

Specific observations – Peri-Urban Zone

Zone provision	Comment
DTS/DPF 3.1 Horticulture	We repeat the comments made above for the Rural Zone. The maximum building total floor area of 250 square metres is considered to be far too small to be practical given the size of modern, commercial horticultural buildings. We suggest that this provision be reviewed and the total floor area increased. Further, we recommend that separate deemed-to-satisfy and performance assessed criteria be developed for horticultural buildings to ensure that development of this nature is not inadvertently discouraged within this Zone.
DTS/DPF 4.1 Rural Industry	We welcome the specific recognition of beverage production and washing, processing, bottling and packaging activities in this provision. However, we repeat the comments made above concerning this provision in the Rural Zones and the 250 square metre floor area limitation. The need to review this provision is especially pressing in the Peri-Urban Zone given that it contains hundreds of wineries and associated wine-related industry uses. The absence of any specific performance assessment criteria for floor areas could result in increased refusals for such development.
DTS/DPF 6.3 Shops, Tourism and Function Centres	We repeat the comments made above concerning this provision in the Rural Zones. The 100 square metre limit for tourist accommodation should be revisited as a matter of urgency and consideration should be given to separate performance assessment criteria for tourist accommodation to avoid inadvertently discouraging these forms of development.
DTS/DPF 9.1 Workers' accommodation	We query whether the setbacks are appropriate given that primary industry land uses may be located on different sized allotments throughout the Zone. It may be appropriate to have the setbacks reviewed and adjusted for different-sized allotments. Further, we suggest that separate performance assessment criteria should be considered for this form of development to ensure that sufficient flexibility is present to facilitate performance assessed workers accommodation developments in future.
PO 10.2 Renewable Energy Facilities	Again, no assessment criteria is provided for large scale solar facilities within this Zone. Given the fact that many such facilities are being developed in areas that are proposed to be zoned as Rural, appropriate assessment criteria is needed to ensure that this burgeoning industry is not inadvertently discouraged.