broader implications, including the provision of infrastructure (stormwater, roads and wastewater) and the capacity for the existing road network and road surfaces and maintenance. Additional consideration needs to be given to how the existing Strategic Employment Zone within the township would be managed into the future.

The Council has commenced some broader strategic planning work as part of the Robe 2050 Strategic Plan Report, which will ultimately include a review of industrial land supply within the Council. Further funding is required for this work to be completed that will potentially be forthcoming in the next financial year (2022-2023). Until such time as this review is completed, Council will not be able to fully appreciate the ramifications of a strategic decision of this nature.

Response to ‘Reasons for review’.

The applicant’s planning consultant has provided several reasons for lodging their appeal to the Panel, including reference to the following policies within the Planning and Design Code.

A short commentary has been provided following the relevant policies.

PO 11.1 – Land division, including boundary realignments, promotes productive, efficient and sustainable primary production

The determination as to whether the site is suitable for primary production use should not be resolved via a single development application. Even if the site is not suitable for such purposes, it does not give rise to allow for the creation of 35 smaller allotments to be used for industrial purposes, which is considered out of character with the allotment pattern of the locality and the Rural Zone generally.

PO 11.2 – Land division, including boundary realignments, which facilitates the more intensive use of the land should occur only where:

- 1. the allotments are of a size and configuration to support the existing and proposed land uses***
- 2. water of sufficient quality and quantity is available to sustain the proposed use***
- 3. the use will be compatible with adjacent or nearby uses of land***

Industry is an appropriate use in the Zone however, this use should be achieved on lots that are still of adequate size to support primary production use and associated activities, noting the minimum lot size is 40 hectares

Infrastructure provision is a concern generally for the site, which has not been considered at a strategic level. Utilising groundwater bores will require a permit and pursuant to the On-Site Wastewaters Systems Code 2013, a separation of 50 metres should be achieved from any effluent drainage system to prevent contamination of the groundwater, which is not clarified within the proposal.

Stormwater management details are lacking with the proposal. Detention calculations should be provided with details of 1 in 100 year ARI and 1 in 5 year ARI, together with DRAINS and MUSIC models to determine stormwater quality. The swale will not have capacity to deal with stormwater from over 35,000 sq m of impervious area with water quality treatments required if water is to be discharged into Drain L, which connects into Robe's lake system.

PO 4.3 – Industry, storage, warehousing, transport distribution or similar activities are sited, designed and of a scale that maintains rural character and function and respects landscape amenity.

The scale of development is not considered appropriate for the site, given the buildings that would be developed within the proposed estate will change the character and visual amenity of the area to a significant degree. The sites are simply too small to enable development of them to harmonise with the rural landscape.

PO 2.1 – Development is provided with suitable vehicle access.

Sandy Lane is not sealed and should at minimum be sealed to support the proposed development. Council's Engineering Department are also not supportive of cul-de-sacs that will be difficult to manoeuvre around for larger commercial vehicles. One ring-type road is preferred.

PO 1.1 – The productive value of rural land for a range of primary production activities and associated value adding, processing, warehousing and distribution is supported, protected and maintained.

Industry use is supported in the Zone however, reducing the lots to the sizes proposed renders them not suitable for any productive value.

Conclusion

As noted above, the Panel is required to make a determination as to whether the appeal shall be dismissed, the Assessment Manager decision overturned and the application approved or the decision of the Panel deferred to seek further information or amendments.

The above information as well as the original staff assessment report below is provide to assist the Panel in making their determination.

ATTACHMENTS

DNF and Stamped Plans
Applicant appeal documents
Relevant P & D Code Policies
Applicant's Planning Report
Application Drawings

ATTACHMENT 1

DNF and Stamped Plans

DECISION NOTIFICATION FORM

Section 126(1) of the Planning, Development and Infrastructure Act 2016

TO THE APPLICANT(S):

Name: Geoffrey Hunt
Postal address: C/- Cameron Lock Surveying, PO Box 289 Mount Gambier SA 5290
Email: office@cameronlock.com.au

IN REGARD TO:

Development application no.: 21022272	Lodged on: 17 Aug 2021
Nature of proposed development: 35 Industrial Allotments, Roads & Reserves to be created in stages	

LOCATION OF PROPOSED DEVELOPMENT:

Location reference: 230 SANDY LANE ROBE SA 5276		
Title ref.: CT 5903/252	Plan Parcel: D59369 QP113	Council: DC OF ROBE

DECISION:

Decision type	Decision (granted/refused)	Decision date	No. of conditions	No. of reserved matters	Entity responsible for decision (relevant authority)
Planning Consent	Refused	9 Nov 2021			Assessment Manager at District Council of Robe
Land Division Consent	Refused	9 Nov 2021			Assessment Manager at District Council of Robe
Development Approval - Planning Consent; Land Division Consent					District Council of Robe

FROM THE RELEVANT AUTHORITY: Assessment Manager - Section 96 - Performance Assessed at District Council of Robe
Date: 9 Nov 2021

REFUSAL REASONS

Planning Consent

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 considered to be seriously at variance with the provisions of the Planning and Design Code and refusal is warranted.

In particular, the application is considered at variance with the following provisions.

Rural Zone PO 1.1, 2.1, 4.3, 11.1 and 11.2.

CONTACT DETAILS OF CONSENT AUTHORITIES

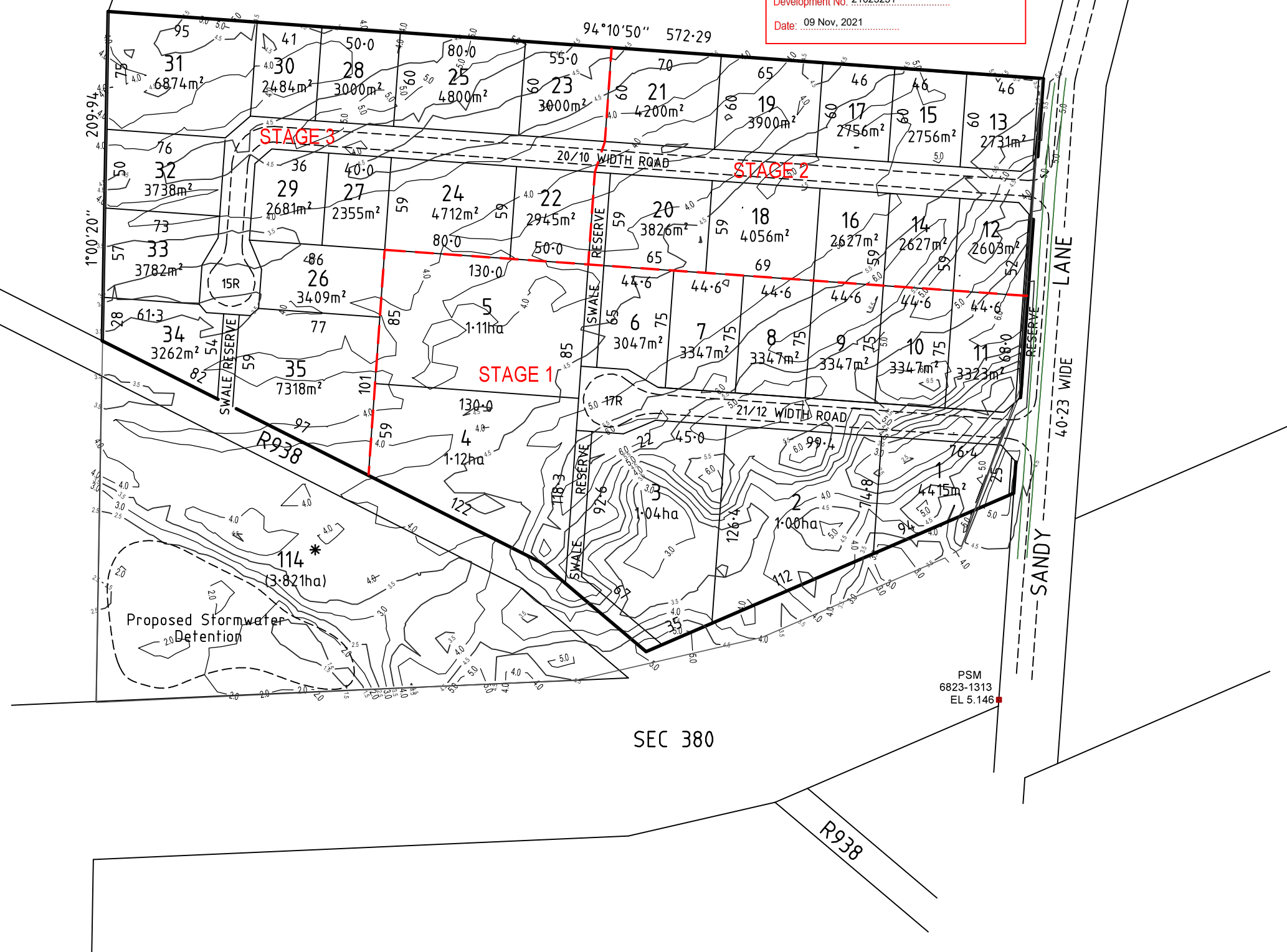
Name: District Council of Robe	Type of consent: Planning and Land Division
Telephone: 08 87682003	Email: council@robe.sa.gov.au
Postal address: PO Box 1, Robe SA 5276	



STAGE 1 11 ALLOTMENTS 268m OF ROAD 1915m ² SWALE RESERVE	STAGE 2 10 ALLOTMENTS 290m OF ROAD 589m ² SWALE RESERVE	STAGE 3 14 ALLOTMENTS 332m OF ROAD 2864m SWALE RESERVE
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DISTRICT COUNCIL OF ROBE
 Planning, Development and Infrastructure Act 2016
PLANNING CONSENT
 Refused Plan
 Development No: 21023231
 Date: 09 Nov, 2021

PART 113*



PROPOSED LAND DIVISION PLAN

PART Q113 IN D59369
 HUNDRED OF WATERHOUSE
 IN THE AREA NAMED
ROBE

DISTRICT COUNCIL OF ROBE

MAP REF. 6823:17:H	DEV. NO.
TITLE REF: PART CT 5903-252	ZONING
TITLE SYSTEM REAL PROPERTY ACT	
SCALE	METRES
0 60 120 180	

- WARNING NOTES:**
1. This plan was prepared for the specific use of the Cameron Lock client for the purpose of lodging a Development Application for proposed Land Division under the Development Act, 1993, and for no other purpose.
 2. The dimensions, areas and allotments shown are subject to confirmation by field survey and also the approval of the relevant planning authority.
 3. Users of this plan should note that any pending or future amendments to the Development Plan could affect the proposal's compliance with those provisions and hence influence the outcome of a Development Application.
 4. The dimensions shown on the plan should not be relied upon for any financial dealings in the land nor accurate positioning or setting out of construction works as they are subject to confirmation and approval as noted in point 2.
 5. Cameron Lock does not warrant that the plan will be approved by the relevant planning authority as such approval is outside our control.
 6. Cameron Lock does not accept liability for the loss or damage of other persons who do not use the plan within the limitations intended.
- I acknowledge the above notes and authorise Cameron Lock Surveying to lodge this plan for Development Approval under the Development Act, 1993.

Date : _____

No.	REVISION	DRAWN	DATE	APP.
5	Amend to Stage 1 (Split Lot 1)	TJC	3-8-21	MLC
4	Amendment to Stage 1	CJL	31-5-21	MLC
3	3 Stages shown	CJL	31-5-21	MLC

DRAWING NUMBER	SHEET SIZE	REVISION
27204-01	A3	5
SHEET 1 OF 1		



P : 08 8725 8422
 45 Helen St Mount Gambier SA 5290

DISTANCES SHOWN TO NEAREST METRE.....THEREFORE AREAS ONLY APPROXIMATE
 APPROXIMATELY 890 METRES OF ROAD
 CONTOURS TO AUST HEIGHT DATUM BASED ON PSM 6823-1313

**ALL DISTANCES AND AREAS ARE SUBJECT TO
 CHANGE UPON COMPLETION OF CERTIFIED SURVEY**

ATTACHMENT 2

Applicant appeal documents

APPLICATION TO ASSESSMENT PANEL¹

Decision Review Request

Prescribed form pursuant to section 203(1) for review of a decision of an Assessment Manager under section 202(1)(b)(i)A of the *Planning, Development and Infrastructure Act 2016* (Act)

Applicant details:	Name: Geoffrey Hunt Phone: 0409 682 856 Email: gdhunt2@hotmail.com Postal address: 230 Sandy Lane, ROBE SA 5276
Development Application Number:	21022272
Subject Land:	QP113 in DP 59369, 230 Sandy Lane. Robe SA 5276 Certificate of Title Volume 5903 Folio 252 <i>[street number, street name, suburb, postcode]</i> <i>[lot number, plan number, certificate of title number, volume and folio]</i>
Date of decision of the Assessment Manager:	9 November 2021
Decision (prescribed matter²) for review by Assessment Panel:	Decision to refuse to grant the authorisation
Reason for review:	<p>The following reasons are submitted in support of our application for a review of the decision to refuse to grant authorisation –</p> <ul style="list-style-type: none"> ▪ PO 11.1 – Land division, including boundary realignments, promotes productive, efficient and sustainable primary production. <p>There has been no consideration given to the subject land having minimal primary production capacity and while the allotments are well less than 40 hectares the property is not capable of being utilised for productive, efficient and sustainable primary production.</p> <ul style="list-style-type: none"> ▪ PO 11.2 – Land division, including boundary realignments, which facilitates the more intensive use of the land should occur only where: <ol style="list-style-type: none"> 1. the allotments are of a size and configuration to support the existing and proposed land uses 2. water of sufficient quality and quantity is available to sustain the proposed use 3. the use will be compatible with adjacent or nearby uses of land <p>While the division is to support industrial uses, the proposed allotment sizes are considered appropriate for their intended use for industrial land uses.</p>

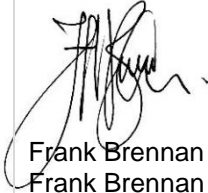
¹ This application must be made through the relevant facility on the SA planning portal. To the extent that the SA planning portal does not have the necessary facilities to lodge this form, the application may be lodged—

- (i) by email, using the main email address of the relevant assessment panel; or
- (ii) by delivering the application to the principal office or address of the relevant assessment panel.

² **Prescribed matter**, in relation to an application for a development authorisation, means—

- (a) any assessment, request, decision, direction or act of the Assessment Manager under the Act that is relevant to any aspect of the determination of the application; or
- (b) a decision to refuse to grant the authorisation; or
- (c) the imposition of conditions in relation to the authorisation; or
- (d) subject to any exclusion prescribed by the regulations, any other assessment, request, decision, direction or act of the assessment manager under the Act in relation to the authorisation.



	<p>The proposed allotments are to be serviced by groundwater bores & rainwater tanks, on-site wastewater treatment systems and stormwater disposal system.</p> <p>The proposed industrial development is considered to be adequately buffered from adjacent development with the applicant owning the property immediately to the north and south, Darin L and Sandy Lane forming a buffer to other land uses in the locality.</p> <ul style="list-style-type: none"> ▪ PO 4.3 – Industry, storage, warehousing, transport distribution or similar activities are sited, designed and of a scale that maintains rural character and function and respects landscape amenity. <p>The scale of development is not considered appropriate for the site, given the buildings that would be developed within the proposed estate will change the character and visual amenity of the area to a significant degree.</p> <ul style="list-style-type: none"> ▪ PO 2.1 – Development is provided with suitable vehicle access. <p>Adequate all-weather access to the land division is provided via Sandy Lane.</p> <ul style="list-style-type: none"> ▪ PO 1.1 – The productive value of rural land for a range of primary production activities and associated value adding, processing, warehousing and distribution is supported, protected and maintained. <p>The Rural Zone is envisaged to accommodate a range of industrial land uses and industry is envisaged in the Zone</p> <p><i>[Briefly state the facts, circumstances and other relevant matters upon which this application is based. Attach additional pages as necessary]</i></p>
<p>Do you wish to be heard by the Assessment Panel?</p>	<p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>
<p>Date:</p>	<p>16 November 2021</p>
<p>Signature:</p>	<p></p> <p>Frank Brennan Frank Brennan Consulting Services (for & on behalf of Geoffrey Hunt)</p> <p><input checked="" type="checkbox"/> <i>If being lodged electronically please tick to indicate agreement to this declaration.</i></p>

ATTACHMENT 3

Relevant P & D Code Policies

230 SANDY LANE ROBE SA 5276

Address:

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

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



Property Zoning Details

Local Variation (TNV)

Minimum Site Area (*Minimum site area is 40 ha*)

Overlay

- Hazards (Acid Sulfate Soils)
- Hazards (Bushfire - General Risk)
- Hazards (Bushfire - Medium Risk)
- Hazards (Flooding - Evidence Required)
- Limited Dwelling
- Native Vegetation
- Prescribed Wells Area
- Water Protection Area
- Water Resources

Zone

Rural

Selected Development(s)

Land division

This development may be subject to multiple assessment pathways. Please review the document below to determine which pathway may be applicable based on the proposed development compliances to standards.

If no assessment pathway is shown this mean the proposed development will default to performance assessed. Please contact your local council in this instance. Refer to Part 1 - Rules of Interpretation - Determination of Classes of Development

Property Policy Information for above selection

Land division - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Rural Zone

Assessment Provisions (AP)

Desired Outcome	
DO 1	A zone supporting the economic prosperity of South Australia primarily through the production, processing, storage and distribution of primary produce, forestry and the generation of energy from renewable sources.
DO 2	A zone supporting diversification of existing businesses that promote value-adding such as industry, storage and warehousing activities, the sale and consumption of primary produce, tourist development and accommodation.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
<p>PO 1.1</p> <p>The productive value of rural land for a range of primary production activities and associated value adding, processing, warehousing and distribution is supported, protected and maintained.</p>	<p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following:</p> <ul style="list-style-type: none"> (a) Advertisement (b) Agricultural building (c) Brewery (d) Carport (e) Cidery (f) Dairy (g) Dam (h) Distillery (i) Dwelling (j) Dwelling addition (k) Farming (l) Horse keeping (m) Horticulture (n) Industry (o) Intensive animal husbandry (p) Low intensity animal husbandry (q) Outbuilding (r) Renewable energy facility (s) Shop (t) Small-scale ground mounted solar power facility (u) Stock slaughter works (v) Tourist accommodation (w) Transport distribution (x) Verandah (y) Warehouse (z) Winery (aa) Workers' accommodation
Land Division	
PO 11.1	DTS/DPF 11.1

<p>Land division, including boundary realignments, promotes productive, efficient and sustainable primary production.</p>	<p>Allotments have an area not less than:</p> <table border="1" data-bbox="831 185 1519 264"> <tr> <th style="text-align: center;">Minimum Site Area</th> </tr> <tr> <td>Minimum site area is 40 ha</td> </tr> </table> <p>In relation to DTS/DPF 11.1, in instances where:</p> <ul style="list-style-type: none"> (a) more than one value is returned in the same field, refer to the <i>Minimum Site Area Technical and Numeric Variation</i> layer in the SA planning database to determine the applicable value relevant to the site of the proposed development (b) no value is returned (i.e. there is a blank field), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy. 	Minimum Site Area	Minimum site area is 40 ha
Minimum Site Area			
Minimum site area is 40 ha			
<p>PO 11.2</p> <p>Land division, including boundary realignments, which facilitates the more intensive use of the land should occur only where:</p> <ul style="list-style-type: none"> (a) the allotments are of a size and configuration to support the existing and proposed land uses (b) water of sufficient quality and quantity is available to sustain the proposed use (c) the use will be compatible with adjacent or nearby uses of land. 	<p>DTS/DPF 11.2</p> <p>None are applicable.</p>		
<p>Concept Plans</p>			
<p>PO 14.1</p> <p>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.</p>	<p>DTS/DPF 14.1</p> <p>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:</p> <p>In relation to DTS/DPF 14.1, in instances where:</p> <ul style="list-style-type: none"> (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 14.1 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

A class of development listed in Column A is excluded from notification provided that it does not fall within a corresponding exclusion prescribed in Column B. In instances where development falls within multiple classes within Column A, each clause is to be read independently such that if a development is excluded from notification by any clause, it is, for the purposes of notification excluded irrespective of any other clause.

Class of Development	Exceptions
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(Column A)	(Column B)
<p>1. A kind of development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.</p>	<p>None specified.</p>
<p>2. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) advertisement (b) agricultural building (c) air handling unit, air conditioning system or exhaust fan (d) ancillary accommodation (e) building work on railway land (f) carport (g) dwelling (h) dwelling addition (i) farming (j) fence (k) horse keeping (l) internal building works (m) land division (n) outbuilding (o) private bushfire shelter (p) protective tree netting structure (q) replacement building (r) retaining wall (s) shade sail (t) solar photovoltaic panels (roof mounted) (u) swimming pool or spa pool (v) temporary accommodation in an area affected by bushfire (w) tree damaging activity (x) verandah (y) water tank. 	<p>None specified.</p>
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) industry (b) store (c) warehouse. 	<p>Except development that exceeds the total floor area limit expressed in Rural Zone DTS/DPF 4.1(c) or does not satisfy Rural Zone DTS/DPF 4.3.</p>
<p>4. Demolition.</p>	<p>Except any of the following:</p> <ul style="list-style-type: none"> 1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.
<p>5. Function centre.</p>	<p>Except function centre that does not satisfy any of the following:</p> <ul style="list-style-type: none"> 1. Rural Zone DTS/DPF 6.5(b) 2. Rural Zone DTS/DPF 6.6.

6. Horticulture.	Except horticulture that does not satisfy any of the following: <ol style="list-style-type: none"> 1. Rural Zone DTS/DPF 3.1(d) 2. Rural Zone DTS/DPF 3.1(e) 3. Rural Zone DTS/DPF 3.1(f).
7. Shop.	Except shop that exceeds the gross leasable floor area limit expressed in Rural Zone DTS/DPF 6.1(c) or does not satisfy Rural Zone DTS/DPF 6.2.
8. Tourist accommodation.	Except tourist accommodation that does not satisfy any of the following: <ol style="list-style-type: none"> 1. Rural Zone DTS/DPF 6.3(b) 2. Rural Zone DTS/DPF 6.4.

Placement of Notices - Exemptions for Performance Assessed Development

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

Placement of Notices - Exemptions for Restricted Development

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

Part 3 - Overlays

Hazards (Bushfire - General Risk) Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development, including land division responds to the general level of bushfire risk by siting and designing buildings in a manner that mitigates 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
Land Division	

<p>PO 4.1</p> <p>Land division is designed 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.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>Land division is designed to provide a continuous street pattern to facilitate the safe movement and evacuation of emergency vehicles, residents, occupants and visitors.</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>PO 4.3</p> <p>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.</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>
<p>Vehicle Access – Roads, Driveways and Fire Tracks</p>	
<p>PO 5.1</p> <p>Roads are designed and constructed to facilitate the safe and effective:</p> <ul style="list-style-type: none"> (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors. 	<p>DTS/DPF 5.1</p> <p>Roads:</p> <ul style="list-style-type: none"> (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 4m 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: <ul style="list-style-type: none"> (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.
<p>PO 5.2</p> <p>Access to habitable buildings is designed and constructed to facilitate the safe and effective:</p> <ul style="list-style-type: none"> (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors 	<p>DTS/DPF 5.2</p> <p>Access is in accordance with (a) or (b):</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (i) do not exceed 600m in length

	<ul style="list-style-type: none"> (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 cross fall 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: <ul style="list-style-type: none"> A. a loop road around the building B. a turning area with a minimum radius of 12.5m (Figure 3) 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.
<p>PO 5.3</p> <p>Development does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available.</p>	<p>DTS/DPF 5.3</p> <p>None are applicable.</p>

Procedural Matters (PM) - Referrals

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

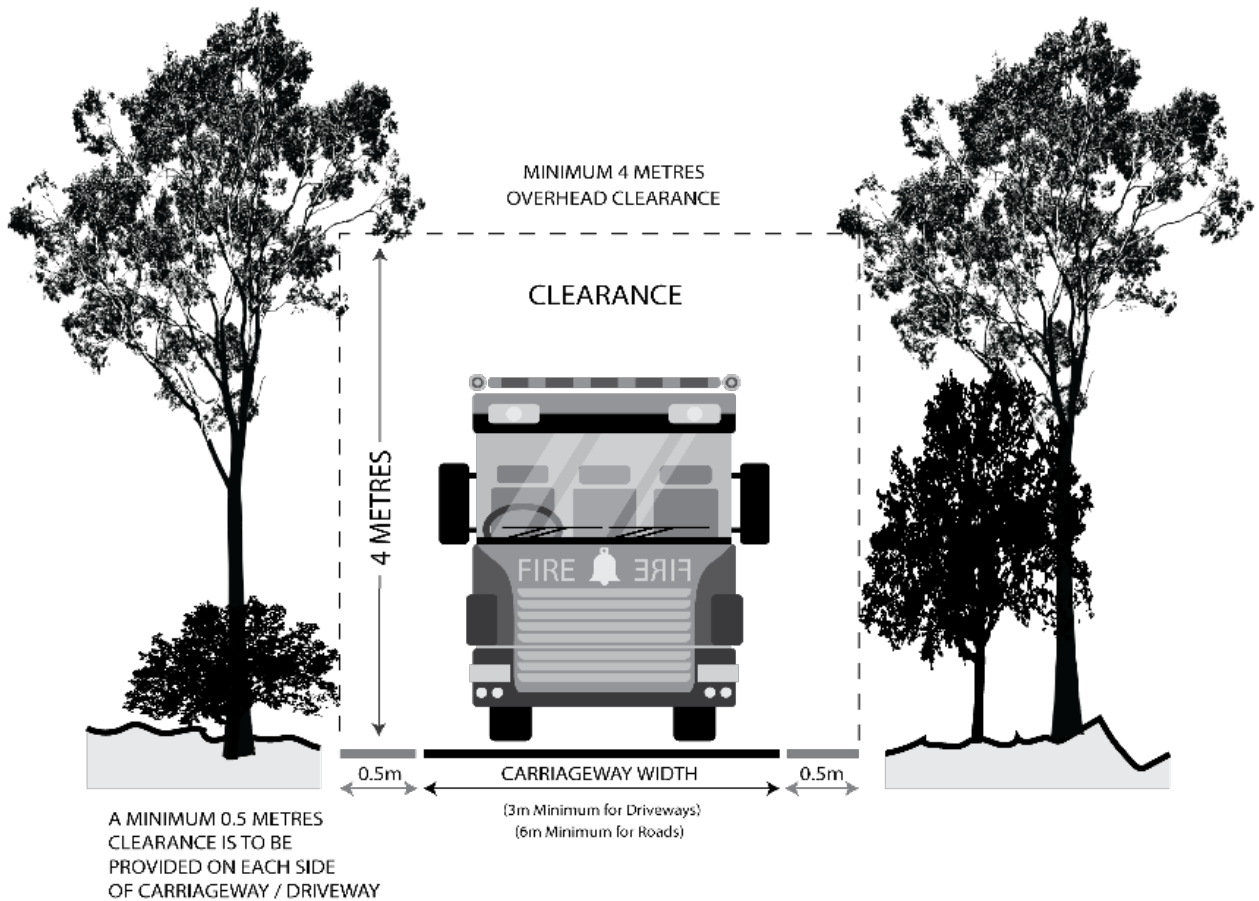
Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
None	None	None	None

Figures and Diagrams

Land Division

Fire Appliance Clearances

Figure 1 - Overhead and Side Clearances



Roads and Driveway Design

Figure 2 - Road and Driveway Curves

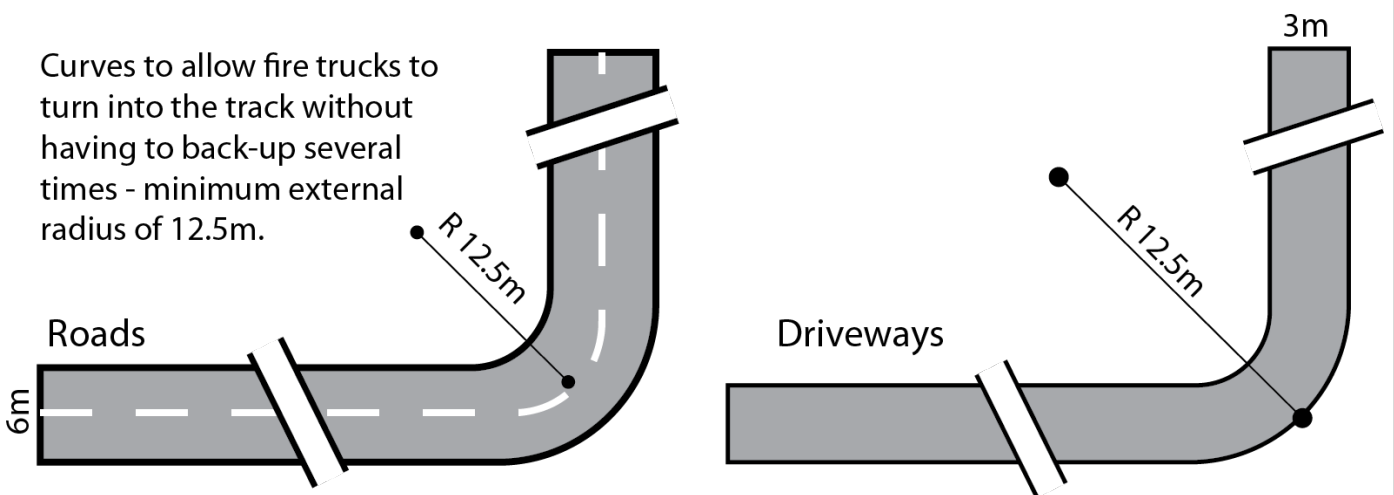
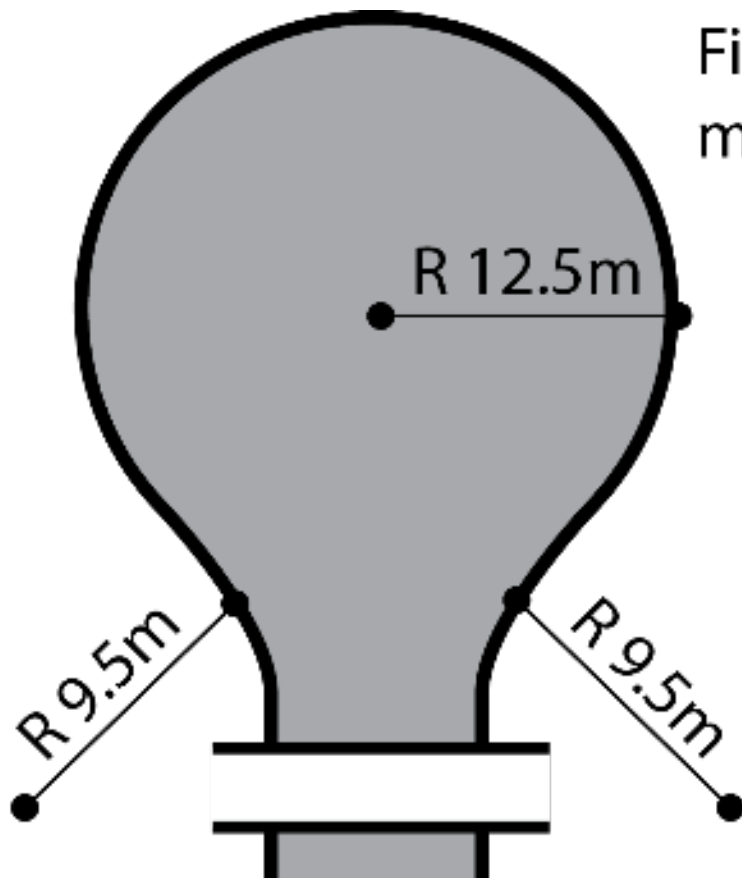
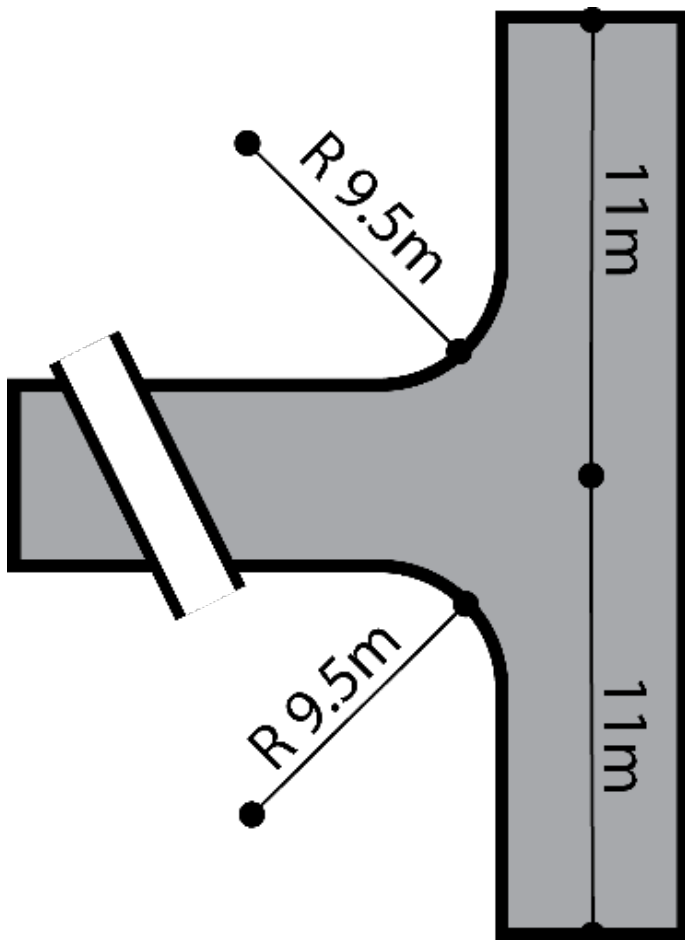


Figure 3 - Full Circle Turning Area



Fire truck turning area -
minimum radius 12.5m

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



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

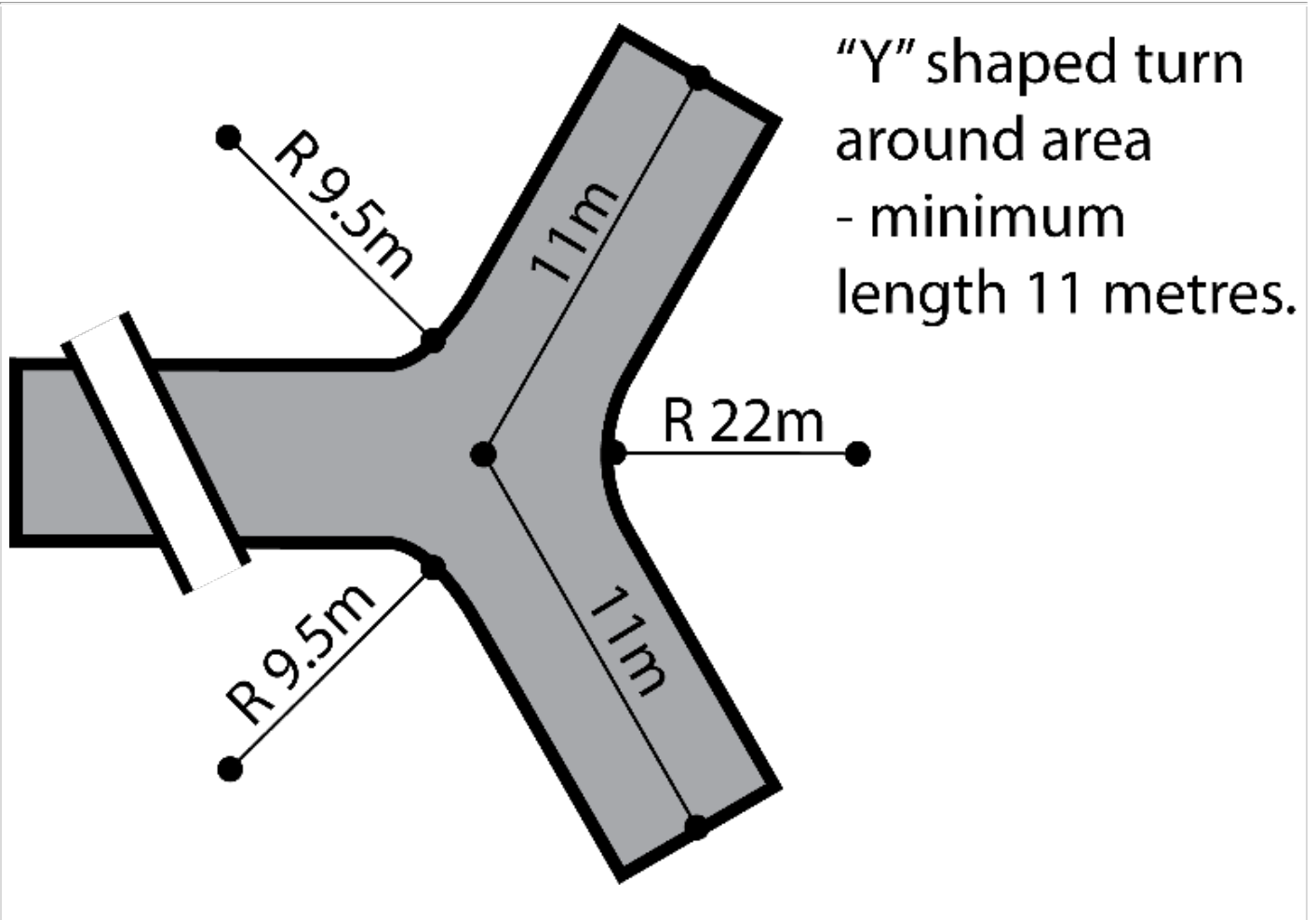
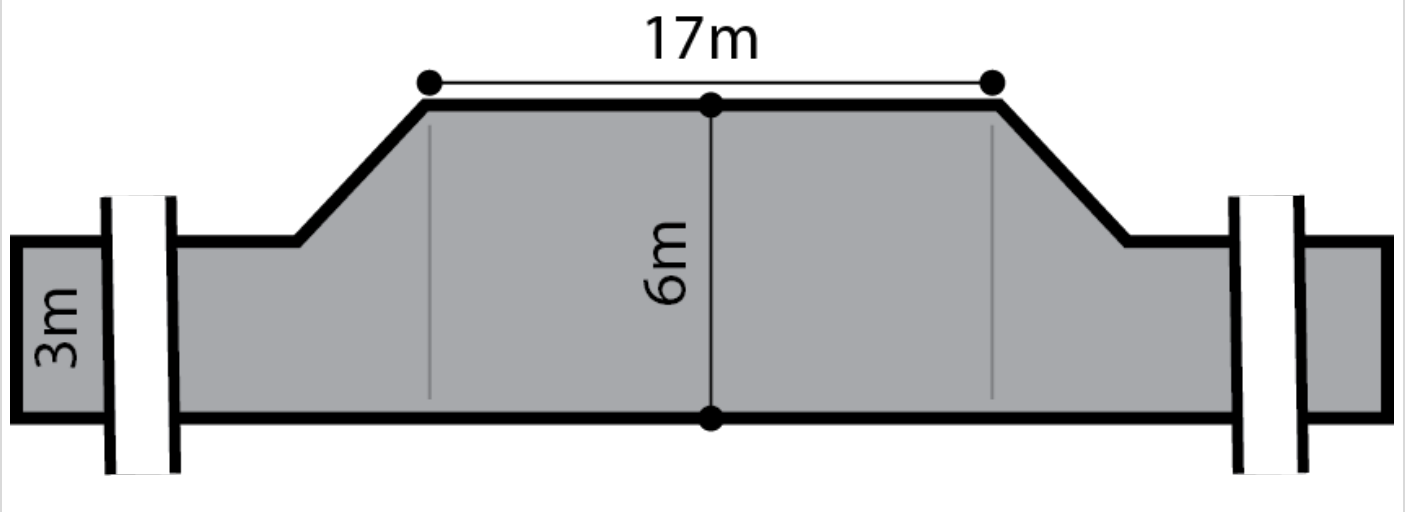


Figure 5 - Driveway Passing Bays

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



Hazards (Bushfire - Medium Risk) Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development, including land division responds to the medium level of bushfire risk and potential for ember attack and radiant heat by siting and designing buildings in a manner that mitigates 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
Land Division	
PO 4.1 Land division is designed 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 is 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, Driveways and Fire Tracks	
PO 5.1 Roads are designed and constructed to facilitate the safe and effective: <ul style="list-style-type: none"> (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors. 	DTS/DPF 5.1 Roads: <ul style="list-style-type: none"> (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

	<p>curves by constructing the curves with a minimum external radius of 12.5m (Figure 2)</p> <p>(g) incorporating cul-de-sac endings or dead end roads do not exceed 200m in length and the end of the road has either:</p> <ul style="list-style-type: none"> (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) <p>(h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.</p>
<p>PO 5.2</p> <p>Access to habitable buildings is designed and constructed to facilitate the safe and effective:</p> <ul style="list-style-type: none"> (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors. 	<p>DTS/DPF 5.2</p> <p>Access is in accordance with (a) or (b):</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> A. a loop road around the building or B. a turning area with a minimum radius of 12.5m (Figure 3) or

	<p>C. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4)</p> <p>(xi) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.</p>
<p>PO 5.3</p> <p>Development does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available.</p>	<p>DTS/DPF 5.3</p> <p>None are applicable.</p>

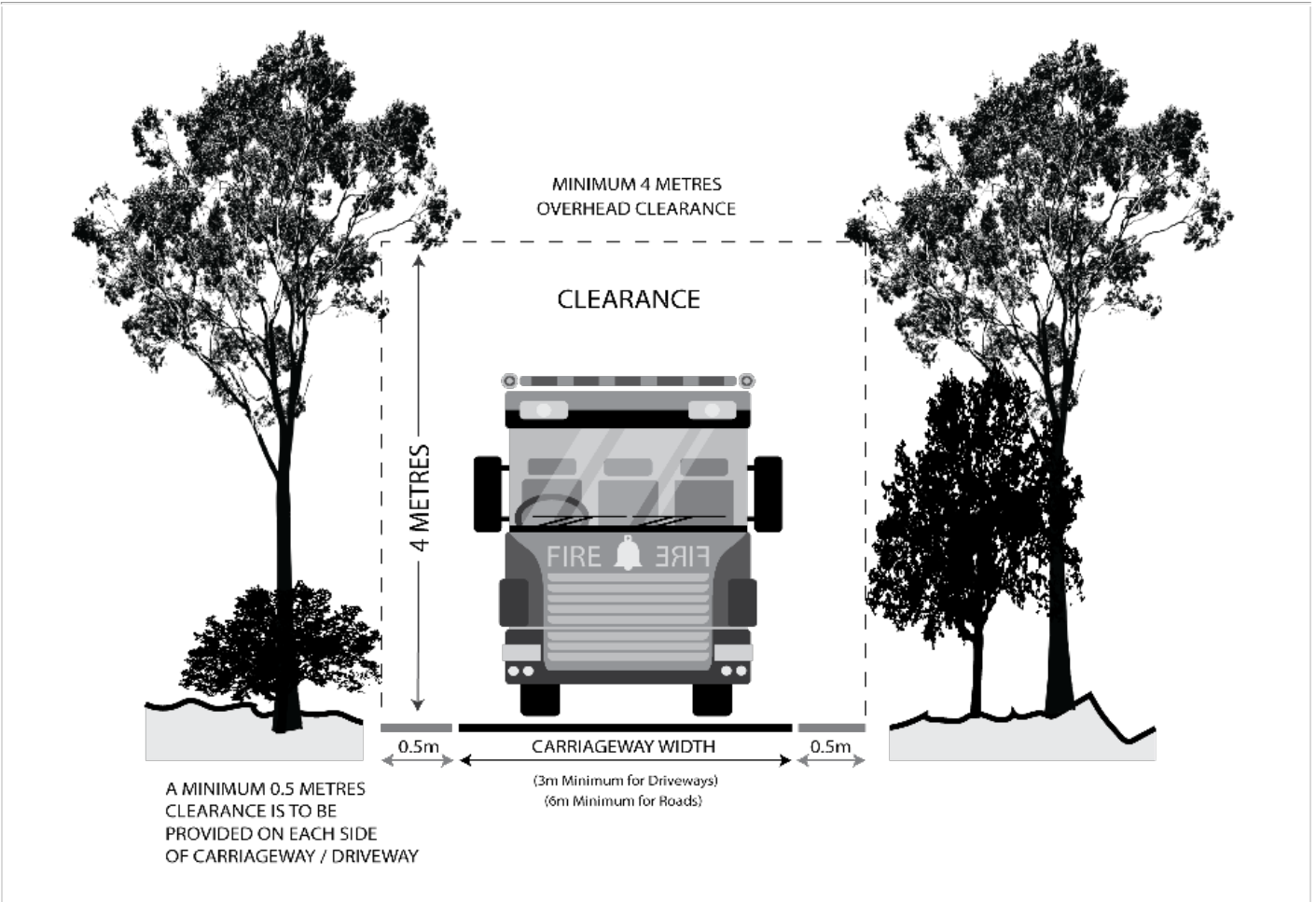
Procedural Matters (PM) - Referrals

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

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

Figures and Diagrams

<p>Fire Engine and Appliance Clearances</p>
<p>Figure 1 - Overhead and Side Clearances</p>



Roads and Driveway Design

Figure 2 - Road and Driveway Curves

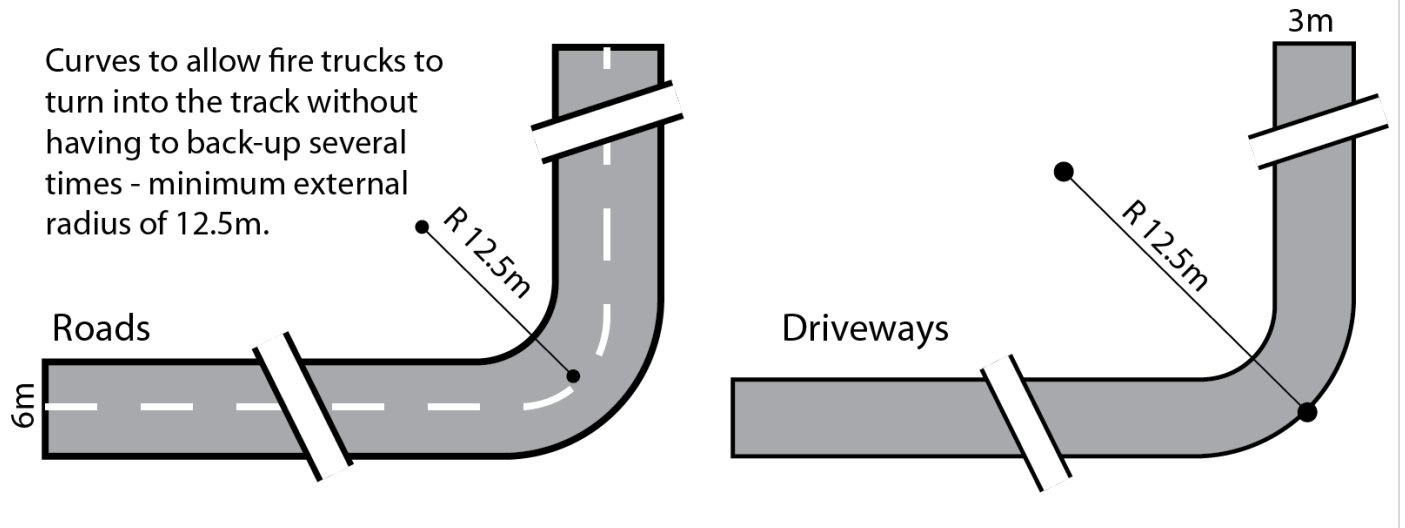


Figure 3 - Full Circle Turning Area

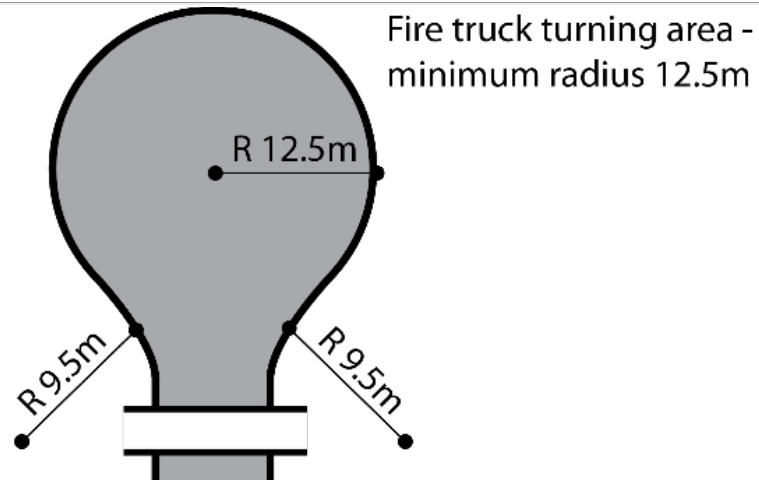
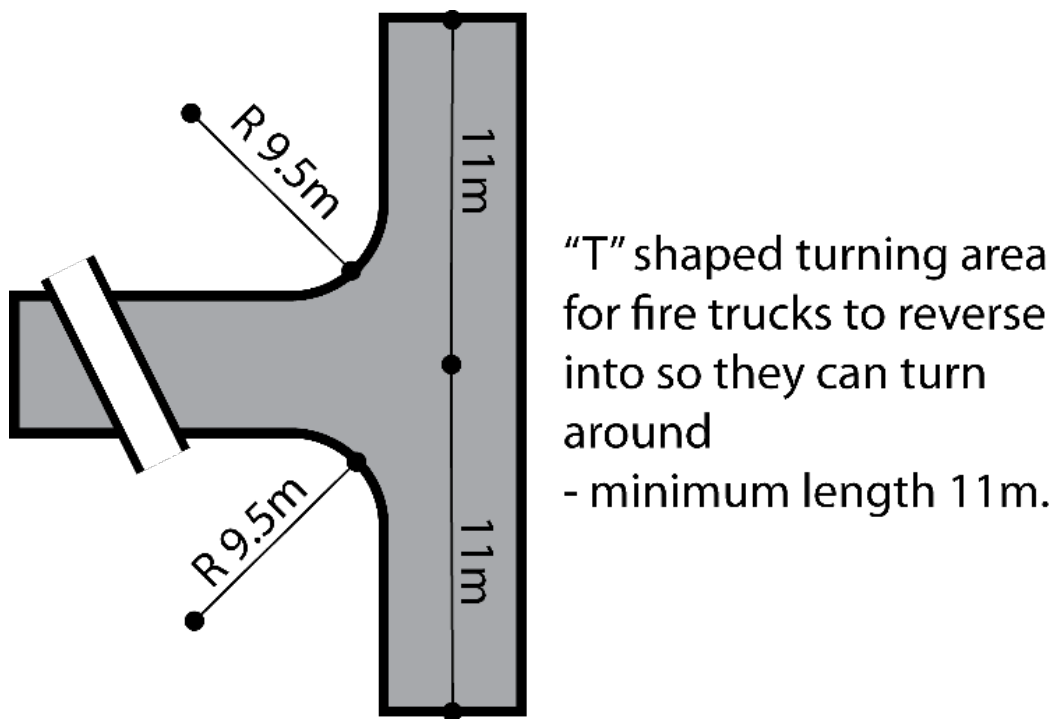


Figure 4 - 'T' or 'Y' Shaped Turning Head



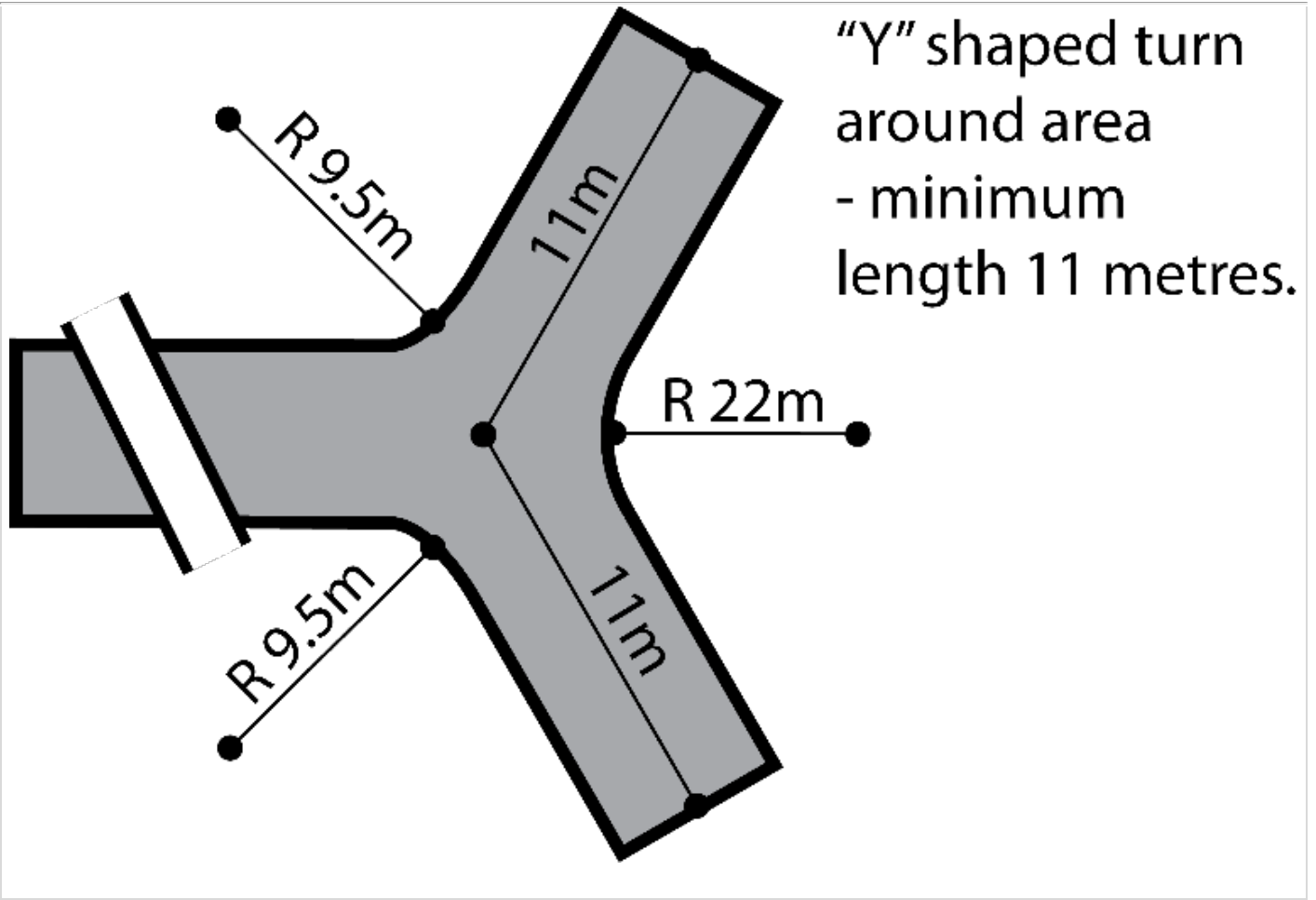
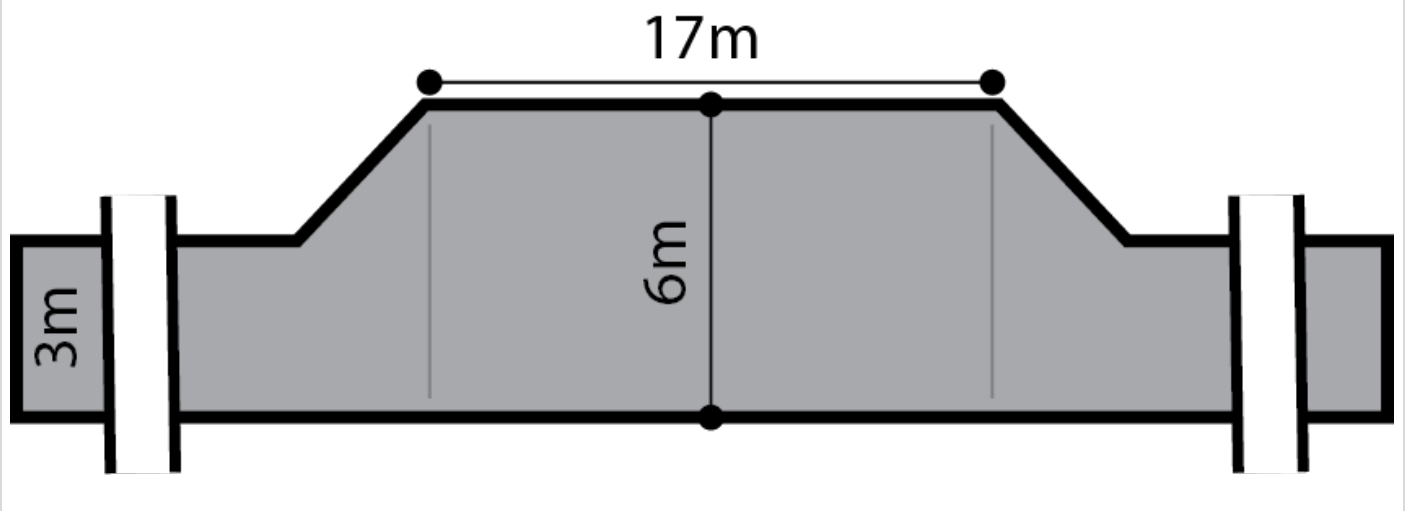


Figure 5 - Driveway Passing Bays

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



Native Vegetation Overlay

Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land division	
<p>PO 2.1</p> <p>Land division does not result in the fragmentation of land containing native vegetation, or necessitate the clearance of native vegetation, unless such clearance is considered minor, taking into account the location of allotment boundaries, access ways, fire breaks, boundary fencing and potential building siting or the like.</p>	<p>DTS/DPF 2.1</p> <p>Land division where:</p> <ul style="list-style-type: none"> (a) an application is accompanied by one of the following: <ul style="list-style-type: none"> (i) a declaration stating that none of the allotments in the proposed plan of division contain native vegetation under the <i>Native Vegetation Act 1991</i> (ii) a declaration stating that no native vegetation clearance under the <i>Native Vegetation Act 1991</i> will be required as a result of the division of land (iii) a report prepared in accordance with Regulation 18(2)(a) of the 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 <i>Heritage Places Act 1993</i>.

Procedural Matters (PM) - Referrals

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

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

			and Infrastructure (General) Regulations 2017 applies.
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Part 4 - General Development Policies

Land Division

Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All land division	
Allotment configuration	
PO 1.1 Land division creates allotments suitable for their intended use.	DTS/DPF 1.1 Division of land satisfies (a) or (b): <ul style="list-style-type: none"> (a) reflects the site boundaries illustrated and approved in an operative or existing development authorisation for residential development under the <i>Development Act 1993</i> or <i>Planning, Development and Infrastructure Act 2016</i> where the allotments are used or are proposed to be used solely for residential purposes (b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments.
PO 1.2 Land division considers the physical characteristics of the land, preservation of environmental and cultural features of value and the prevailing context of the locality.	DTS/DPF 1.2 None are applicable.
Design and Layout	
PO 2.1 Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls.	DTS/DPF 2.1 None are applicable.

PO 2.2 Land division enables the appropriate management of interface impacts between potentially conflicting land uses and/or zones.	DTS/DPF 2.2 None are applicable.
PO 2.3 Land division maximises the number of allotments that face public open space and public streets.	DTS/DPF 2.3 None are applicable.
PO 2.4 Land division is integrated with site features, adjacent land uses, the existing transport network and available infrastructure.	DTS/DPF 2.4 None are applicable.
PO 2.5 Development and infrastructure is provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services.	DTS/DPF 2.5 None are applicable.
PO 2.6 Land division results in watercourses being retained within open space and development taking place on land not subject to flooding.	DTS/DPF 2.6 None are applicable.
PO 2.7 Land division results in legible street patterns connected to the surrounding street network.	DTS/DPF 2.7 None are applicable.
Roads and Access	
PO 3.1 Land division provides allotments with access to an all-weather public road.	DTS/DPF 3.1 None are applicable.
PO 3.2 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	DTS/DPF 3.2 None are applicable.
PO 3.3 Land division does not impede access to publicly owned open space and/or recreation facilities.	DTS/DPF 3.3 None are applicable.
PO 3.4 Road reserves provide for safe and convenient movement and parking of projected volumes of vehicles and allow for the efficient movement of service and emergency vehicles.	DTS/DPF 3.4 None are applicable.
PO 3.5 Road reserves are designed to accommodate pedestrian and cycling infrastructure, street tree planting, landscaping and street furniture.	DTS/DPF 3.5 None are applicable.
PO 3.6	DTS/DPF 3.6

Road reserves accommodate stormwater drainage and public utilities.	None are applicable.
PO 3.7 Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites.	DTS/DPF 3.7 None are applicable.
PO 3.8 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	DTS/DPF 3.8 None are applicable.
PO 3.9 Roads, open space and thoroughfares provide safe and convenient linkages to the surrounding open space and transport network.	DTS/DPF 3.9 None are applicable.
PO 3.10 Public streets are designed to enable tree planting to provide shade and enhance the amenity of streetscapes.	DTS/DPF 3.10 None are applicable.
Infrastructure	
PO 4.1 Land division incorporates public utility services within road reserves or dedicated easements.	DTS/DPF 4.1 None are applicable.
PO 4.2 Waste water, sewage and other effluent is capable of being disposed of from each allotment without risk to public health or the environment.	DTS/DPF 4.2 Each allotment can be connected to: (a) a waste water treatment plant that has the hydraulic volume and pollutant load treatment and disposal capacity for the maximum predicted wastewater volume generated by subsequent development of the proposed allotment or (b) a form of on-site waste water treatment and disposal that meets relevant public health and environmental standards.
PO 4.3 Septic tank effluent drainage fields and other waste water disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 4.3 Development is not built on, or encroaches within, an area that is or will be, required for a sewerage system or waste control system.
PO 4.4 Constructed wetland systems, including associated detention and retention basins, are sited and designed to ensure public health and safety is protected, including by minimising potential public health risks arising from the breeding of mosquitoes.	DTS/DPF 4.4 None are applicable.
PO 4.5 Constructed wetland systems, including associated detention and retention basins, are sited and designed to allow sediments to settle prior to discharge into watercourses or the marine	DTS/DPF 4.5 None are applicable.

environment.	
PO 4.6 Constructed wetland systems, including associated detention and retention basins, are sited and designed to function as a landscape feature.	DTS/DPF 4.6 None are applicable.
Minor Land Division (Under 20 Allotments)	
Open Space	
PO 5.1 Land division proposing an additional allotment under 1 hectare provides or supports the provision of open space.	DTS/DPF 5.1 None are applicable.
Solar Orientation	
PO 6.1 Land division for residential purposes facilitates solar access through allotment orientation.	DTS/DPF 6.1 None are applicable.
Water Sensitive Design	
PO 7.1 Land division creating a new road or common driveway includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 7.1 None are applicable.
PO 7.2 Land division designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 7.2 None are applicable.
Battle-Axe Development	
PO 8.1 Battle-axe development appropriately responds to the existing neighbourhood context.	DTS/DPF 8.1 Allotments are not in the form of a battle-axe arrangement.
PO 8.2 Battle-axe development designed to allow safe and convenient movement.	DTS/DPF 8.2 The handle of a battle-axe development: (a) has a minimum width of 4m or (b) where more than 3 allotments are proposed, a minimum width of 5.5m.
PO 8.3 Battle-axe allotments and/or common land are of a suitable size and dimension to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 8.3 Battle-axe development allows a B85 passenger vehicle to enter and exit parking spaces in no more than a three-point turn manoeuvre.
PO 8.4 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	DTS/DPF 8.4 Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or

	<p>porous material</p> <p>(b) where the 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).</p>
Major Land Division (20+ Allotments)	
Open Space	
<p>PO 9.1</p> <p>Land division allocates or retains evenly distributed, high quality areas of open space to improve residential amenity and provide urban heat amelioration.</p>	<p>DTS/DPF 9.1</p> <p>None are applicable.</p>
<p>PO 9.2</p> <p>Land allocated for open space is suitable for its intended active and passive recreational use considering gradient and potential for inundation.</p>	<p>DTS/DPF 9.2</p> <p>None are applicable.</p>
<p>PO 9.3</p> <p>Land allocated for active recreation has dimensions capable of accommodating a range of active recreational activities.</p>	<p>DTS/DPF 9.3</p> <p>None are applicable.</p>
Water Sensitive Design	
<p>PO 10.1</p> <p>Land division creating 20 or more residential allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.</p>	<p>DTS/DPF 10.1</p> <p>None are applicable.</p>
<p>PO 10.2</p> <p>Land division creating 20 or more non-residential allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.</p>	<p>DTS/DPF 10.2</p> <p>None are applicable.</p>
<p>PO 10.3</p> <p>Land division creating 20 or more allotments includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.</p>	<p>DTS/DPF 10.3</p> <p>None are applicable.</p>
Solar Orientation	
<p>PO 11.1</p> <p>Land division creating 20 or more allotments for residential purposes facilitates solar access through allotment orientation and allotment dimensions.</p>	<p>DTS/DPF 11.1</p> <p>None are applicable.</p>

ATTACHMENT 4

Applicant's Planning Report



3 August 2021

PLANNING REPORT

FOR

GEOFF HUNT

for an

INDUSTRIAL ESTATE LAND DIVISION

at

PORTION OF PIECE 113 in DP 59369

230 SANDY LANE, ROBE



Table of Contents

Table of Contents	2
1. Introduction	3
2. The Subject Land – Details	4
3. Locality of the Subject Land	6
4. Development Description	8
5. Assessment of Planning Merit.....	10
5.1 Zone Performance Outcomes	10
5.2 General Development Policies.....	11
5.3 Overlays	13
6. Conclusion	17

1. Introduction

This Planning Report has been prepared in relation to a Development Application from Cameron Lock Surveying on behalf of Geoff Hunt (the Applicant) for a land division at 230 Sandy Lane, Robe comprising pieces 113 & 114 in Deposited Plan 59369, hundred of Waterhouse.

The land division is seeking to develop a fully serviced Industrial Estate to meet the demand for industrial allotments to service the current and future industrial needs for the Robe Township and surrounding district.

The proposed industrial estate will provide a range of allotment sizes that can accommodate and meet the needs for different types of industrial development.

The development is seeking approval for a land division over the subject land to create thirty five (35) industrial allotments ranging in area from 2,355 m² to 1.12 hectares.

The allotments are to be serviced by 2 new cul-de-sac roads (approximately 950 metres in total) off Sandy Lane, with no allotments to have direct access off Sandy Lane.

The Planning Report assesses the proposal with respect to the relevant provisions of the Planning & Design Code as they relate to the subject land.

The subject land is within the Rural Zone of the Planning & Design Code and in this Zone 'land division' is listed as a form of Performance Assessed development.

In preparing this Planning Report the proposed land division plan has been reviewed together with an on-site inspection of the subject land and immediate locality and a review of the relevant provisions of the Planning & Design Code.


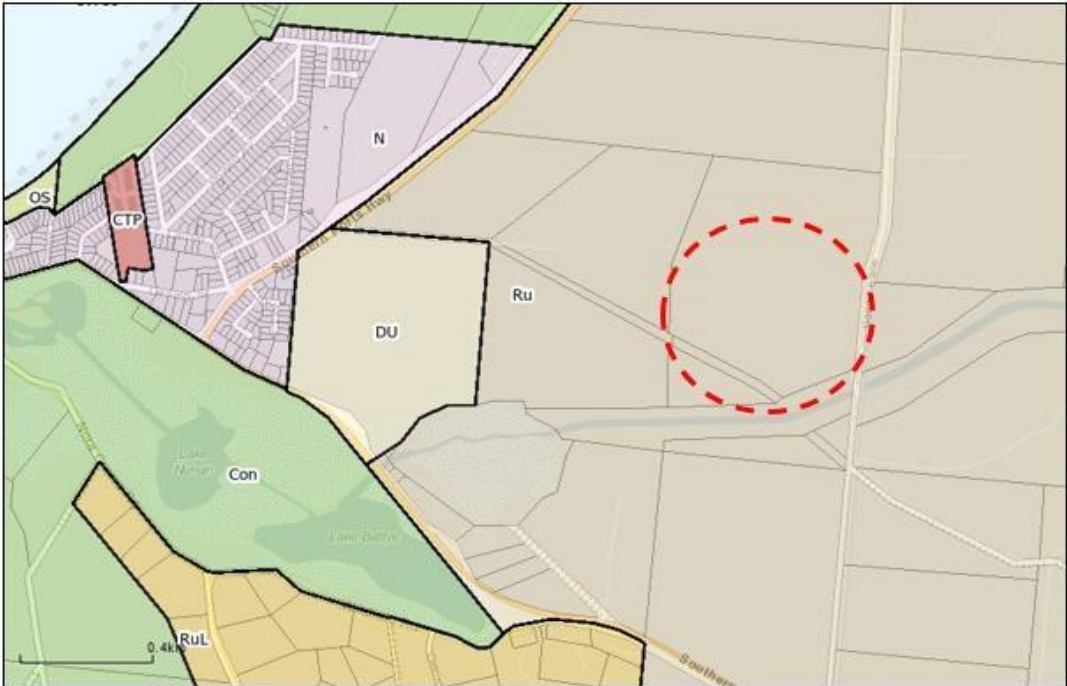
It is our opinion that the proposed land division (industrial estate) on the subject land located in the Rural Zone is an appropriate form of development when assessed within the context of the prevailing character of the locality.

Accordingly, we are of the view that the proposed land division is not seriously at variance to the provisions of the Planning & Design Code and warrants the granting of Development Plan Consent.

2. The Subject Land – Details

The following are the key details of the subject land –

<p>Property Description</p>	<p>The subject land comprises pieces 113 & 114 in Deposited Plan 59369, hundred of Waterhouse, 230 Sandy Lane, Robe as contained in Certificate of Title Volume 5903 Folio 252.</p> <p>The subject land is vacant land with an approximate area of 41.031 hectares (or 101.39 acres) and is located in the Rural Zone of the Planning & Design Code.</p> <p>The portion of the subject land on which the proposed industrial estate is to be developed is shown in aerial Plan 1 below.</p> <div data-bbox="406 728 1449 1326" data-label="Image"> </div> <p style="text-align: center;">Plan 1 – aerial view of subject land</p> <p>The subject land is relatively flat land with a slight undulating topography with sandy loam soils as can be seen in Plan 1 above and is currently utilised for livestock grazing purposes.</p> <p>The subject land has a frontage to Sandy Lane on its eastern boundary, while to the immediate north of the subject land (and on the same parcel of land) is an area of native vegetation and open sand dune. To the south the subject land abuts a drainage reserve (Drain L) and to the west the subject land adjoins a grazing property.</p> <p>The topography of the subject land can be seen in Photos 1 & 2 below.</p> <div data-bbox="475 1738 1375 2094" data-label="Image"> </div> <p style="text-align: center;">Photo 1 – looking south-westerly from Sandy Lane across the Subject Land.</p>
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	 <p>Photo 2 – looking south-westerly from Sandy Lane across the Subject Land.</p>
<p>Certificate of Title</p>	<p>Volume 5903 Folio 252</p>
<p>Registered Owners</p>	<p>Geoffrey Donald Hunt</p>
<p>Local Government</p>	<p>District Council of Robe</p>
<p>Development Plan</p>	<p>Planning & Design Code – Planning, Development & Infrastructure Act 2016</p>
<p>Zoning</p>	<p>The subject land is located in a Rural Zone under the Planning & Design Code as shown in the Zoning Plan (Plan 2) below.</p>  <p>Plan 2 – Rural Zone</p>

3. Locality of the Subject Land

The Subject Land is located in a Rural Zone and located approximately 6km east of the Robe Town Centre.

The subject land is surrounded by the Rural Zone in all directions, which is predominantly characterised by farming property utilised for livestock grazing. A drainage reserve (Drain L) sits directly south of the subject land which flows into the lakes system in the Robe township.

There are three dwellings located within approximately 160m – 200m of the subject land. There are no known interface issues at present within this area, and any future development over the subject land of an industrial nature would need to have consideration for the proximity of these dwellings.

The subject land fronts Sandy Lane which is an unsealed Council Road. Sandy Lane is adjoined by the Southern Ports Highway to the north and the south, providing sufficient access to the estate.

The Robe Airport is located approximately 1.8km (via road) south west of the subject land.

Photo 3 below displays the subject land, and adjacent land uses.



Photo 3 – aerial view of the subject land, and adjacent land uses

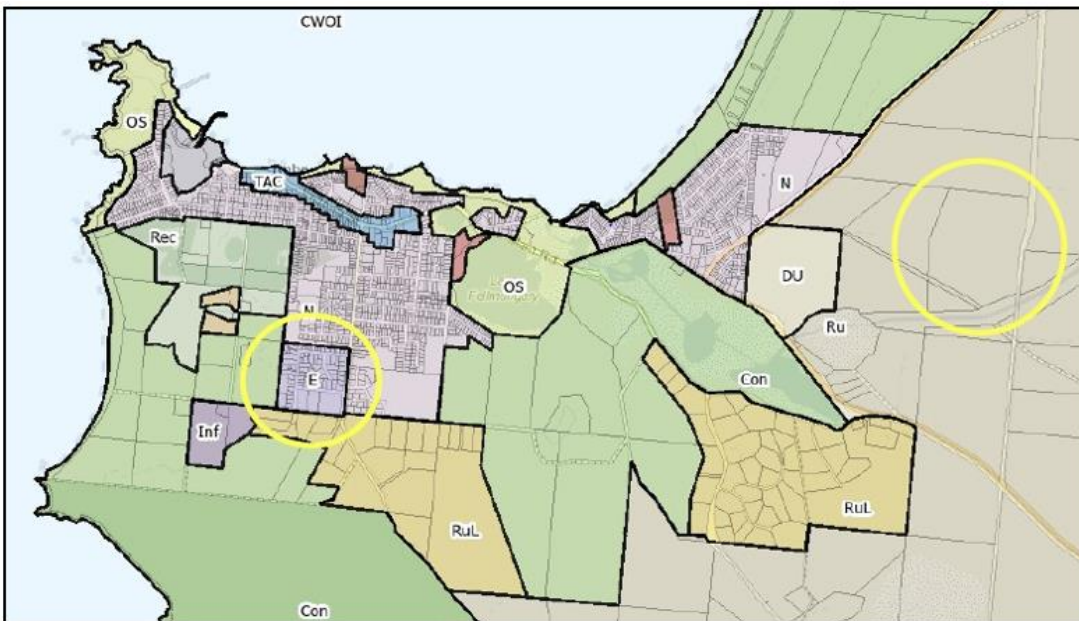
Existing Employment (Industry) Zone

The existing Robe industry zone (now Employment Zone) is shown in the aerial Plan (Plan 3) below.



Plan 3 – aerial plan showing the existing Robe Industry (Employment Zone) area.

The Employment Zone abuts a Neighbourhood (Residential) Zone to the north and east, a Conservation Zone to the west and Rural Living Zone to the south – refer to Zone Plan (Plan 4) below showing the existing Employment Zone and location of the subject land.



Plan 4 – showing location of the existing Employment Zone and the Subject Land.

Robe's existing Employment Zone is essentially fully developed and there are limited opportunities for further industrial development in this zone.

There are current landuse interface issues between the Employment (Industrial) and Neighbourhood (Residential) zones, and this situation impacts on opportunities for future industrial development to meet the future needs / demand for industrial development in Robe. 52

4. Development Description

The proposed industrial estate will provide a range of allotment sizes that can accommodate and meet the needs for different types of industrial development. The development is seeking approval for a land division over the subject land to create thirty five (35) industrial allotments ranging in area from 2,355 m² to 1.12 hectares. The allotments are to be serviced by 2 new cul-de-sac roads, with no direct access off Sandy Lane.

It is proposed that the industrial estate would be developed in stages to meet demand for industrial allotments and would offer a range of allotment sizes to accommodate a variety of industrial developments.

The subject land is considered to be an appropriate site for the development of an industrial estate having the following attributes –

- Limited interface issues (with Sandy Lane to the east, native vegetation buffer to the north and drainage reserve to the south) – provides a significant buffer to residential development;
- Located 6 kilometres from the Robe Town Centre;
- Located 1.3 kilometres off the Southern Ports Highway from the south and 1.9 kilometres off the Southern Ports Highway from the north;
- Close proximity to the Robe Airport; and
- A relatively flat topography, with sandy loam soils making it suitable for development.

It is proposed that the industrial estate will be fully serviced, with sealed roads, stormwater swales, electricity supply and street lighting.

The layout of the proposed land division is shown on Plan 4 below.



Plan 4 – Land Division layout plan.
CAP Agenda 17.12.21

Sealed / Un-Kerbed Roads

Given the nature of the soils on the subject land (sandy loam) it is not necessary to contain and manage stormwater from the road network – accordingly kerbing is not required to be installed.

Photo 4 below shows an example of sealed un-kerbed industrial roads (Pascoe Road, Southend).



Photo 4 – sealed & un-kerbed industrial road at Southend.

Stormwater Management

If stormwater management was required to service the industrial estate it is envisaged that the roads be sealed and un-kerbed but serviced with grassed swale drains similar to that shown in Photo 5 below.

The stormwater outflow will be directed in swale drains for disposal into Drain L abutting the subject land.



Photo 5 – example of an open swale grass drain

Electricity Supply & Street Lighting

The SA Power Networks (SAPN) electricity transmission line (3 phase) is located within 600 metres of the subject land to the west.

SAPN have confirmed this electricity transmission line can be accessed to provide electricity supply to the allotments within the industrial estate.

5. Assessment of Planning Merit

In the Rural Zone, 'land division' is considered a form of Performance Assessed development.

In the Rural Zone, 'industry' is also a form of Performance Assessed development, therefore the proposed industrial estate development (and subsequent industrial development within the estate) are considered to be 'performance assessed' development.

This assessment pathway requires assessment of the development on its merits against the Code and in particular an assessment of potential impacts of the proposal against the Code's performance outcomes.

The following is an assessment of the proposed land division against the relevant Performance Assessed provisions of the Planning & Design Code as shown in the table below.

Table 3 - Applicable Policies for Performance Assessed Development

The following table identifies the policies that are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlays
Land division	Land Use and Intensity PO 1.1 Land Division PO 11.1, PO 11.2 Concept Plans PO 14.1 - NA	Land Division [All land division [Allotment configuration]] PO 1.1, PO 1.2 [Design and Layout] PO 2.2, PO 2.5, PO 2.8 [Roads and Access] PO 3.1, PO 3.6, PO 3.7, PO 3.8, PO 3.9 [Infrastructure] PO 4.2, PO 4.3	None	Hazards (Bushfire – General & Medium Risk) Overlay [Land Division] PO 4.1, PO 4.2, PO 4.3 [Vehicle Access - Roads and Driveways] PO 5.1, PO 5.2 Native Vegetation Overlay [Land division] PO 2.1

5.1 Zone Performance Outcomes

Rural Zone

DO 1 - A zone supporting the economic prosperity of South Australia primarily through the production, processing, storage and distribution of primary produce, forestry and the generation of energy from renewable sources.

DO 2 - A zone supporting diversification of existing businesses that promote value-adding such as industry, storage and warehousing activities, the sale and consumption of primary produce, tourist development and accommodation.

Land Use and Intensity

PO 1.1 - The productive value of rural land for a range of primary production activities and associated value adding, processing, warehousing and distribution is supported, protected and maintained.

DTS/DPF 1.1 – Development comprises one or more of the following land uses:

- a) *Industry*

Land Division

PO 11.1 - Land division, including boundary realignments, promotes productive, efficient and sustainable primary production.

DTS/DPF 11.1 -

Allotments have an area not less than:

<i>Minimum Site Area</i>
<i>Minimum site area is 40 ha</i>

PO 11.2 - Land division, including boundary realignments, which facilitates the more intensive use of the land should occur only where:

- a) the allotments are of a size and configuration to support the existing and proposed land uses*
- b) water of sufficient quality and quantity is available to sustain the proposed use*
- c) the use will be compatible with adjacent or nearby uses of land.*

Concept Plans – N/A

Assessment:

Within the Rural Zone, land uses in the form of ‘industry’ and considered an envisaged form of development. Therefore the proposed land division is considered appropriate for the future industrial development intended over the subject land.

DTS/DPF 11.1 envisages that allotments have an area not less than 40 hectares. It is considered that a minimum allotment size of 40 hectares is deemed appropriate for land divisions with a primary production use to protect viable farming land.

However for a land division of an industrial nature, the allotment sizes proposed are considered appropriate for the intended land uses and in line with PO 11.2, are of a suitable size and configuration to support the proposed future industrial land uses.

There are three dwellings located within 160m – 200m of the subject land. There are no known interface issues at present within this area, and any future development over the subject land of an industrial nature would need to have consideration for the proximity of these dwellings.

It is also noted that these dwellings are setback substantially compared to the existing Employment (Industry) Zone within Robe, and therefore there is unlikely to pose any adverse impact upon these adjacent residential land uses.

5.2 General Development Policies

Land Division

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*

Allotment Configuration:

PO 1.1 - Land division creates allotments suitable for their intended use.

DTS/DPF 1.1 - Division of land reflects the site boundaries illustrated and approved in an operative or existing development authorisation under the Development Act 1993 or the Planning, Development and Infrastructure Act 2016 or proposed as part of a combined application for land division and deemed-to-satisfy dwellings that reflects the sites of those dwellings, where the allotments are used, or are proposed to be used, for residential purposes.

PO 1.2 - Land division considers the physical characteristics of the land, preservation of environmental and cultural features of value and the prevailing context of the locality.

Design & Layout:

PO 2.2 - Land division enables the appropriate treatment of the interface between potentially conflicting land uses and/or zones.

PO 2.5 - Development and infrastructure is provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services.

PO 2.8 - Land division is designed to preserve existing vegetation of value including native vegetation and regulated and significant trees.

Roads & Access:

PO 3.1 - Land division provides allotments with access to an all-weather public road.

PO 3.6 - Road reserves accommodate stormwater drainage and public utilities.

PO 3.7 - Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites.

PO 3.8 - Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.

PO 3.9 - Roads, open space and thoroughfares provide safe and convenient linkages to the surrounding open space and transport network.

Infrastructure:

PO 4.2 - Waste water, sewage and other effluent is capable of being disposed of from each allotment without risk to public health or the environment.

DTS/DPF 4.2

Each allotment can be connected to:

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

PO 4.3 - Septic tank effluent drainage fields and other waste water disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.

DTS/DPF 4.3

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

Assessment:

The proposed thirty five (35) industrial allotments are considered to be appropriate for their intended use for industrial purposes, and having total areas ranging from 2,355 m² to 1.12 hectares, the allotments will be able to support a wide range of industrial activities.

The design of the industrial estate takes advantage of the relatively flat terrain and the predominantly sandy loam soil profile makes it well draining and capable of disposing of stormwater and wastewater generated from the subject development. Consistent with PO 1.2 & PO 2.8, a large area of native vegetation on the subject land has been retained north of the industrial estate, with respect to the physical characteristics of the land through the preservation of potential significant native vegetation.

There are three dwellings located within 160m – 200m of the subject land. It is noted that there are minimal interface issues (with Sandy Lane to the east, native vegetation buffer to the north and drainage reserve to the south) which provides a significant buffer to existing residential development.

The Subject Land is adequately serviced by an existing all-weather road and by the Southern Ports Highway to the north and south.

Upgrades to the intersection between Sandy Lane and the Southern Ports Highway may be required as well as upgrading Sandy Lane to a sealed standard to accommodate additional B-Double truck traffic. Within the development, the allotments are to be serviced by approximately 900 metres of new road, with all access to be obtained from the new roads.

The proposed new allotments will have safe, convenient and efficient access to and from the existing road network consistent with PO 3.1.

Should stormwater management be required to service the industrial estate, it is envisaged that the roads be sealed and un-kerbed but serviced with grassed swale drains.

Electricity supply will be provided to the industrial estate and street lighting is proposed as a part of the development. The SA Power Networks electricity transmission line is located within 300m of the subject land.

The new industrial allotments are capable of being used for their intended purpose and the size of the allotments ensure that they are able to accommodate for on-site wastewater treatment and disposal systems and groundwater bores meeting PO 4.2 and 4.3.

5.3 Overlays

Hazards (Bushfire –Medium Risk)

DO 1 - Development, including land division responds to the general level of bushfire risk by siting and designing buildings in a manner that mitigates 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.

Land Division

PO 4.1 - Land division is designed to:

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

PO 4.2 - Land division is designed in accordance with Figure 1 to:

- a) facilitate the movement of emergency vehicles through, within and out of bushfire risk areas*
- b) provide a mainly continuous street pattern serving new allotments that eliminates the use of cul-de-sacs or dead end roads. Where cul-de-sacs/dead end roads are proposed an alternative emergency evacuation route is provided*
- c) facilitate the safe and efficient evacuation of residents, visitors and other personnel during a bushfire event and not rely on fire tracks as a means of evacuation*
- d) include at least two separate entry/exit points where 10 or more allotments are proposed.*

PO 4.3 - Land division ensures the provision of a bushfire buffer zone that isolates residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road and other means such as open parks and sporting areas that achieve adequate separation (Figure 1).

Vehicle Access & Driveways

PO 5.1 - Roads are designed and constructed to:

- a) facilitate the safe and effective:

 - I. use, operation and evacuation of fire-fighting and emergency personnel*
 - II. evacuation of residents**
- b) avoid the unnecessary clearance of native vegetation.*

DTS/DPF 5.1

Roads:

- a) do not require the clearance of native vegetation*
- b) are constructed with a formed, all-weather surface*
- c) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road*
- d) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road*
- e) have a minimum formed road width of 6m*
- f) provide overhead clearance of not less than 4.0m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 2)*
- g) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 3)*
- h) incorporating cul-de-sac endings or dead end roads do not exceed 200m in length and the end of the road has either:

 - I. a turning area with a minimum formed surface radius of 12.5m (Figure 4)*
 - or*
 - II. a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 5)**
- i) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.*

PO 5.2 - Where the furthest point of the building from the nearest public road is greater than 30m, driveways are designed and constructed to:

- a) facilitate the safe and effective:

 - I. use, operation and evacuation of fire-fighting and emergency personnel*
 - II. evacuation of residents**
- b) avoid the unnecessary clearance of native vegetation.*

DTS/DPF 6.2 - Driveways:

- a) do not require the clearance of native vegetation*
- b) do not exceed 600m in length*
- c) are constructed with a formed, all-weather surface*
- d) are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8)*
- e) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway*
- f) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the driveway*
- g) have a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12 degrees (1-in-4.5) plus 0.5 metres clearance either side of the driveway from overhanging branches or other obstructions, including buildings and/or structures (Figure 2)*

- h) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 6)*
- i) provide overhead clearance of not less than 4m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (Figure 2)*
- j) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around driveway curves by constructing the curves with a minimum external radius of 12.5m (Figure 3)*
- k) allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by incorporating at the end of the driveway either:

 - I. a loop road around the building*
 - or*
 - II. a turning area with a minimum radius of 12.5m (Figure 4)*
 - or*
 - III. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 5)**
- l) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes*

Assessment:

The Subject Land is located within a Medium Bushfire Risk area.

Consistent with PO 5.2, the creation of the thirty five (35) 'industrial' allotments is within a section of cleared, well maintained land. The northern section of the Subject Land contains native vegetation and this has been retained and will not be developed.

All proposed allotments will have access to an all-weather road to provide access in the event of a fire emergency. The proposed land division over the subject land does not pose an unacceptable bushfire threat with the property well maintained on all boundaries.

Native Vegetation

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

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.*

Assessment:

The proposed land division will not impact on the natural resources existing on the land (including native vegetation) or on adjoining land. Consistent with PO 2.1, the existing substantial native vegetation over the subject land has been retained and will not be impacted by the creation of the thirty five (35) industrial allotments.

A declaration has been provided with the application to the effect the proposed development will not, or would not, involve clearance of native vegetation under the Native Vegetation Act 1991.

This meets the requirements of the Native Vegetation overlay DO 1 and PO 2.1.

6. Conclusion

Having had regard to the relevant provisions of the Planning and Design Code relating to the subject land it is our view that the proposed land division over the subject land demonstrates considerable planning merit.

Zone Performance Outcomes:

- 'Industrial' land uses are considered an envisaged form of development in the Rural Zone and therefore the proposed land division is considered appropriate for the future industrial development intended over the subject land.
- While the land division does not meet the minimum allotment size of 40 hectares specified in DTS/DPF 11.1, being a land division of an industrial nature the allotment sizes proposed are considered appropriate for the intended land uses are of a suitable size and configuration to support the any future industrial land uses.
- There are three dwellings located within 160m – 200m of the subject land. There are no known interface issues at present within this area, and any future development over the subject land of an industrial nature would need to have consideration for the proximity of these dwellings.

General Development Policies

- The proposed thirty five (35) industrial allotments are considered to be appropriate for their intended use for industrial purposes and will be able to support a wide range of industrial activities.
- The design of the industrial estate takes advantage of the relatively flat terrain and the predominantly sandy loam soil profile makes it well draining and capable of disposing of stormwater and wastewater.
- A large area of native vegetation on the subject land has been retained north of the industrial estate.
- There are minimal interface issues with adjacent land (with Sandy Lane to the east, native vegetation buffer to the north and drainage reserve to the south) which provide a significant buffer to existing residential development.
- The subject land is adequately serviced by an existing all-weather road and by the Southern Ports Highway to the north and south. Within the development, the allotments are to be serviced by approximately 900 metres of new road. The proposed new allotments will have safe, convenient and efficient access to and from the existing road network consistent with PO 3.1.
- Stormwater is able to be appropriately disposed of, and an electricity supply will be provided to the industrial estate with street lighting.
- The new industrial allotments are capable of being used for their intended purpose and the size of the allotments ensure that they are able to accommodate on-site wastewater treatment and disposal systems and groundwater bores meeting PO 4.2 and 4.3.

Overlays

- Consistent with PO 2.1, the existing substantial native vegetation over the subject land has been retained and will not be impacted by the creation of the thirty five (35) industrial allotments.
- The subject land is located within a Medium Bushfire Risk Area, however it is considered that the proposed land division over the subject land does not pose an unacceptable bushfire threat. Consistent with PO 4.1 and PO 4.2, the creation of 35 'industrial' allotments is within cleared land and is well maintained.

Conclusion

We submit that the proposed land division over the subject land, while being a form of performance assessed development in the Rural Zone, is an appropriate form of development when assessed against the relevant provisions of the Planning and Design Code.

It is submitted that the proposed land division over the subject land warrants the granting of Planning Consent.



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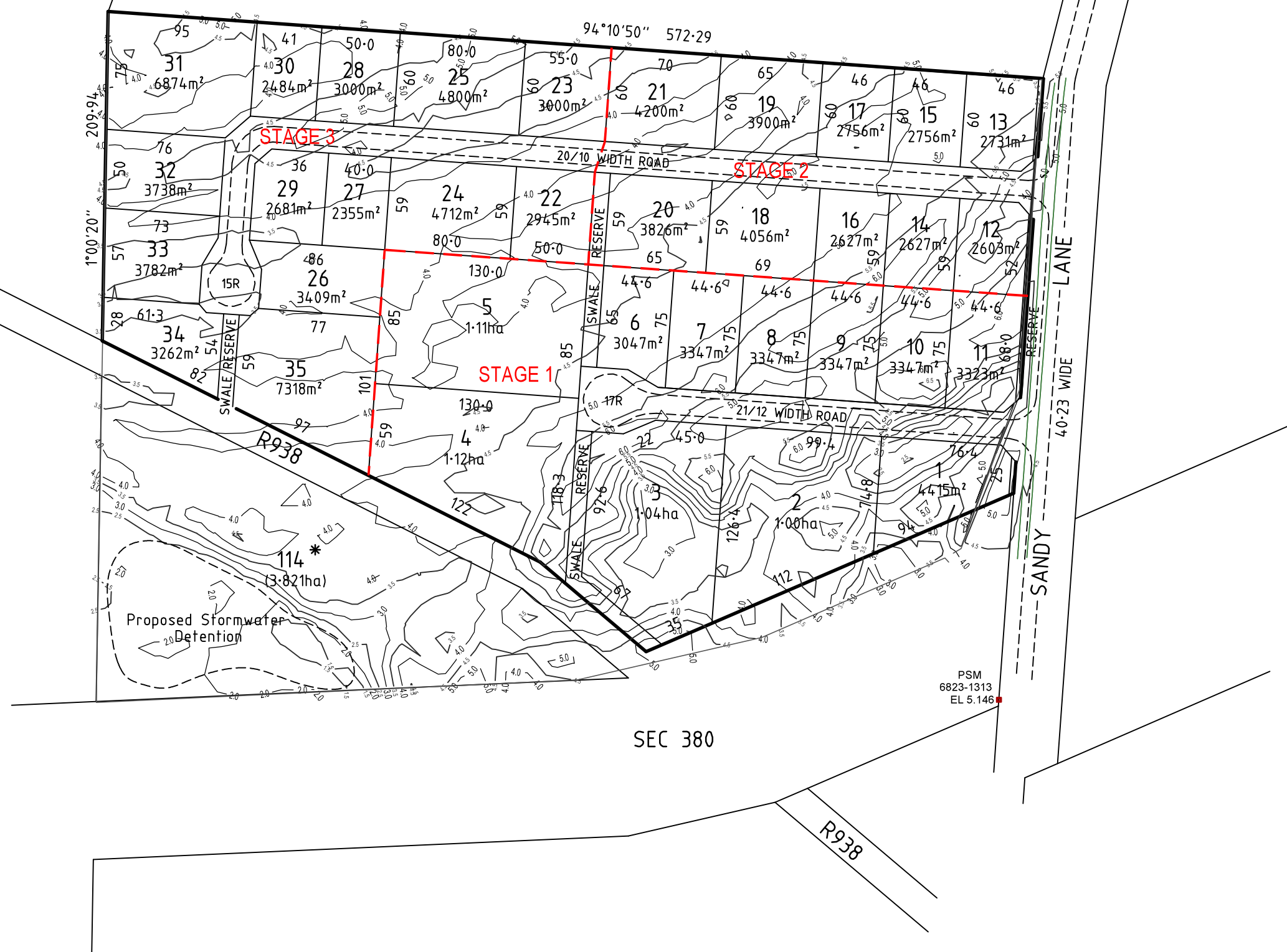
ATTACHMENT 5

Application Drawings



STAGE 1 11 ALLOTMENTS 268m OF ROAD 1915m ² SWALE RESERVE	STAGE 2 10 ALLOTMENTS 290m OF ROAD 589m ² SWALE RESERVE	STAGE 3 14 ALLOTMENTS 332m OF ROAD 2864m SWALE RESERVE
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PART 113*



SEC 380

DISTANCES SHOWN TO NEAREST METRE.....THEREFORE AREAS ONLY APPROXIMATE
APPROXIMATELY 890 METRES OF ROAD
CONTOURS TO AUST HEIGHT DATUM BASED ON PSM 6823-1313

ALL DISTANCES AND AREAS ARE SUBJECT TO
CHANGE UPON COMPLETION OF CERTIFIED SURVEY

PROPOSED LAND DIVISION PLAN

PART Q113 IN D59369
HUNDRED OF WATERHOUSE
IN THE AREA NAMED
ROBE

DISTRICT COUNCIL OF ROBE

MAP REF. 6823:17:H | DEV. NO.
TITLE REF: PART CT 5903-252 | ZONING
TITLE SYSTEM REAL PROPERTY ACT

SCALE 0 60 120 180 METRES

- WARNING NOTES:
1. This plan was prepared for the specific use of the Cameron Lock client for the purpose of lodging a Development Application for proposed Land Division under the Development Act, 1993, and for no other purpose.
 2. The dimensions, areas and allotments shown are subject to confirmation by field survey and also the approval of the relevant planning authority.
 3. Users of this plan should note that any pending or future amendments to the Development Plan could affect the proposal's compliance with those provisions and hence influence the outcome of a Development Application.
 4. The dimensions shown on the plan should not be relied upon for any financial dealings in the land nor accurate positioning or setting out of construction works as they are subject to confirmation and approval as noted in point 2.
 5. Cameron Lock does not warrant that the plan will be approved by the relevant planning authority as such approval is outside our control.
 6. Cameron Lock does not accept liability for the loss or damage of other persons who do not use the plan within the limitations intended.
- I acknowledge the above notes and authorise Cameron Lock Surveying to lodge this plan for Development Approval under the Development Act, 1993.

Date : _____

No.	REVISION	DRAWN	DATE	APP.
5	Amend to Stage 1 (Split Lot 1)	TJC	3-8-21	MLC
4	Amendment to Stage 1	CJL	31-5-21	MLC
3	3 Stages shown	CJL	31-5-21	MLC

DRAWING NUMBER SHEET SIZE REVISION
27204-01 A3 5
SHEET 1 OF 1



P : 08 8725 8422
45 Helen St Mount Gambier SA 5290

10. CONCLUSION OF CLOSED MEETING

moved that the Panel resolves to conclude its exclusion of the public from attendance at the meeting under *Regulation 13 (2) (b) of the Planning, Development and Infrastructure (General) Regulations 2017*.

Seconded

11. NEXT MEETING

12. CLOSURE