

# DRAFT PLANNING AND DESIGN CODE

→ STATE  
PLANNING  
REFORM

CITY OF ADELAIDE  
- Council Specific Code Extract

October 2019

## Part 1 – Rules of Interpretation

This Part 1 forms part of the Planning and Design Code. It sets out how the Code implements the requirements of section 66 of the Act and instructs the user on how the Code is to be read and applied to development assessed under the *Planning, Development and Infrastructure Act 2016*.

### Introduction

This is the Planning and Design Code under the *Planning, Development and Infrastructure Act 2016* (the Act). As provided by section 65 of the Act, the State Planning Commission (the Commission) is responsible for preparing and maintaining the Planning and Design Code as a statutory instrument under the Act. The Planning and Design Code, and any amendments to the Code, as published on the SA planning portal, have been adopted by the Minister.

As provided by section 66 of the Act, the primary purpose of the Planning and Design Code is to set out a comprehensive set of policies, rules and classifications which may be selected and applied in the various parts of the State through the operation of the Planning and Design Code and the SA planning database for the purposes of development assessment and related matters within the State.

The Planning and Design Code also provides for other matters envisaged by the Act, and regulations made under the Act in Parts 5, 6, 7, 8 and 9.

### Commencement

The commencement date for the Planning and Design Code was 1 July 2019.

Information about amendments to the Planning and Design Code is set out in Appendix 1.

### Preliminary

Library of classification criteria (Deemed-to-Satisfy criteria), policies and rules

In addition to the classification of development, the Planning and Design Code sets out a comprehensive set of policies and rules that may be selected and applied in the various parts of the State for the purposes of the assessment of performance assessed and restricted development.

The policies and rules are collated and organised into Zones, Subzones, Overlays and General Development Policies. Together they form a library of policies (“the Code Library”). The policies that make up the library have no application in their own right, but apply according to the scheme outlined in the following paragraphs.

The policies are applied to development by reference to classes of development, and spatial location.

Zones, Subzones and Overlays are assigned spatial boundaries in the various parts of the State through the operation of the SA planning database.

### Classification of development

The Planning and Design Code classifies various classes of development as:

- a) accepted development (see section 104(1) of the Act); and
- b) deemed-to-satisfy development (see section 105(a) of the Act); and
- c) restricted development (see section 108(1)(a) of the Act).

All development is classified firstly by reference to its location and the Zone, Subzone and Overlays that are applicable to the location. Classification tables applicable to each Zone identify Accepted Development, Deemed-to-Satisfy development and Restricted Development.

## Accepted Development

The Code classifies development as Accepted Development in an Accepted Development Classification Table relative to a particular Zone.

An Accepted Development Classification Table for each Zone specifies criteria which must be met in order for specified classes of development to be classified as Accepted Development within the Zone. For a development to be Accepted Development all criteria applicable to a class of development must be satisfied.

## Deemed-to-Satisfy Development

The Code classifies development as deemed-to-satisfy development in a Deemed-to-Satisfy Development Classification Table relative to a particular Zone.

A Deemed-to-Satisfy Classification Table for each Zone specifies criteria which must be met in order for specified classes of development to be classified as deemed-to-satisfy development within the Zone. For a development to be deemed-to-satisfy development all criteria applicable to a class of development must be satisfied.

A deemed-to-Satisfy development does not require assessment against the policies and rules applicable to performance assessed development, and must be granted a consent subject to the requirements of section 106 of the Act.

## Restricted Development

The Code classifies development as restricted development in a Restricted Development Table relative to each Zone. Restricted development is a form of impact assessed development for the purposes of assessment under the Act.

Performance Assessed Development - Application of Policies to Govern Performance assessed development

All development not classified as accepted, deemed-to-satisfy, restricted or impact assessed is to be assessed on its merits against the Planning and Design Code, as contemplated by section 107 of the Act. This is referred to as performance assessed development.

## Application of Policies to Classes of Development

The Code applies policies to classes of development through an Applicable Policies for Performance Assessed Development Table relative to each Zone.

An Applicable Policies for Performance Assessed Development Table for each Zone specifies the policies and rules (selected from the Code library) that apply to classes of development within the Zone, including by the application of policies within Subzones and Overlays, together with the relevant General Development Policies. The Applicable Policies for Performance Assessed Development Tables also contain rules for application of the policies under the heading "Applicable Policies" including rules relating to the application of Desired Outcome policies and Designated Performance Features. The policies specified in the Applicable Policies for Performance Assessed Development Table constitute the policies applicable to the class of development within the Zone to the exclusion of all other policies within the Code library, and no other policies are applicable.

Development that does not fall within one of the specified classes of development in an Applicable Policies for Performance Assessed Development Table is designated in the Table as "All Other Development". In respect of all other development, all policies from the Zone and Subzone, and all policies in Overlays that have application to the spatial location of the development, and all General Development Policies, are selected and applied for the purpose of assessment.

## Relevant Provisions

For the purposes of section 102 of the Act the relevant authority must assess the development against the applicable policies specified by the Zone Applicable Policies for Performance Assessed Development Table that are relevant to the particular development. For the avoidance of doubt, the relevant authority may determine that one or more applicable policies is not relevant to a particular development.

## Policies – Desired Outcomes and Performance Outcomes

Zone, Subzone, Overlay and General Development Policies are comprised of desired outcomes and performance outcomes. These are applicable to performance assessed development and to restricted development.

Desired outcomes are policies designed to aid the interpretation of performance outcomes by setting a general policy agenda for a Zone, Subzone, Overlay or General Development Policies module. Where a relevant authority is uncertain as to whether or how a performance outcome applies to a development, the desired outcome(s) may inform its consideration of the relevance and application of a performance outcome, or in assessing the merits of the development against the applicable performance outcomes collectively.

Performance outcomes are policies designed to facilitate assessment according to specified factors, including land use, site dimensions and land division, built form and character and hazard risk minimisation.

In order to assist a relevant authority to interpret the performance outcomes, in some cases the policy includes a standard outcome which will generally meet the corresponding performance outcome (a *designated performance feature* or DPF). Without derogating from the need to assess development on its merits against all relevant policies, a DPF provides a guide to the relevant authority as to what is generally considered to satisfy the corresponding performance outcome but does not derogate from the discretion to determine that the outcome is met in another way.

## Restricted Development

For the purpose of restricted development in all Zones, all policies and rules relative to the spatial location of the development together with all General Development Policies are applicable and may be determined by the Commission to be relevant for the purposes of a particular restricted development pursuant to s110(10) of the Act.

## Spatial Information

Spatial boundaries of Zones, Subzones and Overlays in relation to the parts of the State to which the Planning and Design Code applies are accessed through the SA planning database.

The classifications, rules and policies applicable to a particular class of Zone, or to a Subzone or Overlay determined in the manner set out in this Introduction, are applied to the various parts of the State by reference to the correspondingly named Zones, Subzones and Overlays that the SA planning database provides access to.

## Hierarchy of Policies/Modification of Provisions

Where there is an inconsistency between provisions in the library of policies, and for the purpose of section 66(3)(b) of the Act, the following rules will apply to the extent of any inconsistency between policies:

the provisions of an Overlay will prevail over all other policies applying in the particular case;

- a) a Subzone policy will prevail over a Zone policy or a General Development Policy; and
- b) a Zone policy will prevail over a General Development Policy.

## Procedural Matters – Referrals

The Code also interacts with Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017 for the purposes of section 122 of the Act. Schedule 9 prescribes development that, by reference to location, class or other features as specified in each item in the table in clause 3 of Schedule 9, and class as specified by the Code, must be referred to a body prescribed in Schedule 9. For the purposes of the specified items in the table in clause 3 of Schedule 9, the Code contains Referral Tables relative to Overlays, Zones and General Development modules. Referral Tables specify classes of development requiring referral to a prescribed body by the mechanism described in paragraph 6.2.

Referral Tables specify classes of development to which an item in the table in clause 3 of Schedule 9, identified by reference to the prescribed referral body, applies. In addition, Referral Tables identify the purpose of the referral (that being a matter that is considered by the Commission under section 66(2)(e)(ii) of the Act as being appropriate to include in the Code). Development that is within a class specified by the Referral Table, and otherwise within the corresponding item in the table in clause 3 of Schedule 9, must be referred to the prescribed referral body pursuant to s122 of the Act.

## Interpretation

### Definitions and Other Rules of Interpretation

A term used in the Planning and Design Code may have a meaning specifically assigned to that term by one of the following:

- a) the *Planning, Development and Infrastructure Act 2016* (the Act);
- b) the *Acts Interpretation Act 1915* (South Australia);
- c) the definitions in Parts 7 and 8 of the Planning and Design Code.

In the event a term has been assigned a meaning in more than one of the Code's parts (ie. a Zone, Subzone, Overlay, or General Development Policy), the meaning contained in the part that sits highest in the hierarchy of policies under clause 4 in Part 1 will prevail.

A reference in the Planning and Design Code to an Act includes a reference to any regulations or instrument made under the Act, and where an Act, regulation or instrument has been amended or replaced, if the context permits, includes a reference to the amended or replaced Act, regulations or instrument.

A reference in the Planning and Design Code to a specific resource document or standard, means the latest version of the resource document or standard.

Unless otherwise indicated, a reference in the Planning and Design Code to a Part, section or table is a reference to a Part, section or table of the Code.



Part 2 – Zones and Sub Zones

## Business Neighbourhood Zone

Table 1 – Accepted Development Classification

<b>Class of Development</b> The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	<b>Accepted Development Classification Criteria</b>
<p><b>Carport</b></p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Airport Building Heights (Regulated) Overlay</li> <li>• Building Near Airfields Overlay</li> <li>• Defence Aviation Area Overlay</li> <li>• Future Road Widening Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Major Urban Transport Routes Overlay</li> <li>• Murray Darling Basin Overlay</li> <li>• Native Vegetation Overlay</li> <li>• River Murray Flood Plain Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Urban Transport Routes Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>2 It is ancillary to a dwelling erected on the site</li> <li>3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary</li> <li>4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</li> <li>5 Total floor area - does not exceed 60m<sup>2</sup></li> <li>6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end)</li> <li>7 Building height - does not exceed 5m</li> <li>8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:                         <ol style="list-style-type: none"> <li>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</li> <li>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</li> </ol> </li> <li>9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):                         <ol style="list-style-type: none"> <li>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</li> <li>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</li> </ol> </li> <li>10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment</li> </ol>

	<p>11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>12 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors</p> <p>13 The carport:</p> <p>(a) is located so that vehicle access:</p> <p>i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or</p> <p>ii. will use a driveway that:</p> <p>A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</p> <p>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p>iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
<p><b>Internal building work</b> Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• State Heritage Place Overlay</li> <li>• Local Heritage Place Overlay</li> </ul>	<p>1 There will be no increase in the total floor area of the building</p> <p>2 There will be no alteration to the external appearance of the building.</p>
<p><b>Outbuilding (in the form of a garage)</b> Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Airport Building Heights (Regulated) Overlay</li> <li>• Building Near Airfields Overlay</li> <li>• Future Road Widening Overlay</li> </ul>	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 It is detached from and ancillary to a dwelling erected on the site.</p> <p>3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary</p>

<ul style="list-style-type: none"> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Major Urban Transport Routes Overlay</li> <li>• Murray Darling Basin Overlay</li> <li>• Native Vegetation Overlay</li> <li>• River Murray Flood Plain Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Urban Transport Routes Overlay</li> </ul>	<ol style="list-style-type: none"> <li>4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</li> <li>5 Total floor area - does not exceed 60m<sup>2</sup></li> <li>6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</li> <li>7 Building height - does not exceed 5m</li> <li>8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> <li>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</li> <li>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</li> </ol> </li> <li>9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> <li>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</li> <li>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</li> </ol> </li> <li>10 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</li> <li>11 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors</li> <li>12 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</li> <li>13 The garage: <ol style="list-style-type: none"> <li>(a) is located so that vehicle access: <ol style="list-style-type: none"> <li>i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or</li> <li>ii. will use a driveway that: <ol style="list-style-type: none"> <li>A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</li> <li>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</li> </ol> </li> </ol> </li> </ol> </li> </ol>
---	---

	<p>iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>14 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p><b>Outbuilding (not being a garage)</b></p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Airport Building Heights (Regulated) Overlay</li> <li>• Building Near Airfields Overlay</li> <li>• Future Road Widening Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Murray Darling Basin Overlay</li> <li>• Native Vegetation Overlay</li> <li>• River Murray Flood Plain Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 It is detached from and ancillary to a dwelling erected on the site</p> <p>3 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>5 Side boundary setbacks – at least 900mm from the boundary of the allotment</p> <p>6 Total floor area does not exceed 60m<sup>2</sup></p> <p>7 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>8 Building height - does not exceed 5m</p> <p>9 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <p>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</p> <p>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</p> <p>10 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</p>

	<p>11 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>12 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p><b>Shade sail</b></p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Airport Building Heights (Regulated) Overlay</li> <li>• Building Near Airfields Overlay</li> <li>• Future Road Widening Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Major Urban Transport Routes Overlay</li> <li>• Murray Darling Basin Overlay</li> <li>• Native Vegetation Overlay</li> <li>• River Murray Flood Plain Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Urban Transport Routes Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>2 Shade sail consists of permeable material</li> <li>3 The total area of the sail - does not exceed 40m<sup>2</sup></li> <li>4 No part of the shade sail will be: <ol style="list-style-type: none"> <li>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</li> <li>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</li> </ol> </li> <li>5 Primary street setback – at least as far back as the building line of the building to which it is ancillary</li> <li>6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m</li> <li>7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</li> </ol>
<p><b>Solar photovoltaic panels (roof mounted)</b></p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Local Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</li> <li>2 Panels and associated components do not overhang any part of the roof</li> <li>3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</li> </ol>
<p><b>Spa pool</b></p> <p><b>Swimming pool</b></p> <p>Except where any of the following apply:</p> <p>Except where any of the following apply:</p>	<ol style="list-style-type: none"> <li>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>2 It is ancillary to a dwelling erected on the site</li> <li>3 Allotment boundary setback – not less than 1m</li> <li>4 Primary street setback – at least as far back as the building line of the building to which it is ancillary</li> </ol>

<ul style="list-style-type: none"> <li>• Future Road Widening Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Historic Area Overlay</li> <li>• Murray Darling Basin Overlay</li> <li>• Native Vegetation Overlay</li> <li>• River Murray Flood Plain Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<p>5 Location of filtration system from a dwelling on an adjoining allotment:</p> <p>(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise</p> <p>(b) not less than 12m in any other case.</p>
<p><b>Verandah</b></p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Airport Building Heights (Regulated) Overlay</li> <li>• Building Near Airfields Overlay</li> <li>• Future Road Widening Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Major Urban Transport Routes Overlay</li> <li>• Murray Darling Basin Overlay</li> <li>• Native Vegetation Overlay</li> <li>• River Murray Flood Plain Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Urban Transport Routes Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>2 It is ancillary to a dwelling erected on the site</li> <li>3 Primary street setback – as far back as the building line of the building to which it is ancillary</li> <li>4 Total floor area - does not exceed 60m<sup>2</sup></li> <li>5 Post height - does not exceed 3m measured from natural ground level</li> <li>6 Building height - does not exceed 5m</li> <li>7 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment</li> <li>8 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.</li> </ol>
<p><b>Water tank (underground)</b></p>	<ol style="list-style-type: none"> <li>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>2 The tank (including any associated pump) is located wholly below the level of the ground.</li> </ol>

Table 2 – Deemed-to-Satisfy Development Classification

<b>Class of Development</b> The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	<b>Deemed-to-Satisfy Development Classification Criteria</b> Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
<b>Advertisement attached to a building or structure</b> Except where any of the following apply: <ul style="list-style-type: none"> <li>• Historic Area Overlay</li> <li>• Local Heritage Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	None	Clearance from Overhead Powerlines: DTS 1.1  Advertisements [Appearance]: DTS 1.1, 1.3, 1.4  Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2  Advertisements [Advertising Content]: DTS 3.1  Advertisements [Amenity Content]: DTS 4.1  Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Advertising Near Signalised Intersections Overlay: All DTS
<b>Change of use from a shop, office or consulting room to a shop, office, consulting room or any combination of these uses where the area to be occupied by the proposed development is located in an existing building and is provided with existing on-site car parking</b>	None	Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1	None	Major Urban Transport Routes Overlay: [Access – Existing Access Points] DTS 3.1  Key Outback and Rural Routes Overlay: Access – Existing Access Points] DTS 3.1

<b>Class of Development</b> The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	<b>Deemed-to-Satisfy Development Classification Criteria</b> Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
Except where any of the following apply: <ul style="list-style-type: none"> <li>State Heritage Area Overlay</li> <li>State Heritage Place Overlay</li> </ul>				
<b>Dwelling addition</b> Except where any of the following apply: <ul style="list-style-type: none"> <li>Local Heritage Area Overlay</li> <li>Local Heritage Place Overlay</li> <li>State Heritage Area Overlay</li> <li>State Heritage Place Overlay</li> </ul>	[Building height and setbacks]: All DTS	Clearance from Overhead Powerlines: DTS 1.1  Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2  Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2  Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1  Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1  Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1, 19.2, 19.3	None	Airport Building Heights (Regulated) Overlay: All DTS Building Near Airfields Overlay: All DTS Coastal Areas Overlay: All DTS Future Road Widening Overlay: All DTS Hazards (Bushfire – Urban Interface) Overlay: All DTS Hazards (Bushfire – Regional) Overlay: All DTS Historic Area Overlay: DTS 2.1 Key Railway Crossings Overlay: All DTS Major Urban Transport Routes Overlay: All DTS Native Vegetation Overlay: All DTS Non-stop Corridor Overlay: All DTS Sloping Land Overlay: All DTS Urban Transport Routes Overlay: All DTS

<b>Class of Development</b> The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	<b>Deemed-to-Satisfy Development Classification Criteria</b> Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
		Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: DTS 20.1  Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: DTS 21.1, 21.2, 21.3  Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: DTS 22.1, 22.2  Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1  Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2  Interface Between Land Uses [Activities Generating Noise or Vibration]: DTS 4.4  Site Contamination: DTS 1.1		
<b>Detached Dwelling Semi-Detached Dwelling</b>	[Building height and	Clearance from Overhead Powerlines: DTS 1.1	None	Airport Building Heights (Regulated) Overlay: All DTS

<p><b>Class of Development</b></p> <p>The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'</p>	<p><b>Deemed-to-Satisfy Development Classification Criteria</b></p> <p>Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.</p>			
	<p><b>Zone</b></p>	<p><b>General Development Policies</b></p>	<p><b>Subzone</b> (applies only in the area affected by the Subzone)</p>	<p><b>Overlay</b> (applies only in the area affected by the Overlay)</p>
<p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Character Area Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<p>setbacks]: All DTS</p>	<p>Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1</p> <p>Design in Urban Areas [All Development – Car Parking Appearance]: DTS 6.1</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1</p> <p>Design in Urban Areas [All Residential Development</p>		<p>Building Near Airfields Overlay: All DTS</p> <p>Coastal Areas Overlay: All DTS</p> <p>Future Road Widening Overlay: All DTS</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All DTS</p> <p>Hazards (Bushfire – Regional) Overlay: All DTS</p> <p>Historic Area Overlay: DTS 2.1</p> <p>Key Railway Crossings Overlay: All DTS</p> <p>Major Urban Transport Routes Overlay: All DTS</p> <p>Native Vegetation Overlay: All DTS</p> <p>Non-stop Corridor Overlay: All DTS</p> <p>Sloping Land Overlay: All DTS</p> <p>Urban Transport Routes Overlay: All DTS</p>

<b>Class of Development</b> The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	<b>Deemed-to-Satisfy Development Classification Criteria</b> Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
		– Access and Servicing]: DTS 16.1  Design in Urban Areas [All Residential Development – Flooding]: DTS 18.1  Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1, 19.2, 19.3  Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: DTS 20.1  Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: DTS 21.1, 21.2, 21.3  Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: DTS 22.1, 22.2  Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive		

<b>Class of Development</b> The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	<b>Deemed-to-Satisfy Development Classification Criteria</b> Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
		Design]: DTS 23.1, 23.2, 23.3  Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: DTS 24.1, 24.2, 24.3, 24.4, 24.5, 24.6  Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1 Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2  Site Contamination: DTS 1.1		
<b>Dwelling, dwellings or residential flat building undertaken by:</b>  a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or	None	Housing Renewal: All DTS	None	Airport Building Heights (Regulated) Overlay: All DTS Building Near Airfields Overlay: All DTS Coastal Areas Overlay: All DTS Future Road Widening Overlay: All DTS Hazards (Bushfire – Urban Interface) Overlay: All DTS Hazards (Bushfire – Regional) Overlay: All DTS

<b>Class of Development</b> The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	<b>Deemed-to-Satisfy Development Classification Criteria</b> Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
<p><b>b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority</b></p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Character Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Historic Area Overlay</li> </ul>				<p>Key Railway Crossings Overlay: All DTS</p> <p>Major Urban Transport Routes Overlay: All DTS</p> <p>Native Vegetation Overlay: All DTS</p> <p>Non-stop Corridor Overlay: All DTS</p> <p>Sloping Land Overlay: All DTS</p> <p>Urban Transport Routes Overlay: All DTS</p>

<b>Class of Development</b> The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	<b>Deemed-to-Satisfy Development Classification Criteria</b> Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
<b>Land division</b>	None	Land Division in Urban Areas [All Land Division – Allotment Configuration]: DTS 1.1	None	None
<b>Temporary change of use to a <u>sales office</u> within an existing building for no more than 2 years</b>	None	None	None	None
<b>The construction of a new building in the same, or substantially the same, position as a building which was demolished within the previous 3 years where the new building has the same, or substantially the same, layout and external appearance as the previous building</b> Except where any of the following apply: <ul style="list-style-type: none"> <li>• Historic Area Overlay</li> <li>• Historic Shipwrecks Overlay</li> </ul>	None	None	None	None

<b>Class of Development</b> The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	<b>Deemed-to-Satisfy Development Classification Criteria</b> Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>				

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<b>Advertisement</b>	[Advertisements]: All	Clearance from Overhead Powerlines: PO 1.1  Advertisements: All	None	Advertising Near Signalised Intersections Overlay: All  Airport Building Heights (Aircraft Landing Area) Overlay: All  Airport Building Heights (Regulated) Overlay: All  Building Near Airfields Overlay: All  Character Area Overlay: All  Character Preservation District Overlay: All  Defence Aviation Area Overlay: All

				<p>Future Road Widening Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Urban Transport Routes Overlay: All</p>
<b>Carport Outbuilding (in the form of a garage)</b>	None	Design in Urban Areas [All Residential Development –	None	Advertising Near Signalised

		<p>Ancillary Development]: DTS 17.1, 17.2</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less</p> <p>Car parking, Access and Manoeuvrability]: All</p> <p>Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.4, 3.5</p>		<p>Intersections Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p>
--	--	--	--	---

				State Heritage Place Overlay: All Urban Transport Routes Overlay: All
<b>Consulting room Office</b>	[Land use and intensity]: All [Built form and character]: All [Building height and setbacks]: All [Concept plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking	None	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Murray Darling Basin Overlay: All

		<p>[Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Prescribed Water Resources Area Overlay: All</p> <p>Prescribed Wells Area Overlay: All</p> <p>Regulated Trees Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Protection Area Overlay: All</p> <p>Water Resources Overlay: All</p>
<b>Community facility</b>	<p>[Land use and intensity]: All</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p>	None	<p>Airport Building Heights (Regulated) Overlay: All</p>

	<p>[Concept plans]: All</p>	<p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p>	<p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Prescribed Water Resources Area Overlay: All</p> <p>Prescribed Wells Area Overlay: All</p>
--	-----------------------------	---	---

		<p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Regulated Trees Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Protection Area Overlay: All</p> <p>Water Resources Overlay: All</p>
<b>Demolition of a State or Local Heritage Place</b>	None	None	None	<p>Local Heritage Place Overlay: All</p> <p>State Heritage Place Overlay: All</p>
<b>Demolition within the Historic Area Overlay or the State Heritage Area Overlay</b>	All	None	None	<p>Historic Area Overlay: All</p> <p>State Heritage Area Overlay: All</p>
<b>Detached dwelling Semi-detached dwelling</b>	<p>[Land use and intensity]: All</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy</p>	None	<p>Affordable Housing Overlay: All</p> <p>Airport Building Heights</p>

	<p>[Concept plans]: All</p>	<p>Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Design in Urban Areas [All Residential Development – Access and Servicing]: PO 16.1</p> <p>Design in Urban Areas [All Residential</p>		<p>(Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p>
--	---------------------------------	--	--	--

		<p>Development – Flooding]: PO 18.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 23.1, 23.2, 23.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or</p>		<p>Non-stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Protection Area Overlay: All</p>
--	--	--	--	---

		<p>Less – Car Parking and Manoeuvrability]: PO 24.1, 24.2, 24.3, 24.4, 24.5, 24.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Site Contamination: PO 1.1</p>		
<b>Dwelling addition</b>	<p>[Built form and character]: All  [Building height and setbacks]: All  [Concept plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p>	None	<p>Affordable Housing Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p>

		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise</p>		<p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Urban Transport Routes Overlay: All</p>
--	--	--	--	---

		or Vibration]: PO 4.4 Site Contamination: PO 1.1		Water Protection Area Overlay: All
<b>Dwelling, dwellings or residential flat building undertaken by: a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority</b>	None	Housing Renewal: All	None	Affordable Housing Overlay: All  Airport Building Heights (Regulated) Overlay: All  Building Near Airfields Overlay: All  Character Area Overlay: All  Future Road Widening Overlay: All  Hazards (Bushfire – Urban Interface) Overlay: All  Hazards (Bushfire – Regional) Overlay: All  Hazards (Flooding) Overlay: All  Historic Area Overlay: All  Key Railway Crossings Overlay: All  Local Heritage Place Overlay: All  Major Urban Transport

				<p>Routes Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Protection Area Overlay: All</p>
<b>Fence</b>	[Built form and character]: All	Design in Urban Areas [ All Development – Fences and Walls]: PO 8.1	None	
<b>Group dwelling</b>	[Land use and intensity]: All [Built form and character]: All [Building height and setbacks]: All [Concept plans]: All	Clearance from Overhead Powerlines: PO 1.1  Infrastructure and Renewable Energy	None	<p>Affordable Housing Overlay: All</p> <p>Airport Building Heights</p>

		<p>Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses</p>		<p>(Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p>
--	--	--	--	--

		<p>[Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		<p>Non-stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Protection Area Overlay: All</p>
<b>Land division</b>	[Land Division]: All	Land Division in Urban Areas: All	None	
<b>Residential apartment building</b>	<p>[Land use and intensity]: All</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Concept plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>Transport, Access and Parking</p>	None	<p>Affordable Housing Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p>

		<p>[Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		<p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p>
--	--	---	--	--

				<p>Urban Transport Routes Overlay: All</p> <p>Water Protection Area Overlay: All</p>
<b>Retaining wall</b>	[Built form and character]: All	Design in Urban Areas [All Development – Fences and Walls]: All	None	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-stop Corridor Overlay: All</p>

				<p>River Murray Flood Plain Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Urban Transport Routes Overlay: All</p>
<b>Row dwelling</b>	<p>[Land use and intensity]: All</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Concept plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1</p> <p>Design in Urban Areas [All Residential Development – External</p>	None	<p>Advertising Near Signalised Intersections Overlay: All</p> <p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Character Preservation District Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Historic Area Overlay: All</p>

		<p>Appearance]: PO 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Design in Urban Areas [All Residential Development – Access and Servicing]: PO 16.1</p> <p>Design in Urban Areas [All Residential Development – Flooding]: PO 18.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential</p>		<p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Urban Transport Routes Overlay: All</p>
--	--	---	--	---

		<p>Development – 3 Building Levels or Less – Landscaping]: PO 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 23.1, 23.2, 23.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 24.1, 24.2, 24.3, 24.4, 24.5, 24.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Site Contamination: PO 1.1</p>		
<b>Shop</b>	<p>[Land use and intensity]: All</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Concept plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Non</p>	None	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p>

		<p>Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p>		<p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Prescribed Water Resources Area Overlay: All</p> <p>Prescribed Wells Area Overlay: All</p> <p>Regulated Trees Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p>
--	--	--	--	---

		<p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Protection Area Overlay: All</p> <p>Water Resources Overlay: All</p>
<b>Tree-damaging activity</b>	None	None	None	<p>Regulated Tree Overlay: All</p> <p>Significant Tree Overlay: All</p>
<b>Verandah Shade sail</b>	None	Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2	None	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p>

				<p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Urban Transport Routes Overlay: All</p>
<b>All other Code Assessed Development</b>	All	All	None	Any Relevant Overlay: All

Table 4 – Restricted Development Classification

Class of Development	Exclusions
The following Classes of Development are classified as Restricted subject to any 'Exclusions'	
General industry	
Motor repair station	
Shop	Restaurant  Any other shop with a gross leasable floor area less than 500m <sup>2</sup>

### Procedural Matters (PM)

Notification
<p>All classes of performance assessed development are excluded from notification except where they involve any of the following:</p> <ul style="list-style-type: none"> <li>(a) development identified as "all other code assessed development" in Business Neighbourhood Zone Table 3</li> <li>(b) development that fails to comply with DPF 3.1</li> <li>(c) hotel</li> <li>(d) industry</li> <li>(e) shop, office or consulting room with a floor area exceeding 250m<sup>2</sup></li> </ul>

### Assessment Provisions

#### Desired Outcome (DO)

##### DO 1

A low rise medium density environment accommodating a variety of housing and accommodation types co-existing with a mix of low impact employment-generating land uses.

#### Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

##### Land Use and Intensity

##### PO 1.1

Shops, office, consulting room and other low impact non-residential uses supported by a variety of compact, medium density housing and accommodation types.

##### DTS/DPF 1.1

Development comprises one or more of the following land uses:

- Dwelling
- Community facility
- Consulting room
- Office
- Shop

#### PO 1.2

Small scale business and commercial land uses complement the prevailing neighbourhood character.

#### DTS/DPF 1.2

The gross leasable floor area of a shop, office or consulting room does not exceed 250m<sup>2</sup>.

### Built Form and Character

#### PO 2.1

Buildings are of a scale and design that complements surrounding built form, streetscapes and local character.

#### DTS/DPF 2.1

None are applicable.

#### PO 2.2

Development provides attractive landscaping to the primary street frontage.

#### DTS/DPF 2.2

None are applicable.

#### PO 2.3

Site coverage is limited to provide space for landscaping, open space and pervious areas.

#### DTS/DPF 2.3

Site coverage does not exceed 60% of site area.

### Building height and setbacks

#### PO 3.1

Buildings are of low-to-medium rise scale, with the highest intensity of built form at the centre of the zone and lower scale built form adjoining a zone primarily intended to accommodate residential development.

#### DTS/DPF 3.1

Building height does not exceed:

- a. 2 building levels or 9 metres on sites adjoining a residential allotment within a different zone; or
- b. 3 building levels or 12 metres in all other cases.

#### PO 3.2

Buildings set back from primary street boundaries to contribute to a consistent streetscape.

#### DTS/DPF 3.2

Buildings set back from the primary street frontage the lesser of the following:

- (a) the average of any existing buildings on either of the adjoining sites having frontage to the same street; or
- (b) not less than 5m where no building exists on an adjoining site.

#### PO 3.3

Buildings set back from secondary street boundaries (other than rear laneways) to contribute to a consistent streetscape.

#### DTS/DPF 3.3

Buildings set back from the secondary street frontage:

- (a) the average of any existing buildings on adjoining sites having frontage to the same street; or
- (b) not less than 0.9m where no building exists on an adjoining site.

#### PO 3.4

Boundary walls are limited in height and length to manage impacts on adjoining properties.

#### DTS/DPF 3.4

Except where the development is a dwelling located on a central site within a row dwelling development, buildings with side boundary walls are sited on only one side boundary and either:

- a. adjoin or abut a boundary wall of a building on adjoining land for the same length and height; or
- b. do not exceed the following:
  - i. 3m in height from the top of the footings;
  - ii. 10m in length;
  - iii. when combined with other walls on the boundary of the subject development site, maximum 45% of the length of the boundary; and
- c. are setback at least 3 metres from any other existing or proposed boundary walls on the subject land.

#### PO 3.5

Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.

#### DTS/DPF 3.5

Dwellings in a semi-detached or row arrangement are setback at least 900mm from side boundaries shared with allotments outside the development site.

#### PO 3.6

Buildings are set back from side boundaries to provide:

- (a) separation between dwellings in a way that complements the established character of the locality; and
- (b) access to natural light and ventilation for neighbours.

#### DTS/DPF 3.6

Other than walls located on a side boundary, buildings are set back at least 0.9 metres from side boundaries.

#### PO 3.7

Buildings are set back from rear boundaries to provide:

- (a) separation between dwellings in a way that complements the established character of the locality;
- (b) access to natural light and ventilation for neighbours;
- (c) open space recreational opportunities; and
- (d) space for landscaping and vegetation.

#### DTS/DPF 3.7

1 Buildings are set back from the rear boundary at least:

- (a) 3m for the first building level; and
- (b) 5m for any second building level.

## Land Division

#### PO 4.1

Land division and site amalgamation that creates allotments that vary in size and are suitable for a variety of residential and commercial activities and that improve the level of development integration.

#### DTS/DPF 4.1

None are applicable.

## Advertisements

#### PO 5.1

Freestanding advertisements are not visually dominant within the locality.

## DTS/DPF 5.1

Freestanding advertisements:

- (a) do not exceed 6m in height above natural ground level; and
- (b) do not have a face that exceeds 4m<sup>2</sup> per side.

## Procedural Matters (PM)

### Notification

All classes of performance assessed development are excluded from notification except where they involve any of the following:

- (a) development identified as "all other code assessed development" in Business Neighbourhood Zone Table 3
- (b) development that fails to comply with DPF 3.1
- (c) hotel
- (d) industry
- (e) shop, office or consulting room with a floor area exceeding 250m<sup>2</sup>

## Community Facilities Zone

Table 1 – Accepted Development Classification

<b>Class of Development</b> The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	<b>Accepted Development Classification Criteria</b>
<b>Building work on railway land</b>	<ol style="list-style-type: none"> <li>1 Building work is associated with a railway</li> <li>2 It is situated (or to be situated) on railway land</li> <li>3 It is required for the conduct or maintenance of railway activities.</li> </ol>
<b>Internal building work</b> Except where any of the following apply: <ul style="list-style-type: none"> <li>• Historic Area Overlay</li> <li>• Local Heritage Place identified in the Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place identified in the State Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>3 There will be no increase in the total floor area of the building</li> <li>4 There will be no alteration to the external appearance of the building.</li> </ol>
<b>Private bushfire shelters</b> Except where any of the following apply: <ul style="list-style-type: none"> <li>• Character Preservation District Overlay</li> <li>• Coastal Areas Overlay</li> <li>• Hazards (Acid Sulfate Soils) Overlay</li> <li>• Hazards (Flooding) Overlay</li> <li>• Character Area Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>2 Primary street setback – at least as far back as the building to which it is ancillary</li> <li>3 Secondary street setback – at least 900mm from the boundary of the allotment</li> <li>4 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).</li> </ol>

<ul style="list-style-type: none"> <li>• Native Vegetation Overlay</li> <li>• State Significant Native Vegetation Overlay</li> <li>• Ramsar Wetlands Overlay</li> <li>• River Murray Flood Plain Overlay</li> <li>• Sloping Land Overlay</li> <li>• Water Resources Overlay</li> </ul>	
<p><b>Shade sail</b> Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Character Preservation District Overlay</li> <li>• Coastal Areas Overlay</li> <li>• Hazards (Acid Sulfate Soils) Overlay</li> <li>• Character Area Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Native Vegetation Overlay</li> <li>• State Significant Native Vegetation Overlay</li> <li>• Ramsar Wetlands Overlay</li> <li>• River Murray Flood Plain Overlay</li> <li>• Sloping Land Overlay</li> <li>• Water Resources Overlay</li> </ul>	<p>8 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>9 Shade sail consists of permeable material</p> <p>10 The total area of the sail - does not exceed 40m<sup>2</sup></p> <p>11 No part of the shade sail will be:</p> <p>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</p> <p>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</p> <p>12 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>13 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m</p> <p>14 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</p>
<p><b>Solar photovoltaic panels (roof mounted)</b> Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Historic Area Overlay</li> <li>• Local Heritage Place identified in the Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place identified in the State Heritage Place Overlay</li> </ul>	<p>4 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>5 Panels and associated components do not overhang any part of the roof</p> <p>6 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>

<p><b>Spa pool</b> <b>Swimming pool</b> Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Character Preservation District Overlay</li> <li>• Coastal Areas Overlay</li> <li>• Hazards (Acid Sulfate Soils) Overlay</li> <li>• Hazards (Flooding) Overlay</li> <li>• Character Area Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Native Vegetation Overlay</li> <li>• State Significant Native Vegetation Overlay</li> <li>• Ramsar Wetlands Overlay</li> <li>• River Murray Flood Plain Overlay</li> <li>• Sloping Land Overlay</li> <li>• Water Resources Overlay</li> </ul>	<ol style="list-style-type: none"> <li>6 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>7 It is ancillary to a building erected on the site</li> <li>8 Allotment boundary setback – not less than 1m</li> <li>9 Primary street setback – at least as far back as the building line of the building to which it is ancillary</li> <li>10 Location of filtration system from a building on an adjoining allotment: <ol style="list-style-type: none"> <li>(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise</li> <li>(b) not less than 12m in any other case.</li> </ol> </li> </ol>
<p><b>Water tank (above ground)</b></p> <ul style="list-style-type: none"> <li>• Character Preservation District Overlay</li> <li>• Coastal Areas Overlay</li> <li>• Hazards (Flooding) Overlay</li> <li>• Character Area Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Native Vegetation Overlay</li> <li>• State Significant Native Vegetation Overlay</li> <li>• Ramsar Wetlands Overlay</li> <li>• River Murray Flood Plain Overlay</li> <li>• Sloping Land Overlay</li> <li>• Water Resources Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>2 The tank is part of a roof drainage system</li> <li>3 Total floor area - not exceeding 15m<sup>2</sup></li> <li>4 The tank is located wholly above ground</li> <li>5 Tank height – does not exceed 4m above natural ground level</li> <li>6 Primary street setback – at least as far back as the building line of the building to which it is ancillary</li> <li>7 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.</li> </ol>

**Water tank (underground)**

Except where any of the following apply:

- Character Preservation District Overlay
- Coastal Areas Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Ramsar Wetlands Overlay
- Sloping Land Overlay
- Water Resources Overlay

- 3 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 4 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

<b>Class of Development</b> The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	<b>Deemed-to-Satisfy Development Classification Criteria</b> Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
<b>Advertisement</b> Except where any of the following apply: <ul style="list-style-type: none"> <li>• Advertising Near Signalised Intersections Overlay</li> <li>• Character Area Overlay</li> <li>• Character Preservation District Overlay</li> <li>• Coastal Areas Overlay</li> <li>• Hazards (Flooding) Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Mt Lofty Ranges Catchment (Area 2) Overlay</li> <li>• Native Vegetation Overlay</li> </ul>	None	Clearance from Overhead Powerlines: DTS 1.1  Advertisements [Appearance]: DTS 1.1, 1.3, 1.4  Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2  Advertisements [Advertising Content]: DTS 3.1  Advertisements [Amenity Content]: DTS 4.1  Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2  Building Near Airfields: DTS 1.1, 1.2  Defence Aviation Area: DTS 1.1, 1.3  Hazards (Acid Sulfate Soils): DTS 1.1  Future Road Widening: DTS 1.1  Key Outback and Rural Routes: 8.1 Major Urban Transport Routes: 8.1  Native Vegetation: DTS 1.1

**Class of Development**

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

- Non-stop Corridor Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- State Significant Native Vegetation Overlay

**Deemed-to-Satisfy Development Classification Criteria**

Provisions referred to are Deemed-to-Satisfy Criteria  
 Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
-------------	-------------------------------------	--	--

Urban Transport Routes: 8.1

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<b>Advertisement</b>	None	Clearance from Overhead Powerlines: PO 1.1  Advertisements [Appearance]: PO 1.1, 1.3, 1.4  Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2  Advertisements [Advertising Content]: PO 3.1  Advertisements [Amenity Content]: PO 4.1  Advertising [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5	None	Advertising Near Signalised Intersections: All Airport Building Heights (Aircraft Landing Area): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Character Preservation District: All Coastal Areas: All Defence Aviation Area: All Future Road Widening: All Hazards (Acid Sulfate Soils): All Hazards (Flooding): All Historic Area: All Key Outback and Rural Routes: All Local Heritage Place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Major Urban Transport Routes: All Mt Lofty Ranges Catchment (Area 2): All Native Vegetation: All Non-stop Corridor: All Ramsar Wetlands: All River Murray Flood Plain: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All Urban Transport Routes: All
<b>Demolition of a State or Local Heritage Place</b>	None	None	None	Local Heritage Place: All State Heritage Place: All
<b>Demolition within the Historic Area Overlay or</b>	All	None	None	Historic Area: All State Heritage Area: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<b>State Heritage Area Overlay</b>				
<b>Tree Damaging Activity</b>	None	None	None	Regulated Trees: All
<b>All other Code Assessed Development</b>	All	All	None	Any Relevant Overlay: All

The following policies 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.

Table 4 –Restricted Development Classification

<b>Class of Development</b> The following Classes of Development are classified as Restricted subject to any 'Exclusions'	<b>Exclusions</b>
<b>None Specified</b>	

## Assessment Provisions

### Desired Outcomes (DO)

#### DO 1

Provision of a range of public and private community, educational, recreational and health care facilities.

### Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

#### Land Use and Intensity

##### PO 1.1

Development is associated with or ancillary to the provision of community, educational, recreational and / or health care services.

##### DTS/DPF 1.1

Development comprises one or more of the following land uses:

- Consulting room
- Educational establishment
- Indoor recreation facility
- Office
- Place of worship
- Pre-school
- Recreation area
- Shop

##### PO 1.2

Integration and coordination of adjoining land uses to enhance accessibility and efficiency in service delivery.

##### DTS/DPF 1.2

None are applicable.

##### PO 1.3

Development avoids inhibiting or prejudicing future delivery of community, educational, recreational or health care services.

##### DTS/DPF 1.3

None are applicable.

### Built Form and Character

#### PO 2.1

A range of low to medium rise buildings, with the highest intensity of built form at the centre of the zone and lower scale at the peripheral zone interface.

##### DTS/DPF 2.1

Building height does not exceed a maximum height specified in the *Building Height Technical and Numeric Variations Overlay*.

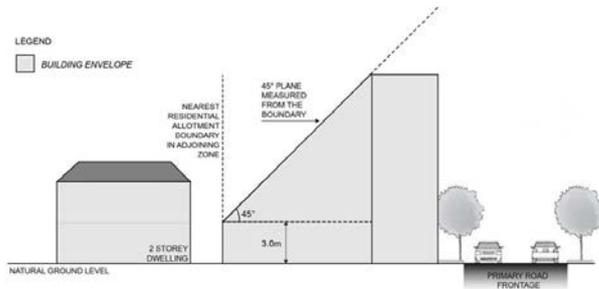
### Interface Height

#### PO 3.1

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

### DTS/DPF 3.1

Buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3 metres above natural ground level at the allotment boundary of a residential allotment within a neighbourhood zone as shown in the following diagram (except where this boundary is a southern boundary in which case DTS/DPF 3.2 will apply, or where this boundary is the primary street boundary):

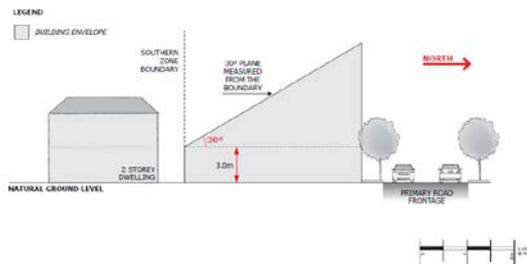


### PO 3.2

Buildings mitigate overshadowing of residential development within a neighbourhood zone.

### DTS/DPF 3.2

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



### Procedural Matters (PM)

#### Notification of Performance assessed development

All classes of development are excluded from notification except where it involves any of the following:

- (a) the site of the development is adjacent land to land in a different zone
- (b) development identified as "all other code assessed development" in Community Facilities Zone Table 3

## City Living Zone

Table 1 – Accepted Development Classification

<p><b>Class of Development</b></p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p><b>Accepted Development Classification Criteria</b></p>
<p><b>Carport</b></p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Sloping Land Overlay</li> </ul>	<p>14 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>15 It is ancillary to a dwelling erected on the site</p> <p>16 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary</p> <p>17 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>18 Total floor area - does not exceed 40m<sup>2</sup></p> <p>19 Post height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>20 Building height - does not exceed 5m</p> <p>21 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <p style="margin-left: 20px;">(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</p> <p style="margin-left: 20px;">(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</p> <p>22 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p style="margin-left: 20px;">(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p style="margin-left: 20px;">(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</p> <p>23 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment</p>

	<p>24 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>25 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors</p> <p>26 The carport:</p> <p>(a) is located so that vehicle access:</p> <p>i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or</p> <p>ii. will use a driveway that:</p> <p>A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</p> <p>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p>iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
<p><b>Internal building work</b> Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• A Local Heritage Place identified in the Local Heritage Place Overlay</li> <li>• A State Heritage Place identified in the State Heritage Place Overlay</li> </ul>	<p>5 There will be no increase in the total floor area of the building</p> <p>6 There will be no alteration to the external appearance of the building.</p>
<p><b>Outbuilding (in the form of a garage)</b> Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Sloping Land Overlay</li> </ul>	<p>15 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>16 It is detached from and ancillary to a dwelling erected on the site.</p> <p>17 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary</p> <p>18 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p>

- 19 Total floor area - does not exceed 40m<sup>2</sup>
- 20 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)
- 21 Building height - does not exceed 5m
- 22 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:
  - (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
  - (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
- 23 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
  - (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
  - (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure
- 24 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%
- 25 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors
- 26 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
- 27 The garage:
  - (a) is located so that vehicle access:
    - i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or
    - ii. will use a driveway that:
      - A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and
      - B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or
    - iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and
  - (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor

	<p>level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>28 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p><b>Outbuilding (not being a garage)</b></p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Sloping Land Overlay</li> </ul>	<p>13 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>14 It is detached from and ancillary to a dwelling erected on the site</p> <p>15 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>16 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>17 Side boundary setbacks – at least 900mm from the boundary of the allotment</p> <p>18 Total floor area does not exceed 40m<sup>2</sup></p> <p>19 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>20 Building height - does not exceed 5m</p> <p>21 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <p>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</p> <p>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</p> <p>22 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</p> <p>23 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>24 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>

<p><b>Shade sail</b></p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Sloping Land Overlay</li> </ul>	<p>15 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>16 Shade sail consists of permeable material</p> <p>17 The total area of the sail - does not exceed 40m<sup>2</sup></p> <p>18 No part of the shade sail will be:</p> <p style="padding-left: 20px;">(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</p> <p style="padding-left: 20px;">(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</p> <p>19 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>20 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m</p> <p>21 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment – the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</p>
<p><b>Solar photovoltaic panels (roof mounted)</b></p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Historic Area Overlay</li> <li>• A Local Heritage Place identified in the Local Heritage Place Overlay</li> <li>• A State Heritage Place identified in the State Heritage Place Overlay</li> </ul>	<p>7 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>8 Panels and associated components do not overhang any part of the roof</p> <p>9 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p><b>Spa pool</b></p> <p><b>Swimming pool</b></p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Sloping Land Overlay</li> </ul>	<p>11 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>12 It is ancillary to a dwelling erected on the site</p> <p>13 Allotment boundary setback – not less than 1m</p> <p>14 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>15 Location of filtration system from a dwelling on an adjoining allotment:</p> <p style="padding-left: 20px;">(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise</p> <p style="padding-left: 20px;">(b) not less than 12m in any other case.</p>

<p><b>Verandah</b></p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<p>9 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>10 It is ancillary to a dwelling erected on the site</p> <p>11 Primary street setback – as far back as the building line of the building to which it is ancillary</p> <p>12 Total floor area - does not exceed 40m<sup>2</sup></p> <p>13 Post height - does not exceed 3m measured from natural ground level</p> <p>14 Building height - does not exceed 5m</p> <p>15 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment</p> <p>16 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.</p>
<p><b>Water tank (above ground)</b></p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Sloping Land Overlay</li> </ul>	<p>8 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>9 The tank is part of a roof drainage system</p> <p>10 Total floor area - not exceeding 15m<sup>2</sup></p> <p>11 The tank is located wholly above ground</p> <p>12 Tank height – does not exceed 4m above natural ground level</p> <p>13 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>14 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.</p>
<p><b>Water tank (underground)</b></p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Sloping Land Overlay</li> </ul>	<p>5 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>6 The tank (including any associated pump) is located wholly below the level of the ground.</p>

Table 2 – Deemed-to-Satisfy Development Classification

<b>Class of Development</b> The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	<b>Deemed-to-Satisfy Development Classification Criteria</b> Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
<b>Carport</b> Except where any of the following apply: <ul style="list-style-type: none"> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Sloping Land Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	None	Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2  Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1  Design in Urban Areas [Residential Development – 3 Building Levels or Less  Car parking, Access and Manoeuvrability]: All  Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.4, 3.5	None	None
<b>Dwelling addition</b> Except where any of the following apply: <ul style="list-style-type: none"> <li>• North Adelaide Low Density Subzone</li> </ul>	[Built Form and Character]: DTS 2.2 [Building Setbacks]: DTs	Clearance from Overhead Powerlines: DTS 1.1  Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2	Medium – High Intensity Subzone [Built Form and Character]: DTS	None

<b>Class of Development</b>  The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	<b>Deemed-to-Satisfy Development Classification Criteria</b>  Provisions referred to are Deemed-to-Satisfy Criteria  Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b>  (applies only in the area affected by the Subzone )	<b>Overlay</b>  (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> <li>• Aircraft Noise Exposure Overlay</li> <li>• Airport Building Heights (Regulated)</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Sloping Land Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	3.1, 3.2, 3.3, 3.4, 3.5  [Site Dimensions and Land Division] : DTS 5.1	Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2  Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1  Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1  Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1, 19.2, 19.3  Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: DTS 20.1  Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Private Open Space]: DTS 21.1, 21.2, 21.3	2.1, 2.2, 2.3, 2.4	

<b>Class of Development</b>  The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	<b>Deemed-to-Satisfy Development Classification Criteria</b>  Provisions referred to are Deemed-to-Satisfy Criteria  Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b>  (applies only in the area affected by the Subzone )	<b>Overlay</b>  (applies only in the area affected by the Overlay)
		Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: DTS 22.1, 22.2  Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1  Interface Between Land Uses [Activities Generating Noise or Vibration]: DTS 4.4  Site Contamination: DTS 1.1		
<b>Outbuilding (in the form of a garage)</b> Except where any of the following apply: <ul style="list-style-type: none"> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Sloping Land Overlay</li> </ul>	None	Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2  Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1  Design in Urban Areas [Residential	None	None

<b>Class of Development</b>  The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	<b>Deemed-to-Satisfy Development Classification Criteria</b>  Provisions referred to are Deemed-to-Satisfy Criteria  Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b>  (applies only in the area affected by the Subzone)	<b>Overlay</b>  (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> <li>State Heritage Place Overlay</li> </ul>		Development – 3 Building Levels or Less  Car parking, Access and Manoeuvrability]: All  Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.4, 3.5		
<b>Outbuilding (not being a garage)</b>  Except where any of the following apply: <ul style="list-style-type: none"> <li>Historic Area Overlay</li> <li>Local Heritage Place Overlay</li> <li>Sloping Land Overlay</li> <li>State Heritage Place Overlay</li> </ul>	None	Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2	None	None
<b>Verandah</b>  Except where any of the following apply: <ul style="list-style-type: none"> <li>Historic Area Overlay</li> <li>Local Heritage Place Overlay</li> </ul>	None	Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2	None	None

<b>Class of Development</b> The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	<b>Deemed-to-Satisfy Development Classification Criteria</b> Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> <li>Sloping Land Overlay</li> <li>State Heritage Place Overlay</li> </ul>				

Table 3 - Applicable Policies for Performance Assessed Development

<b>Class of Development</b>	<b>Applicable Policies</b> The following policies 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.			
	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
<b>Carpport</b>	None	Design in Urban Areas [All Residential Development – Ancillary	None	Historic Area: All Local Heritage Place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Development]: PO 17.1, 17.2</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: All</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.4, 3.5</p>		State Heritage Place: All
Consulting room	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [External Appearance]: PO 1.4</p> <p>Design in Urban Areas [Car Parking</p>	<p>Medium – High Intensity Subzone: All</p> <p>North Adelaide Low Density</p>	<p>Aircraft Noise Exposure: All</p> <p>Design Overlay: All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Sloping Land: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Appearance]: PO 6.1, 6.4, 6.5</p> <p>Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3</p> <p>Design in Urban Areas [Water Supply]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p>	Subzone: All	<p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1</p>		
<b>Demolition of a State or Local Heritage Place</b>	All	None	None	<p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>State Heritage Place: All</p>
<b>Demolition within the Historic Area Overlay</b>	All	None	None	Historic Area: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>			
<b>Dwelling addition</b>	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External</p>	<p>Medium – High Intensity Subzone: All</p> <p>North Adelaide Low Density Subzone: All</p>	<p>Aircraft Noise Exposure: All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Appearance]: PO 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Interface Between Land Uses</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>[Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p>		
<b>Detached Dwelling</b>	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development –</p>	<p>Medium – High Intensity Subzone: All</p> <p>North Adelaide Low Density Subzone: All</p>	<p>Aircraft Noise Exposure: All</p> <p>Design Overlay: All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Car Parking Appearance]: PO 6.1</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Design in Urban Areas [All Residential Development – Access and Servicing]: PO 16.1</p> <p>Design in Urban Areas [All Residential Development – Flooding]: PO 18.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 23.1, 23.2, 23.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Manoeuvrability]: PO 24.1, 24.2, 24.3, 24.4, 24.5, 24.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Site Contamination: PO 1.1</p>		
<b>Educational establishment</b>	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All P</p>	<p>Medium – High Intensity Subzone: All</p> <p>North Adelaide Low Density Subzone: All</p>	<p>Aircraft Noise Exposure: All</p> <p>Design Overlay: All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>			
<b>Fence</b>	None	Design in Urban Areas [ All Development – Fences and Walls]: All	None	Historic Area: All Local Heritage Place: All Sloping Land: All State Heritage Place: All
<b>Land division</b>	[Site Dimensions and Land Division]; PO 5.1	None	North Adelaide Low Density Subzone: All	None
<b>Office</b>	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [External Appearance]: PO 1.4</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5</p> <p>Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3</p>	<p>Medium – High Intensity Subzone: All</p> <p>North Adelaide Low Density Subzone: All</p>	<p>Aircraft Noise Exposure: All</p> <p>Design Overlay: All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Water Supply]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1</p>		
<b>Outbuilding (in the form of a garage)</b>	None	<p>Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access</p>	None	<p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>State Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		and Manoeuvrability]: All  Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.4, 3.5		
<b>Outbuilding (not being a garage)</b>	None	Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2	None	Historic Area: All Local Heritage Place: All State Heritage Place: All
<b>Residential flat building</b>	All	Clearance from Overhead Powerlines: PO 1.1  Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2  Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2  Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6	Medium – High Intensity Subzone: All  North Adelaide Low Density Subzone: All	Affordable Housing: All Aircraft Noise Exposure: All Design Overlay: All Historic Area: All Local Heritage Place: All Sloping Land: All State Heritage Place: All Traffic Generating Development: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [ Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		
<b>Retirement facility</b>	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, 3.9</p>	<p>Medium – High Intensity Subzone: All</p> <p>North Adelaide Low Density Subzone: All</p>	<p>Affordable Housing: All</p> <p>Aircraft Noise Exposure: All</p> <p>Design Overlay: All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [ Access for People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Design in Urban Areas [ Supported Accommodation, Housing for Aged Persons, and People with Disabilities]: All</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [ Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4</p>		

### Applicable Policies

The following policies 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.

### Zone

### General Development Policies

**Subzone**  
(applies only in the area affected by the Subzone)

### Overlay

(applies only in the area affected by the Overlay)

Building Levels or Less]: All

Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All

Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All

Design in Urban Areas [ Supported Accommodation, Housing for Aged Persons, and People with Disabilities]: All

Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2

Interface Between Land Uses [ Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [ Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [ Light Spill]: All</p> <p>Site Contamination: PO 1.1</p>		
Row dwelling	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>	<p>Medium – High Intensity Subzone: All</p> <p>North Adelaide Low Density Subzone: All</p>	<p>Affordable Housing: All</p> <p>Aircraft Noise Exposure: All</p> <p>Design Overlay: All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Design in Urban Areas [All Residential Development – Access and Servicing]: PO 16.1</p> <p>Design in Urban Areas [All Residential Development – Flooding]: PO 18.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Appearance]: PO 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 23.1, 23.2, 23.3</p> <p>Design in Urban Areas [All Residential</p>		

### Applicable Policies

The following policies 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.

### Zone

### General Development Policies

**Subzone**  
(applies only in the area affected by the Subzone)

### Overlay

(applies only in the area affected by the Overlay)

Appearance]: PO 19.1, 19.2, 19.3

Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 20.1

Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 21.1, 21.2, 21.3

Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 22.1, 22.2

Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 23.1, 23.2, 23.3

Design in Urban Areas [All Residential

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 24.1, 24.2, 24.3, 24.4, 24.5, 24.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Site Contamination: PO 1.1</p>		
<b>Semi detached dwelling</b>	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater</p>	<p>Medium – High Intensity Subzone: All</p> <p>North Adelaide Low Density Subzone: All</p>	<p>Aircraft Noise Exposure: All</p> <p>Design Overlay: All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Design in Urban Areas [All Residential Development – Access and Servicing]: PO 16.1</p>		Traffic Generating Development: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – Flooding]: PO 18.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 22.1, 22.2</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 23.1, 23.2, 23.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 24.1, 24.2, 24.3, 24.4, 24.5, 24.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Site Contamination: PO 1.1</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>			
<b>Shop</b>	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [External Appearance]: PO 1.4</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5</p> <p>Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3</p> <p>Design in Urban Areas [Water Supply]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Infrastructure and Renewable Energy</p>	<p>Medium – High Intensity Subzone: All</p> <p>North Adelaide Low Density Subzone: All</p>	<p>Aircraft Noise Exposure: All</p> <p>Design Overlay: All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1</p>		
<b>Student accommodation</b>		Clearance from Overhead Powerlines: PO 1.1	Medium – High Intensity	Affordable Housing: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, 3.9</p> <p>Transport, Access and Parking [ Access for People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and parking [Undercroft and Below Ground</p>	<p>Subzone: All</p> <p>North Adelaide Low Density Subzone: All</p>	<p>Aircraft Noise Exposure: All</p> <p>Design Overlay: All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Garaging and Parking of Vehicles]: All</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [All Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [ Student Accommodation]: All</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [ Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4</p> <p>Interface Between Land Uses [ Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [ Light Spill]: All</p> <p>Site Contamination: PO 1.1</p>		
<b>Supported accommodation</b>	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p>	<p>Medium – High Intensity Subzone: All</p> <p>North Adelaide Low</p>	<p>Affordable Housing: All</p> <p>Aircraft Noise Exposure: All</p> <p>Design Overlay: All</p> <p>Historic Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, 3.9</p> <p>Transport, Access and Parking [ Access for People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Design in Urban Areas [All Development]: All</p>	Density Subzone: All	<p>Local Heritage Place: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [All Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Design in Urban Areas [ Student Accommodation]: All</p> <p>Interface Between Land Uses</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>[Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [ Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4</p> <p>Interface Between Land Uses [ Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [ Light Spill]: All</p> <p>Site Contamination: PO 1.1</p>		
<b>Tree Damaging Activity</b>	None	None	None	Regulated Trees: All
<b>All other Code Assessed Development</b>	All	All	Medium – High Intensity Subzone: All  North Adelaide Low Density Subzone: All	Any Relevant Overlay: All

Table 4 – Restricted Development Classification

<b>Class of Development</b> The following Classes of Development are classified as Restricted subject to any 'Exclusions'	<b>Exclusions</b>
Development associated with or ancillary to any existing non-residential or institutional activity identified on any relevant Concept Plan contained in the <i>Concept Plan Technical and Numeric Data Overlay</i> within the site, or on a directly adjoining site, identified on the Concept Plan.	
<b>Shop</b>	Shop that comprises a change in use of an existing building that has been lawfully used as a shop, office or consulting room (or any combination thereof)  Shop with a gross leasable floor area less than 200m <sup>2</sup>  Shop located on a site with a frontage to an arterial or collector road or adjacent a Main Street zone and it has a gross leasable floor area less than 1000m <sup>2</sup> .  Restaurant

## Assessment Provisions (AP)

### Desired Outcomes (DO)

#### DO 1

Low-rise, (with medium rise in certain areas), low to medium-density housing that supports a range of needs and lifestyles located within easy reach of a diversity of services and facilities that support city living. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.

### Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

#### Land Use and Intensity

##### PO 1.1

Residential development accommodates a range of housing choices.

##### DTS/DPF 1.1

Development comprises one or more of the following land uses:

- Dwelling
- Residential Flat Building
- Retirement Facility
- Supported Accommodation

##### PO 1.2

Non-residential development provides a range of services to the local community primarily in the form of small scale commercial uses, community services:

- (a) commercial uses including small scale offices, consulting rooms and personal or domestic services establishment;
- (b) community services such as educational establishments, community centres, places of worship, pre-schools, childcare and other health and welfare services;
- (c) services and facilities ancillary to the function or operation of supported accommodation or retirement housing;
- (d) open space and recreation facilities.

##### DTS/DPF 1.2

Development comprises one or more of the following land uses:

Child care centre

Community centre

Consulting room

Office

Place of worship

Pre-school

Educational establishment

Library

Recreation area

PO 1.3

Non-residential development compatible with the residential character and amenity of a neighbourhood.

DTS/DPF 1.3

None are applicable.

PO 1.4

Shops, consulting rooms and offices of a scale to maintain the residential amenity of the area.

DTS/DPF 1.4

Other than a change in the use of an existing building that has been lawfully used as a shop, office or consulting room (or any combination thereof), or where located with a frontage to an arterial or collector road or adjacent to an Urban Corridor, City Main Street or Capital City Zone, shops, offices or consulting rooms do not exceed 50m<sup>2</sup> in gross leasable floor area (individually or combined).

PO 1.5

Development associated with or ancillary to any existing non-residential or institutional activity identified on any relevant Concept Plan contained in the *Concept Plan Technical and Numeric Data Overlay* is contained within the site identified on the Concept Plan, or any directly adjoining site, to avoid detrimental impact on adjacent residential amenity.

DTS/DPF 1.5

None are applicable

## Built Form and Character

PO 2.1

The number of dwellings increased in the zone while maintaining residential amenity.

DTS/DPF 2.1

The number of dwellings in the zone increased by:

- a. redevelopment of poor quality and underutilised buildings or sites that are in discord with the desired outcomes of the zone and relevant sub zone;
- b. adaptation and conversion of non-residential buildings to residential uses; or
- c. development in upper levels of existing buildings, or by increasing the height of buildings or roof volumes, or on sites behind existing buildings.

PO 2.2

Development contributes to a predominantly low-rise residential character.

DTS/DPF 2.2

Building height is not greater than any maximum, or less than any minimum, specified in the *Maximum Building Height Levels Technical and Numeric Variation Overlay*, the *Maximum Building Height Metres Technical and Numeric Variation Overlay*, or the *Minimum Building Height Levels Technical and Numeric Variation Overlay*.

PO 2.3

Development designed to provide a strong built-form edge to the Park Lands and Wellington Square through the regular siting and pattern of buildings addressing the primary street frontage.

DTS/DPF 2.3

None are applicable.

#### PO 2.4

Buildings on sloping areas constructed to take advantage of the landfall to provide semi-basement floors and views from upper levels southwards over the City, provided overlooking is adequately addressed through appropriate design.

#### DTS/DPF 2.4

None are applicable

### Building Setbacks

#### PO 3.1

Buildings setback from primary street boundaries to complement the existing streetscape character.

#### DTS/DPF 3.1

Building setbacks at least (whichever is the lesser):

- a. 6m; or
- b. the average of existing buildings on the adjoining sites that face the same street.

#### PO 3.2

Buildings set back from secondary street boundaries to maintain a pattern of separation between building walls and public thoroughfares and reinforce a streetscape character.

#### DTS/DPF 3.2

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

#### PO 3.3

Buildings set back from side boundaries to provide:

- a. separation between dwellings in a way that complements the established character of the locality; and
- b. access to natural light and ventilation for neighbours.

#### DTS/DPF 3.3

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

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

#### PO 3.4

Buildings are setback from rear boundaries to provide:

- a. access to natural light and ventilation for neighbours;
- b. open space recreational opportunities; and
- c. space for landscaping and vegetation.

#### DTS/DPF 3.4

Buildings are set back from the rear boundary at least:

- a. 3m for the ground floor level; and
- b. 5m for first floor building level.

#### PO 3.5

Boundary walls are limited in height and length to manage impacts on adjoining properties.

#### DTS/DPF 3.5

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

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

### Catalyst Sites

#### PO 4.1

Development on catalyst sites (sites greater than 1500m<sup>2</sup>, including one or more allotment, on land with a frontage to East Terrace) developed with medium to high scale residential uses.

#### DTS/DPF 4.1

None are applicable.

#### PO 4.2

Small scale shops, cafes and restaurants generally integrated with residential development and located on ground or first floor levels to increase street level activity facing the Park Lands.

#### DTS/DPF 4.2

None are applicable.

#### PO 4.3

Development designed to manage impacts in relation to building height, building proportions and traffic impacts, and avoid land uses, or intensity of land uses, that adversely affect residential amenity.

#### DTS/DPF 4.3

None are applicable.

#### PO 4.4

Parts of a development on a catalyst site that exceed the maximum building height specified in DPF 2.2 designed to minimise visual impacts on sensitive uses in the adjoining zones and to maintain the established or desired character of the area.

#### DTS/DPF 4.4

Parts of a building above the maximum building height specified in DPF 2.2 include additional setbacks, avoid tall sheer walls, centrally locate taller elements, and provide variation of light and shadow through articulation.

### Site Dimensions and Land Division

#### PO 5.1

Allotments created for residential purposes that are of suitable size and dimension and are compatible with the housing pattern consistent to the locality.

#### DTS/DPF 5.1

Development, except on Catalyst Sites, accords with the following:

- a) site areas (or allotment areas in the case of land division) not less than:

- i. the minimum allotment size specified in the Minimum Allotment Size Technical and Numeric Variation Overlay; or
  - ii. the average site area of the adjoining allotments where the *Minimum Allotment Size Technical and Numeric Variation Overlay* does not apply; and
- b) site frontages not less than:
  - a. the minimum specified in the *Minimum Allotment Frontage Technical and Numeric Variation Overlay*; or

the frontage of the adjoining sites where the *Minimum Allotment Frontage Technical and Numeric Variation Overlay* does not apply.

## Movement and Access

### PO 6.1

Car parking located and designed to provide for the maximum utilisation of land and minimise the visual impact on the residential amenity and character of the zone.

### DTS/DPF 6.1

None are applicable.

### PO 6.2

Access to parking and service areas located and designed to minimise the impacts to pedestrian environments and maintain the residential scale and pattern of development.

### DTS/DPF 6.2

Access to parking and service areas that:

- (a) are provided from minor streets, or side or rear lanes provided road width is suitable and the traffic generation does not unreasonably impact residential amenity; and
- (b) remove the visual impact of existing car parking, access and egresses to the area by siting any new car parking away from street frontages.

## Concept Plans

### PO 7.1

Development is compatible with the outcomes sought by any relevant Concept Plan contained within the Concept Plans Technical and Numeric Variation Overlay.

### DTS/DPF 7.1

None are applicable.

## Procedural Matters (PM)

### Notification of Performance Assessed Development

**Note:** For public notification requirements refer to Practice Direction: Notification for Performance Assessed Development.

All classes of performance assessed development are excluded from notification except where they involve any of the following:

- (a) the site of the development is adjacent land to land in a different zone
- (b) development identified as "all other code assessed development" in City Living Zone Table 3

## Notification of Performance Assessed Development

**Note:** For public notification requirements refer to Practice Direction: Notification for Performance Assessed Development.

(c) development exceeding the height specified in DPF 2.2

### North Adelaide Low Intensity Subzone

#### Assessment Provisions (AP)

#### Desired Outcomes (DO)

DO1

Low rise low density housing on large allotments in an open landscaped setting.

DO2

An important part of the town plan of Adelaide and the city grid layout, containing large grand dwellings on landscaped grounds.

#### Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

##### Land Use and Intensity

##### **PO 1.1**

Dwellings complement the low-density or very-low density character of the neighbourhood.

##### **DTS / DPF 1.1**

None are applicable.

##### Site Coverage

##### **PO 2.1**

Building footprints consistent with the character and pattern of the prevailing open landscaped character of the neighbourhood.

##### **DTS / DPF 2.1**

The development does not result in a total roofed area (excluding eaves of a dwelling) on the site exceeding 50%.

##### Built Form and Character

##### **PO 2.1**

Buildings setback from primary street boundaries to complement the existing streetscape character.

##### **DTS / DPF 2.1**

Building setback from the primary street boundary at least the average setbacks of the dwellings on the adjoining allotments.

##### **PO 2.2**

Buildings set back from secondary street boundaries to maintain a pattern of separation between building walls and public thoroughfares and reinforce the neighbourhood's streetscape character.

##### **DTS / DPF 2.2**

None are applicable.

**PO 2.3**

Buildings setback from side boundaries to provide separation between dwellings in a way that is consistent with the established streetscape of the locality.

**DTS / DPF 2.3**

Building setback from side boundary at least the average side setbacks of the dwellings on the adjoining allotments.

## Medium-High Intensity Subzone

### Assessment Provisions (AP)

### Desired Outcomes (DO)

D01

Low to medium rise housing in a variety of forms with an eclectic mix of non-residential land uses interspersed (including as mixed use development) that complement the area's urban residential amenity.

D02

Redevelopment of existing non-residential sites into integrated mixed use developments to increase the residential population and vibrancy of the area.

### Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

#### Land Use and Intensity

**PO 1.1**

Development of medium density accommodation types for living, including dwellings and supported accommodation.

**DTS/DPF 1.1**

Residential development in the form of detached, semi-detached or row dwellings, or alterations and additions to existing buildings.

#### Built Form and Character

**PO 2.1**

Development contributes to a low - medium rise urban residential character.

**DTS/DPF 2.1**

Building height is not greater than the maximum, or less than the minimum, requirements specified in the *Building Height Technical and Numeric Variation Overlay* or *Concept Plan Technical and Numeric Variation Overlay*.

**PO 2.2**

Buildings setback from primary street boundaries to complement the existing streetscape character.

**DTS/DPF 2.2**

Building setbacks at least (whichever is the lesser):

- a. 3m; or
- b. the average of existing buildings on the adjoining sites that face the same street

**PO 2.3**

Buildings set back from secondary street boundaries to maintain a pattern of separation between building walls and public thoroughfares and reinforce a streetscape character.

**DTS/DPF 2.3**

Buildings no closer than 600mm to the secondary street boundary.

**PO 2.4**

Buildings are setback from rear boundaries to provide:

- (a) access to natural light and ventilation for neighbours;
- (b) open space recreational opportunities; and
- (c) space for landscaping and vegetation.

**DTS/DPF 2.4**

Buildings are set back from the rear boundary at least:

- (a) 3m for the ground and first floor level; and
- (b) an additional 3m for each level above the first floor level.

**PO 2.5**

Boundary walls are limited in height and length to mitigate adverse impacts on the amenity of adjoining land users, include through an unreasonable loss of natural sunlight and ventilation.

**DTS/DPF 2.5**

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

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

## City Main Street Zone

Table 1 – Accepted Development Classification

<b>Class of Development</b> The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	<b>Accepted Development Classification Criteria</b>
<b>Internal building work</b> Except where any of the following apply: <ul style="list-style-type: none"> <li>• A Local Heritage Place identified in the Local Heritage Place Overlay</li> <li>• A State Heritage Place identified in the State Heritage Place Overlay</li> </ul>	1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
<b>Shade sail</b> Except where any of the following apply: <ul style="list-style-type: none"> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Shade sail consists of permeable material 3 The total area of the sail - does not exceed 40m <sup>2</sup> 4 No part of the shade sail will be: <ul style="list-style-type: none"> <li>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</li> <li>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</li> </ul> 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
<b>Solar photovoltaic panels (roof mounted)</b> Except where any of the following apply: <ul style="list-style-type: none"> <li>• A Local Heritage Place identified in the Local Heritage Place Overlay</li> <li>• A State Heritage Place identified in the State Heritage Place Overlay</li> </ul>	10 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 11 Panels and associated components do not overhang any part of the roof 12 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
<b>Water tank (underground)</b>	1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

<b>Class of Development</b>  The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	<b>Deemed-to-Satisfy Development Classification Criteria</b>  Provisions referred to are Deemed-to-Satisfy Criteria  Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b>  (applies only in the area affected by the Subzone )	<b>Overlay</b>  (applies only in the area affected by the Overlay)
<b>Advertisement</b> Except where any of the following apply: <ul style="list-style-type: none"> <li>• Design Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	None	Clearance from Overhead Powerlines: DTS 1.1  Advertisements [Appearance]: DTS 1.1, 1.3, 1.4  Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2  Advertisements [Advertising Content]: DTS 3.1  Advertisements [Amenity Content]: DTS 4.1  Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	None
<b>Change of use in an existing building (that does not involve any building work or modification that would otherwise</b>	None	None	None	None

<b>Class of Development</b>  The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	<b>Deemed-to-Satisfy Development Classification Criteria</b>  Provisions referred to are Deemed-to-Satisfy Criteria  Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
<b>require planning consent) from:</b> <ul style="list-style-type: none"> <li>• an office to a consulting room or shop</li> <li>• a shop to an office or consulting room</li> <li>• a dwelling to an office or consulting room</li> <li>• an office or consulting room to a dwelling(s) other than on the ground floor</li> </ul>	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b>  (applies only in the area affected by the Subzone )	<b>Overlay</b>  (applies only in the area affected by the Overlay)

Table 3 - Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>			
<b>Advertisement</b>	None	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Advertisements [Appearance]: PO 1.1, 1.3, 1.4</p> <p>Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2</p> <p>Advertisements [Advertising Content]: PO 3.1</p> <p>Advertisements [Amenity Content]: PO 4.1</p> <p>Advertising [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Local Heritage Place: All</p> <p>State Heritage Place: All</p>
<b>Apartment</b>	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy</p>	<p>Rundle Street: All</p> <p>Rundle Mall: All</p> <p>Hindley Street: All</p>	<p>Affordable Housing: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Design Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3</p>	Gouger Street: All	<p>Local Heritage Place: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [ Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>			
<b>Child Care Centre</b>	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All P</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy</p>	<p>Rundle Street: All</p> <p>Rundle Mall: All</p> <p>Hindley Street: All</p> <p>Gouger Street: All</p>	<p>Airport Building Heights (Regulated): All</p> <p>Design Overlay: All</p> <p>Local Heritage Place: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging</p>		

## Applicable Policies

The following policies 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.

### Zone

### General Development Policies

### Subzone

(applies only in the area affected by the Subzone)

### Overlay

(applies only in the area affected by the Overlay)

Facilities [Water Supply]: PO 11.1

Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1

Transport, Access and Parking [Movement Systems]: All

Transport, Access and Parking [Sightlines]: All

Transport, Access and Parking [Vehicle Access]: All

Transport, Access and Parking [Access to People with Disabilities]: All

Transport, Access and Parking [Vehicle Parking Rates]: All

Transport, Access and Parking [Vehicle Parking Areas]: All

Transport, Access and Parking [Undercroft and Below Ground Garaging

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
<b>Consulting Room</b>	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All P</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities</p>	<p>Rundle Street: All</p> <p>Rundle Mall: All</p> <p>Hindley Street: All</p> <p>Gouger Street: All</p>	<p>Airport Building Heights (Regulated): All</p> <p>Design Overlay: All</p> <p>Local Heritage Place: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
<b>Demolition of a State or Local Heritage Place</b>	All	None	None	<p>Local Heritage Place: All</p> <p>State Heritage Place: All</p>
<b>Dwelling</b>	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p>	<p>Rundle Street: All</p> <p>Rundle Mall: All</p> <p>Hindley Street: All</p>	<p>Affordable Housing: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Design Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p>	<p>Gouger Street: All</p>	<p>Local Heritage Place: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development Overlay: All</p>

## Applicable Policies

The following policies 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.

### Zone

### General Development Policies

### Subzone

### Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2

Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6

Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1

Design in Urban Areas [All Development]: All

Design in Urban Areas [All Development – 4 or More Building Levels]: All

Design in Urban Areas [All Residential Development]: All

Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All

Gouger Street: All

Local Heritage Place: All

State Heritage Place: All

Traffic Generating Development Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>		
		<p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [ Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		
<b>Hotel</b>	All	Clearance from Overhead Powerlines: PO 1.1	Rundle Street: All Rundle Mall: All	Airport Building Heights (Regulated): All Design Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>		
		<p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p>	<p>Hindley Street: All</p> <p>Gouger Street: All</p>	<p>Local Heritage Place: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
<b>Licensed Entertainment Premises</b>	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p>	<p>Rundle Street: All</p> <p>Rundle Mall: All</p> <p>Hindley Street: All</p> <p>Gouger Street: All</p>	<p>Airport Building Heights (Regulated): All</p> <p>Design Overlay: All</p> <p>Local Heritage Place: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p>		

**Class of Development**

**Applicable Policies**

The following policies 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.

**Zone**

**General Development Policies**

**Subzone**

**Overlay**

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6

Interface Between Lands Uses [Air Quality]: PO 5.2

Interface Between Land Uses [Light Spill]: PO 6.1, 6.2

Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1

Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1

Transport, Access and Parking [Movement Systems]: All

Transport, Access and Parking [Sightlines]: All

Transport, Access and Parking [Vehicle Access]: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
<b>Licensed Premises</b>	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or</p>	<p>Rundle Street: All</p> <p>Rundle Mall: All</p> <p>Hindley Street: All</p> <p>Gouger Street: All</p>	<p>Airport Building Heights (Regulated): All</p> <p>Design Overlay: All</p> <p>Local Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p>		<p>State Heritage Place: All</p> <p>Traffic Generating Development Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Office	All	Clearance from Overhead Powerlines: PO 1.1  Design in Urban Areas [All Development]: All  Design in Urban Areas [All Development – 4 or More Building Levels]: All  Design in Urban Areas [All Non Residential Development]: All P  Interface Between Land Uses [Hours of Operation]: PO 2.1  Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2  Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2	Rundle Street: All  Rundle Mall: All  Hindley Street: All  Gouger Street: All	Airport Building Heights (Regulated): All  Design Overlay: All  Local Heritage Place: All  State Heritage Place: All  Traffic Generating Development Overlay: All

<b>Class of Development</b>	<b>Applicable Policies</b>			
	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
<b>Residential Flat Building</b>	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle</p>	<p>Rundle Street: All</p> <p>Rundle Mall: All</p> <p>Hindley Street: All</p> <p>Gouger Street: All</p>	<p>Affordable Housing: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Design Overlay: All</p> <p>Local Heritage Place: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings,</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [ Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		
<b>Restaurant</b>	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p>	<p>Rundle Street: All</p> <p>Rundle Mall: All</p> <p>Hindley Street: All</p> <p>Gouger Street: All</p>	<p>Airport Building Heights (Regulated): All</p> <p>Design Overlay: All</p> <p>Local Heritage Place: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p>		

## Applicable Policies

The following policies 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.

### Zone

### General Development Policies

### Subzone

(applies only in the area affected by the Subzone)

### Overlay

(applies only in the area affected by the Overlay)

Design in Urban Areas [All Non Residential Development]: All

Interface Between Land Uses [Hours of Operation]: PO 2.1

Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2

Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2

Interface Between Lands Uses [Air Quality]: PO 5.2

Interface Between Land Uses [Light Spill]: PO 6.1, 6.2

Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1

Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>			
Shop	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy</p>	<p>Rundle Street: All</p> <p>Rundle Mall: All</p> <p>Hindley Street: All</p> <p>Gouger Street: All</p>	<p>Airport Building Heights (Regulated): All</p> <p>Design Overlay: All</p> <p>Local Heritage Place: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development Overlay: All</p>

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>			
	Zone	General Development Policies	Subzone	Overlay
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
		<p>Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
<b>Student Accommodation</b>	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, 3.9</p> <p>Transport, Access and Parking [ Access for People with Disabilities]: All</p>	<p>Rundle Street: All</p> <p>Rundle Mall: All</p> <p>Hindley Street: All</p> <p>Gouger Street: All</p>	<p>Affordable Housing: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Design Overlay: All</p> <p>Local Heritage Place: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [All Residential</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Development – 4 Or More Building Levels (Including Serviced Apartments): All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Design in Urban Areas [Student Accommodation]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [ Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4</p> <p>Interface Between Land Uses [ Air Quality]: PO 5.2</p>		

**Class of Development**

**Applicable Policies**

The following policies 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.

**Zone**

**General Development Policies**

**Subzone**

**Overlay**

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

Development – 4 Or More Building Levels (Including Serviced Apartments): All

Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All

Design in Urban Areas [Student Accommodation]: All

Interface Between Land Uses [General Land Use Compatibility]: PO 1.1

Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2

Interface Between Land Uses [ Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4

Interface Between Land Uses [ Air Quality]: PO 5.2

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Land Uses [ Light Spill]: All Site Contamination: PO 1.1		
<b>Tree damaging activity</b>	None	None	None	Regulated Trees: All
<b>All other Code Assessed Development</b>	All	All	All	Any Relevant Overlay: All

Table 4 – Restricted Development Classification

<b>Class of Development</b> The following Classes of Development are classified as Restricted subject to any 'Exclusions'	<b>Exclusions</b>
<b>Industry</b>	<b>Light Industry</b>

#### Assessment Provisions

#### Desired Outcomes (DO)

##### DO 1

A mixed use zone providing important shopping, hospitality, commercial, community, cultural and entertainment facilities for the City supported by medium to high density and residential development. Non-residential activities including shops, restaurants and licensed premises will positively contribute to the day and evening economies, public safety, walkability and City vibrancy.

##### DO 2

Development with built form positively contributing to:

- a. a streetscape that is visually interesting at human-scale comprising articulated buildings with a high level of fenestration and balconies oriented towards the street; and
- b. a fine-grain public realm comprising buildings with active frontages that are designed to reinforce the street rhythm, that consider the facades, articulation and massing of existing buildings and any spaces between them, and provide narrow tenancy footprints at ground level.

#### Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

##### Land Use and Intensity

###### PO 1.1

A vibrant mix of land uses adding to the vitality of the area and extend activities outside shop hours including restaurants, educational, community and cultural facilities and visitor and residential accommodation.

###### DTS/DPF 1.1

Development comprises one or more of the following land uses:

- Apartments
- Child Care Centre
- Consulting Room
- Dwelling
- Hotel
- Licensed Entertainment Premises
- Licensed Premises
- Office
- Supported Accommodation
- Restaurant
- Shop
- Student Accommodation
- Tourist Accommodation

#### PO 1.2

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

#### DTS/DPF 1.2

Shops, office or consulting rooms do not exceed 2,000m<sup>2</sup> total gross leasable floor area in a single building.

#### PO 1.3

Small-scale licensed entertainment premises, night clubs or bars and lands uses typically closed during the day designed to not detract from the vitality of the area when closed.

#### DTS/DPF 1.3

None are applicable.

#### PO 1.4

Dwellings developed in conjunction with non-residential uses to support business, entertainment and recreational activities that contribute to making the main street locality and pedestrian thoroughfares safe, walkable, comfortable, pleasant and vibrant places.

#### DTS/DPF 1.4

Dwellings developed in conjunction with non-residential uses sited:

- a. at upper levels of buildings with non-residential uses located at ground level; or
- b. behind non-residential uses on the same allotment.

#### PO 1.5

Development of well-designed and diverse medium to high density accommodation options, including dwellings, supported accommodation, student accommodation, short term accommodation, either as part of a mixed use development or wholly residential development.

#### DTS/DPF 1.5

None are applicable.

#### PO 1.6

Ground floor level uses generating high levels of pedestrian activity and contribute to an active and vibrant main street.

#### DTS/DPF 1.6

Shop, restaurant, office, or consulting room uses located on the ground floor level of buildings.

## Built Form and Character

#### PO 2.1

Buildings:

- a. designed to reinforce the street edge and grid pattern of the city streets;
- b. designed to include a podium/street wall and upper level setback that responds to local context, including the scale and context of adjacent built form, to ensure a cohesive and consistent streetscape and positively contribute to a sense of enclosure;
- c. with a rich visual design that has regard to above street level fenestration, balconies, parapets, architectural detailing and ornamentation.

#### DTS/DPF 2.1

None are applicable.

#### PO 2.2

Buildings and structures designed to complement and respond to the established fine grained main street character by:

- a. ensuring, veranda profile, and materials of construction are consistent with and positively respond to adjacent traditional main street buildings; and
- b. complementing the traditional shop-front elements, such as narrow buildings and tenancy footprints, with frequently repeated frontages, and clear-glazed narrow shop front displays above raised display levels [base stall boards] and recessed entries.

#### DTS/DPF 2.2

None are applicable.

#### PO 2.3

Buildings designed to create visual connection between the public realm and ground level interior, to ensure an active interface with the main street and maximise passive surveillance.

#### DTS/DPF 2.3

The ground floor primary frontage of buildings provide at least 5 metres or 60% of the street frontage (whichever is greater) as an entry / foyer or display window to a shop or other community or commercial use that provides pedestrian interest and activation.

#### PO 2.4

Buildings provide a high amenity pedestrian environment by providing shelter and shade over footpaths.

#### DTS/DPF 2.4

Buildings that provide a continuity of verandas, canopies, awnings or other pedestrian shelters.

#### PO 2.5

Buildings are adaptable and flexible to accommodate a range of land uses.

#### DTS/DPF 2.5

The ground floor of buildings contain a minimum floor to ceiling height of 3.5m.

#### PO 2.6

Building heights where the height is commensurate with the scale of development along the main street and complements the height of buildings in the adjacent zone.

#### DTS/DPF 2.6

Building height is not greater than any maximum, or less than any minimum, specified in the *Maximum Building Height Levels Technical and Numeric Variation Overlay*, the *Maximum Building Height Metres Technical and Numeric Variation Overlay*, or the *Minimum Building Height Levels Technical and Numeric Variation Overlay*.

#### PO 2.7

Buildings sited on the primary street boundary to achieve a continuity of built form frontage to the main street, with the occasional section of building set back to create outdoor dining areas, visually interesting building entrances and intimate but vibrant spaces.

#### DTS/DPF 2.7

Buildings with a 0m setback from the primary street boundary, with the exception of minor setbacks to accommodate outdoor dining areas.

#### PO 2.8

In secondary streets and laneways (off the main street) building setbacks above the street wall may be relatively shallow or non-existent to create intimate spaces through a greater sense of enclosure.

#### DTS/DPF 2.8

Buildings with a 0m setback from the secondary street boundary.

#### PO 2.9

High rise built form on the northern side of Rundle Mall, Rundle Street, Hindley Street and Gouger Street incorporating slender tower elements, spaces between buildings or other design techniques that enable natural sunlight access to the southern footpath.

#### DTS/DPF 2.9

None are applicable.

### Access and Movement

#### PO 4.1

Development does not result in additional crossovers on the main street, except where rationalising existing crossovers on consolidated sites and is designed to minimise conflicts with pedestrians and cyclists and minimise disruption to the continuity of built form.

#### DTS/DPF 4.1

Vehicular access to be provided:

- (a) via side streets or rear lanes provided there is no negative impact on residential amenity within the zone and in adjacent zones; or
- (b) where it consolidates or replaces existing crossovers.

#### PO 4.2

Development is designed to ensure car parking is located avoid negative impacts on the main street rhythm and activation.

#### DTS/DPF 4.2

Vehicle parking garages located behind buildings away from the primary main street frontage.

### Procedural Matters (PM)

#### **Notification of Performance assessed development**

**Note: For public notification requirements refer to Practice Direction: Notification for Performance Assessed Development.**

All classes of development are excluded from notification except where it involves any of the following:

- (a) the site of the development is adjacent land to land in a different zone
- (b) development identified as "all other code assessed development" in City Main Street Zone Table 3
- (c) shop, office or consulting room in excess of the gross leasable floor area specified in DTS/DPF 1.2.

## Rundle Street Sub Zone

### Assessment Provisions (AP)

### Desired Outcomes (DO)

#### DO1

Rundle Street developed as an important shopping, leisure, dining and gathering place, complemented by compatible residential accommodation in upper levels.

#### DO2

Development along Rundle Street is informed by the local context, including the existing built form and heritage buildings of relatively consistent scale and massing that were built in the nineteenth and early twentieth century with façades that typically provide a high proportion of solid-to-void, a high level of articulation (including ornamentation and fenestration) and a combination of high-quality materials).

### Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

#### Land Use and Intensity

##### **PO 1.1**

A premium retail and leisure area comprising an active restaurant and shopping precinct and a mix of land uses, including residential on upper levels, that extend activity into the evening to enhance the vibrancy of the area.

##### **DTS/DPF1.1**

None are applicable.

##### **PO 1.2**

Licensed entertainment premises, nightclubs or bars:

- a. small in scale;
- b. secondary to the primary land uses mix of the street;
- c. located above or below ground level;
- d. limited in numbers;
- e. do not detract from the streets daytime activation; and
- f. minimise negative impacts on nearby residential development.

##### **DTS/DPF 1.2**

None are applicable.

#### Built Form and Character

##### **PO 2.1**

Buildings with frontage to Rundle Street (west of Frome Street) to be informed by the local context when transitioning from podium element within the streetscape to taller set-back elements taller to protect the human scale of the main street.

##### **DTS/DPF 2.1**

Buildings with frontage to Rundle Street (west of Frome Street):

- (a) include a clearly defined podium or street wall with a maximum building height of 6 building levels in height; and
- (b) have levels above the defined podium or street wall setback a minimum of 3m from that wall.

#### **PO 2.2**

Buildings with frontage to Rundle Street (west of Frome Street) designed to reinforce the prevailing datum heights and parapet levels of the street by design elements that provide a clear distinction between levels above and below the prevailing datum line.

#### **DTS/DPF 2.2**

None are applicable.

#### **PO 2.3**

Buildings with frontage to Rundle Street (east of Frome Street):

- (a) incorporate podium elements to reconcile the scale relationship between the taller elements and the existing streetscape; and
- (b) designed to reinforce the prevailing datum heights and parapet levels of the street.

#### **DTS/DPF 2.3**

Buildings fronting Rundle Street (east of Frome Street):

- (a) include a maximum podium/street wall height that is consistent with one of the adjacent buildings facing the street and does not exceed 13m;
- (b) include an upper level setback, measured from the street wall, of not less than 3m stepping up to a height of 6 storeys, then a further setback of not less than 3m stepping up to the maximum overall height; and
- (c) design elements that create a clear distinction between the 13m and 22m datum lines.

#### **PO 2.4**

Buildings with frontage to Rundle Street:

- (a) carefully designed so that the historic main street character is retained and enhanced;
- (b) consistent with the intimate scale and intricate and diverse architectural features of Rundle Street;
- (c) maintain the continuity of building facades retaining the subtle diversity and variety of roof and parapet lines and the horizontal massing of the townscape;
- (d) incorporate a vertical emphasis in the composition of their street facades and the disposition and proportioning of openings; and
- (e) ensure upper levels of buildings are designed to reduce visual mass from the human scale of the main street.

#### **DTS/DPF 2.4**

None are applicable.

## **Rundle Mall Sub Zone**

### **Assessment Provisions (AP)**

### **Desired Outcomes (DO)**

#### **DO1**

Rundle Mall developed as the State's premier shopping destination.

#### **DO2**

Development informed by Rundle Mall's strong and unique character, vibrancy and sense of place, established by a pedestrian space framed by continuous built form made-up of active frontages that are fine-grain and visually interesting from the public realm, and framed with a strong sense of arrival from King William Street and Pultney Street and the adjoining minor streets, arcades and laneways.

## Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

### Land Use and Intensity

#### **PO 1.1**

A premier retail area consisting of a mix of complementary land uses that include a wide range of specialty and larger scale shops and mixed business and land uses, including residential and office on upper levels, that extend activity into the evening to enhance public safety and the vibrancy of the area.

#### **DTS/DPF 1.1**

None are applicable.

### Built Form and Character

#### **PO 2.1**

Buildings positively contribute to the built form framing Rundle Mall's public realm by responding the local context and provide visual relief at ground level from building height and massing.

#### **DTS/DPF 2.1**

Buildings:

- (a) include a clearly defined podium or street wall with a maximum building height of 6 building levels; and
- (b) have levels above the defined podium or street wall setback of 3m or more from that wall.

### Movement and Access

#### **PO 3.1**

Pedestrian movement network made up of pedestrian malls, arcades and lanes that are safe, legible, comfortable and universally designed, and link the surrounding areas to provide a variety of north-south routes to Rundle Mall and east-west links for people moving between buildings.

#### **DTS/DPF 3.1**

None are applicable.

#### **PO 3.2**

Access for on-site servicing and deliveries from minor streets and private lanes wherever possible, rather than from Rundle Mall.

#### **DTS/DPF 3.2**

None are applicable.

## Hindley Street Sub Zone

### Assessment Provisions (AP)

### Desired Outcomes (DO)

#### DO1

Development of:

- (a) Hindley Street (east of Morphett Street) as the pre-eminent evening and late night entertainment hub for metropolitan Adelaide with complementary shopping, hospitality, mixed business and high-density living; and
- (b) Hindley Street (west of Morphett Street) as a main street with a range of retail, educational, mixed business, cultural, short-stay accommodation and hospitality uses and high-density living.

D02

Development along Hindley Street to be cognisant of a streetscape characterised by nineteenth century buildings that are predominantly 2 and 3 storeys with buildings forming a continuous built form edge along the street frontage.

## Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

### **PO 1.1**

Hindley Street (east of Morphett Street) comprising a mix of land uses making the area the City's primary focus for late night hospitality and entertainment.

### **DTS/DPF 1.1**

None are applicable.

### **PO 1.2**

Late night entertainment on Hindley Street (east of Morphett Street) designed and managed to integrate effectively with day time and evening land use activities.

### **DTS/DPF 1.2**

None are applicable.

### **PO 1.3**

Hindley Street (west of Morphett Street) comprising a mix of business, educational, cultural, short-stay accommodation, hospitality and retail activities with licensed premises integrating effectively with day time and evening land use activities.

### **DTS/DPF 1.3**

None are applicable.

Built Form and Character

### **PO 2.1**

Buildings informed by local context that frame Hindley Street and nearby public realm, and provide overall visual relief from building mass at ground level.

### **DTS/DPF 2.1**

Buildings:

- (a) include a clearly defined podium or street wall with a maximum building height of 6 building levels in height; and
- (b) have levels above the defined podium or street wall setback of 3m or more from that wall.

### **PO 2.2**

Buildings fronting Hindley Street designed to reinforce the prevailing datum heights and parapet levels of the street through articulated facades that provide a clear distinction between levels above and below the prevailing datum line.

### **DTS/DPF 2.2**

None are applicable.

### **PO 2.3**

Buildings fronting Hindley Street:

- (a) enhanced by the refurbishment of nineteenth century buildings;
- (b) complemented by contextual new development that provides a visually interesting built form, positively contributes to the existing and desired character and provides a safe, active and intimate human scale; and

- (c) maintain the rhythm and visually continuity of verandahs, awnings, parapets and facade lines and other architectural details at podium level.

**DTS/DPF 2.3**

None are applicable.

## Gouger and Grote Street Sub Zone

### Assessment Provisions (AP)

### Desired Outcomes (DO)

DO1

Development of:

- (a) Gouger Street as a mix of retail, restaurant, commercial and mixed business uses, including professional services, wholesaling and culturally diverse community activities that contribute to the unique character and vibrancy of the street during the day and evening; and
- (b) Grote Street as an active restaurant and shopping street that complements the main entrance and vibrancy of the Adelaide Central Market and supports the retail, community and diverse cultural functions of the area.

DO2

Development of Gouger Street to respect a cohesive streetscape derived from the predominant 2 to 3 storey high buildings along the street edge.

### Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

**PO 1.1**

Gouger and Grote Streets continue to develop as an active restaurant and shopping precinct complementing the main entry points and activity of the adjacent Adelaide Central Market, while also supporting the retail, community and diverse cultural function of the wider precinct.

**DTS/DPF 1.1**

None are applicable.

**PO 1.2**

Licensed entertainment premises, nightclubs or bars that:

- (a) are small in scale;
- (b) secondary to the primary land uses mix of the street;
- (c) are located above or below ground level;
- (d) limited in numbers;
- (e) do not detract from the streets daytime activation; and
- (f) minimise negative impacts on nearby residential development.

**DTS/DPF 1.2**

None are applicable.

**PO 1.3**

Mix of land uses within 'Chinatown' around Moonta Street reinforced and opportunities for new precincts, such as in minor streets and lanes, established.

**DTS/DPF 1.3**

None are applicable.

Built Form and Character

**PO 2.1**

Buildings informed by local context frame Gouger Street and nearby public realm, and provide overall visual relief from building mass at ground level.

**DTS/DPF 2.1**

Buildings:

- (a) include a clearly defined podium or street wall with a maximum building height of 6 building levels in height; and
- (b) have levels above the defined podium or street wall setback of 3m or more from that wall.

**PO 2.2**

Buildings fronting Gouger Street designed to reinforce the prevailing datum heights and parapet levels of the street through articulated facades that provide a clear distinction between levels above and below the prevailing datum line.

**DTS/DPF 2.2**

None are applicable.

## Capital City Zone

Table 1 – Accepted Development Classification

<b>Class of Development</b> The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	<b>Accepted Development Classification Criteria</b>
<b>Shade sail</b> Except where any of the following apply: <ul style="list-style-type: none"> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Sloping Land Overlay</li> </ul>	8 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 9 Shade sail consists of permeable material 10 The total area of the sail - does not exceed 40m <sup>2</sup> 11 No part of the shade sail will be: <ul style="list-style-type: none"> <li>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</li> <li>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</li> </ul> 12 Primary street setback – at least as far back as the building line of the building to which it is ancillary 13 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 14 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
<b>Solar photovoltaic panels (roof mounted)</b> Except where any of the following apply: <ul style="list-style-type: none"> <li>• A Local Heritage Place identified in the Local Heritage Place Overlay</li> </ul>	13 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 14 Panels and associated components do not overhang any part of the roof 15 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.

<ul style="list-style-type: none"> <li>A State Heritage Place identified in the State Heritage Place Overlay</li> </ul>	
<b>Water tank (underground)</b>	<p>3 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>4 The tank (including any associated pump) is located wholly below the level of the ground.</p>

Table 2 – Deemed-to-Satisfy Development Classification

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<b>Advertisement</b>	[Advertisements]: PO 8.1	Clearance from Overhead Powerlines: PO 1.1  Advertisements [Appearance]: PO 1.1, 1.3, 1.4  Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2	City Frame: All	Advertising Near Signalised Intersections: All Local Heritage Place: All State Heritage Place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Advertisements [Advertising Content]: PO 3.1  Advertisements [Amenity Content]: PO 4.1  Advertising [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5		
<b>Apartment</b>	All	Clearance from Overhead Powerlines: PO 1.1  Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2  Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2	City Frame: All	Affordable Housing: All  Airport Building Heights (Regulated): All  Design Overlay: All  Local Heritage Place: All  Noise and Air Emissions: All  State Heritage Place: All

**Class of Development**

**Applicable Policies**

The following policies 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.

**Zone**

**General Development Policies**

**Subzone**  
 (applies only in the area affected by the Subzone)

**Overlay**  
 (applies only in the area affected by the Overlay)

Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6

Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1

Design in Urban Areas [All Development]: All

Design in Urban Areas [All Development – 4 or More Building Levels]: All

Design in Urban Areas [All Residential Development]: All

Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All

Traffic Generating Development: All

**Class of Development**

**Applicable Policies**

The following policies 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.

**Zone**

**General Development Policies**

**Subzone**  
 (applies only in the area affected by the Subzone)

**Overlay**  
 (applies only in the area affected by the Overlay)

- Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All
- Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All
- Interface Between Land Uses [General Land Use Compatibility]: PO 1.1
- Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2
- Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4
- Site Contamination: PO 1.1

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Child Care Centre	All	Clearance from Overhead Powerlines: PO 1.1  Design in Urban Areas [All Development]: All  Design in Urban Areas [All Development – 4 or More Building Levels]: All  Design in Urban Areas [All Non Residential Development]: All P  Interface Between Land Uses [Hours of Operation]: PO 2.1  Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2	City Frame: All	Airport Building Heights (Regulated): All  Design Overlay: All  Local Heritage Place: All  Noise and Air Emissions: All  State Heritage Place: All  Traffic Generating Development: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p>		

**Applicable Policies**

The following policies 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**

The following policies 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.

**Zone**

**General Development Policies**

**Subzone**  
 (applies only in the area affected by the Subzone)

**Overlay**  
 (applies only in the area affected by the Overlay)

- Transport, Access and Parking [Vehicle Access]: All
- Transport, Access and Parking [Access to People with Disabilities]: All
- Transport, Access and Parking [Vehicle Parking Rates]: All
- Transport, Access and Parking [Vehicle Parking Areas]: All
- Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All
- Transport, Access and Parking [Bicycle Parking in Designated Areas]: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Consulting Room	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All P</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p>	City Frame: All	<p>Airport Building Heights (Regulated): All</p> <p>Design Overlay: All</p> <p>Local Heritage Place: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p>		

**Class of Development**

**Applicable Policies**

The following policies 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.

**Zone**

**General Development Policies**

**Subzone**  
 (applies only in the area affected by the Subzone)

**Overlay**  
 (applies only in the area affected by the Overlay)

- Transport, Access and Parking [Vehicle Access]: All
- Transport, Access and Parking [Access to People with Disabilities]: All
- Transport, Access and Parking [Vehicle Parking Rates]: All
- Transport, Access and Parking [Vehicle Parking Areas]: All
- Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All
- Transport, Access and Parking [Bicycle Parking in Designated Areas]: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Demolition of a State or Local Heritage Place	All	None	None	Local Heritage Place: All State Heritage Place: All
Dwelling	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>	City Frame: All	<p>Affordable Housing: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Design Overlay: All</p> <p>Local Heritage Place: All</p> <p>Noise and Air Emissions: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p>

**Class of Development**

**Applicable Policies**

The following policies 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.

**Zone**

**General Development Policies**

**Subzone**  
 (applies only in the area affected by the Subzone)

**Overlay**  
 (applies only in the area affected by the Overlay)

- Design in Urban Areas [All Development]: All
- Design in Urban Areas [All Development – 4 or More Building Levels]: All
- Design in Urban Areas [All Residential Development]: All
- Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All
- Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		
<b>Hotel</b>	All	Clearance from Overhead Powerlines: PO 1.1	City Frame: All	<p>Airport Building Heights (Regulated): All</p> <p>Design Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p>		<p>Local Heritage Place: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p>		

**Class of Development**

**Applicable Policies**

The following policies 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.

**Zone**

**General Development Policies**

**Subzone**  
 (applies only in the area affected by the Subzone)

**Overlay**  
 (applies only in the area affected by the Overlay)

- Transport, Access and Parking [Vehicle Access]: All
- Transport, Access and Parking [Access to People with Disabilities]: All
- Transport, Access and Parking [Vehicle Parking Rates]: All
- Transport, Access and Parking [Vehicle Parking Areas]: All
- Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All
- Transport, Access and Parking [Bicycle Parking in Designated Areas]: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Licensed Entertainment Premises	All	Clearance from Overhead Powerlines: PO 1.1  Design in Urban Areas [All Development]: All  Design in Urban Areas [All Development – 4 or More Building Levels]: All  Design in Urban Areas [All Non Residential Development]: All  Interface Between Land Uses [Hours of Operation]: PO 2.1  Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2	City Frame: All	Airport Building Heights (Regulated): All  Design Overlay: All  Local Heritage Place: All  State Heritage Place: All  Traffic Generating Development: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p>		

**Class of Development**

**Applicable Policies**

The following policies 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.

**Zone**

**General Development Policies**

**Subzone**  
(applies only in the area affected by the Subzone)

**Overlay**  
(applies only in the area affected by the Overlay)

- Transport, Access and Parking [Sightlines]: All
- Transport, Access and Parking [Vehicle Access]: All
- Transport, Access and Parking [Access to People with Disabilities]: All
- Transport, Access and Parking [Vehicle Parking Rates]: All
- Transport, Access and Parking [Vehicle Parking Areas]: All
- Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Licensed Premises	All	Clearance from Overhead Powerlines: PO 1.1  Design in Urban Areas [All Development]: All  Design in Urban Areas [All Development – 4 or More Building Levels]: All  Design in Urban Areas [All Non Residential Development]: All  Interface Between Land Uses [Hours of Operation]: PO 2.1	City Frame: All	Airport Building Heights (Regulated): All  Design Overlay: All  Local Heritage Place: All  State Heritage Place: All  Traffic Generating Development: All

**Class of Development**

**Applicable Policies**

The following policies 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.

**Zone**

**General Development Policies**

**Subzone**  
 (applies only in the area affected by the Subzone)

**Overlay**  
 (applies only in the area affected by the Overlay)

- Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2
- Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6
- Interface Between Lands Uses [Air Quality]: PO 5.2
- Interface Between Land Uses [Light Spill]: PO 6.1, 6.2
- Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1
- Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Garaging and Parking of Vehicles]: All  Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Office	All	Clearance from Overhead Powerlines: PO 1.1  Design in Urban Areas [All Development]: All  Design in Urban Areas [All Development – 4 or More Building Levels]: All  Design in Urban Areas [All Non Residential Development]: All P	City Frame: All	Airport Building Heights (Regulated): All  Design Overlay: All  Local Heritage Place: All  State Heritage Place: All  Traffic Generating Development: All

**Class of Development**

**Applicable Policies**

The following policies 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.

**Zone**

**General Development Policies**

**Subzone**  
 (applies only in the area affected by the Subzone)

**Overlay**  
 (applies only in the area affected by the Overlay)

- Interface Between Land Uses [Hours of Operation]: PO 2.1
- Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2
- Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2
- Interface Between Land Uses [Light Spill]: PO 6.1, 6.2
- Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1
- Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1

**Class of Development**

**Applicable Policies**

The following policies 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.

**Zone**

**General Development Policies**

**Subzone**  
 (applies only in the area affected by the Subzone)

**Overlay**  
 (applies only in the area affected by the Overlay)

- Transport, Access and Parking [Movement Systems]: All
- Transport, Access and Parking [Sightlines]: All
- Transport, Access and Parking [Vehicle Access]: All
- Transport, Access and Parking [Access to People with Disabilities]: All
- Transport, Access and Parking [Vehicle Parking Rates]: All
- Transport, Access and Parking [Vehicle Parking Areas]: All
- Transport, Access and Parking [Undercroft and Below Ground

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Garaging and Parking of Vehicles]: All  Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
<b>Residential Flat Building</b>	All	Clearance from Overhead Powerlines: PO 1.1  Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2  Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2  Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6	City Frame: All	Affordable Housing: All  Airport Building Heights (Regulated): All  Design Overlay: All  Local Heritage Place: All  Noise and Air Emissions: All  State Heritage Place: All  Traffic Generating Development: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All  Interface Between Land Uses [General Land Use Compatibility]: PO 1.1  Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2  Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4  Site Contamination: PO 1.1		
<b>Restaurant</b>	All	Clearance from Overhead Powerlines: PO 1.1	City Frame: All	Airport Building Heights (Regulated): All  Design Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p>		<p>Local Heritage Place: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p>		

**Class of Development**

**Applicable Policies**

The following policies 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.

**Zone**

**General Development Policies**

**Subzone**  
 (applies only in the area affected by the Subzone)

**Overlay**  
 (applies only in the area affected by the Overlay)

- Transport, Access and Parking [Vehicle Access]: All
- Transport, Access and Parking [Access to People with Disabilities]: All
- Transport, Access and Parking [Vehicle Parking Rates]: All
- Transport, Access and Parking [Vehicle Parking Areas]: All
- Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All
- Transport, Access and Parking [Bicycle Parking in Designated Areas]: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Shop	All	Clearance from Overhead Powerlines: PO 1.1  Design in Urban Areas [All Development]: All  Design in Urban Areas [All Development – 4 or More Building Levels]: All  Design in Urban Areas [All Non Residential Development]: All  Interface Between Land Uses [Hours of Operation]: PO 2.1  Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2	City Frame: All	Airport Building Heights (Regulated): All  Design Overlay: All  Local Heritage Place: All  State Heritage Place: All  Traffic Generating Development: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p>		

**Applicable Policies**

The following policies 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**

The following policies 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.

**Zone**

**General Development Policies**

**Subzone**  
 (applies only in the area affected by the Subzone)

**Overlay**  
 (applies only in the area affected by the Overlay)

- Transport, Access and Parking [Vehicle Access]: All
- Transport, Access and Parking [Access to People with Disabilities]: All
- Transport, Access and Parking [Vehicle Parking Rates]: All
- Transport, Access and Parking [Vehicle Parking Areas]: All
- Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All
- Transport, Access and Parking [Bicycle Parking in Designated Areas]: All

**Class of Development**

**Applicable Policies**

The following policies 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.

**Zone**

**General Development Policies**

**Subzone**  
 (applies only in the area affected by the Subzone)

**Overlay**  
 (applies only in the area affected by the Overlay)

**Student Accommodation**

<p>All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, 3.9</p> <p>Transport, Access and Parking [Access for People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>	<p>City Frame: All</p>	<p>Affordable Housing: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Design Overlay: All</p> <p>Local Heritage Place: All</p> <p>Noise and Air Emissions: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p>
------------	--	------------------------	---

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p>		

**Class of Development**

**Applicable Policies**

The following policies 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.

**Zone**

**General Development Policies**

**Subzone**  
 (applies only in the area affected by the Subzone)

**Overlay**  
 (applies only in the area affected by the Overlay)

- Design in Urban Areas [All Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All
- Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All
- Design in Urban Areas [Student Accommodation]: All
- Interface Between Land Uses [General Land Use Compatibility]: PO 1.1
- Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Land Uses [ Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4  Interface Between Land Uses [ Air Quality]: PO 5.2  Interface Between Land Uses [ Light Spill]: All  Site Contamination: PO 1.1		
<b>Tree damaging activity</b>	None	None	None	Regulated Trees: All
<b>All other Code Assessed Development</b>	All	All	City Frame: All	Any Relevant Overlay: All

Table 4 –Restricted Development Classification

<b>Class of Development</b>	<b>Exclusions</b>
The following Classes of Development are classified as Restricted subject to any 'Exclusions'	
<b>Industry</b>	<b>Light Industry</b>

Assessment Provisions

**Desired Outcome (DO)**

**DO 1**

A Zone that is the economic and cultural focus of the State, and includes a range of residential, employment, community, educational, innovation, recreational, tourism and entertainment facilities. It is anticipated that additional opportunities for population and employment growth will be created.

**DO 2**

High intensity and large scaled development with high street walls that reinforce the distinctive grid pattern layout of the City with active non-residential ground level uses to positively contribute to public safety, inclusivity and vibrancy. Design quality of buildings and public spaces is a priority in this zone.

**Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria**

**Land Use**

**PO 1.1**

A vibrant mix of residential, retail, community, civic and cultural, health, educational, recreational, tourism and entertainment facilities.

**DTS/DPF 1.1**

The following types of development, or combinations thereof, are envisaged:

- (a) Apartments
- (b) Child Care Centre
- (c) Consulting Room
- (d) Dwelling
- (e) Educational Establishment
- (f) Hospital
- (g) Hotel
- (h) Licensed Entertainment Premises

- (i) Licensed Premises
- (j) Library
- (k) Office
- (l) Supported Accommodation
- (m) Residential Flat Building
- (n) Restaurant
- (o) Shop
- (p) Student Accommodation
- (q) Tourist Accommodation

## Activation

### PO 2.1

Non-residential land uses at ground floor level such as shops and restaurants that support and maximise pedestrian activity to provide visual interest and positively contribute to public safety, walkability and vibrancy.

### DTS/DPF 2.1

None are applicable.

### PO 2.2

Land uses typically closed during the day that support ancillary uses suited to daytime and evening activation at street-level and compatible with surrounding land uses, in particular residential development.

### DTS/DPF 2.2

None are applicable.

## Built form and Character

### PO 3.1

A contextual design response that manages differences in scale and building proportions to maintain a cohesive streetscape and frame city streets.

### DTS/DPF 3.1

None are applicable

### PO 3.2

Buildings designed to reinforce the prevailing datum heights and parapet levels of the street through design elements that provide a clear distinction between levels above and below the prevailing datum line.

DTS/DPF 3.2

None are applicable.

PO 3.3

Development along The Terraces (North, East, South and West) designed to positively contribute to a continuous built form to frame the Park Lands and city edge.

DTS/DPF 3.3

None are applicable.

PO 3.4

Development along the City's boulevards (as identified in Capital City Zone Table 5.1) designed to provide a visible sense of arrival into the City with buildings built to the street boundary at ground level and strongly define junctions where located on a corner site.

DTS/DPF 3.4

None are applicable.

PO 3.5

Development along the City's boulevards (as identified in Capital City Zone Table 5.1) designed to maximise views to the Park Lands and not clutter existing view corridors to the Adelaide Hills as when viewed from the public realm.

DTS/DPF 3.5

None are applicable.

PO 3.6

Development fronting Victoria, Hindmarsh, Whitmore, Hurtle and Light Squares designed to provide a comfortable pedestrian and recreation environment by enabling direct sunlight to a majority of the square.

DTS/DPF 3.6

Development enables direct sunlight to a minimum of 75% of the landscaped part of each Square at the September equinox.

PO 3.7

Development fronting Victoria, Hindmarsh, Whitmore, Hurtle and Light Squares designed to reinforce the enclosure of the Squares with a continuous built-form with no upper level setbacks.

DTS/DPF 3.7

None are applicable.

PO 3.8

Provision of outdoor eating and drinking facilities associated with cafes and restaurants fronting Victoria, Hindmarsh, Whitmore, Hurtle and Light Squares to positively contribute to activity, and create a focus for leisure, in the squares.

DTS/DPF 3.8

None are applicable.

PO 3.9

Development along minor streets and laneways that is informed by its local context and designed to provide a sense of enclosure, and enable fine-grain uses at street-level to create an intimate, active, inclusive and walkable public realm.

DTS/DPF 3.9

None are applicable.

PO 3.10

Buildings north of the City Main Street Zone designed to enable natural sunlight access to the southern footpath of the Main Street.

DTS/DPF 3.10

Buildings north of the City Main Street Zone incorporate narrow and setback tower elements and provide spaces between buildings.

## Building Height

PO 4.1

Development not exceeding the maximum building height desired for the location unless, notwithstanding its height, it positively responds to the local context that forms the desired future character of the locality, achieves the desired outcomes of the Zone and the anticipated city form expressed in the *Maximum Building Height Levels Technical and Numeric Variation Overlay* and the *Maximum Building Height Metres Technical and Numeric Variation Overlay*.

DTS/DPF 4.1

Building height is not greater than any maximum, or less than any minimum, specified in the *Maximum Building Height Levels Technical and Numeric Variation Overlay*, the *Maximum Building Height Metres Technical and Numeric Variation Overlay*, or the *Minimum Building Height Levels Technical and Numeric Variation Overlay*.

PO 4.2

Development within the maximum building height specified in the *Building Height Technical and Numeric Variation Overlay* unless it includes additional design quality, environmental or sustainability features.

#### DTS/DPF 4.2

Development not exceeding the maximum building height specified in

- (a) incorporates the retention, conservation and reuse of a building which is a listed heritage place or an existing built form and context that positively contributes to the character of the local area;
- (b) includes more than 15% of dwellings as affordable housing; or
- (c) includes at least:
  - (i) three of the following:
    - A. the development provides an orderly transition up to an existing taller building or prescribed maximum height on the *Maximum Building Height Levels Technical and Numeric Variation Overlay*, the *Maximum Building Height Metres Technical and Numeric Variation Overlay*;
    - B. high quality open space that is universally accessible and is directly connected to, and well integrated with, public realm areas of the street;
    - C. high quality, safe and secure, universally accessible pedestrian linkages that connect through the development site;
    - D. no on site car parking is provided;
    - E. active uses are located on at least 75% of the public street frontages of the building, with any above ground car parking located behind;
    - F. a range of dwelling types that includes at least 10% of 3+ bedroom apartments;
    - G. the building is adjacent to the Park Lands;
    - H. the impact on adjacent properties is no greater than a building of the maximum height on the *Maximum Building Height Levels Technical and Numeric Variation Overlay*, the *Maximum Building Height Metres Technical and Numeric Variation Overlay* in relation to sunlight access and overlooking; and
  - (ii) three of the following sustainable design measures are provided:
    - A. a communal useable garden integrated with the design of the building that covers the majority of a rooftop area supported by services that ensure ongoing maintenance;
    - B. living landscaped vertical surfaces of at least 50m<sup>2</sup> supported by services that ensure ongoing maintenance;
    - C. passive heating and cooling design elements including solar shading integrated into the building;
    - D. higher amenity through provision of private open space in excess of minimum requirements by 25% for at least 50% of dwellings;
    - E. solar photovoltaic cells on the majority of the available roof area, supported by services that ensure ongoing maintenance.

#### PO 4.3

Buildings designed to achieve optimal height and floor space yields.

### DTS/DPF 4.3

New development has a minimum building height of:

- (a) not less than half of the maximum building height specified in DTS/DPF 5.1;
- (b) 8 building levels (with a minimum of 28m) in the Central Business Area Sub-Zone; or
- (c) 3 building levels (with a minimum of 11.5m), or 4 building levels (with a minimum of 15m) on sites fronting South Terrace, in the City Frame Sub-Zone;
- (d) other than where:
- (e) a lower building height is necessary to achieve compliance with the Commonwealth Airports (Protection of Airspace) Regulations;
- (f) the site of the development adjoins the City Living Zone and a lesser building height is required to positively manage the interface with low-rise residential development;
- (g) the site of the development adjoins a heritage place, or contains a heritage place; or
- (h) the development includes the construction of a building in the same, or substantially the same, position as a building which was demolished, as a result of significant damage caused by an event within the previous three years where the new building has the same, or substantially the same, layout and external appearance as the previous building.

## Interface

### PO 5.1

Development designed to manage the interface with the City Living Zone by avoiding land uses, or intensity of land uses, that adversely affect residential amenity.

### DTS/DPF 5.1

None are applicable.

### PO 5.2

Parts of a development that exceed the maximum building height specified in DTS/DPF 5.1 and that adjoin the City Living Zone boundaries carefully designed to minimise negative visual and amenity impacts to residential living areas and outdoor open space.

### DTS/DPF 5.2

Parts of a building above the maximum building height specified in DTS/DPF 5.1 include additional setbacks, avoid tall sheer walls, centrally locate taller elements, and provide variation of light and shadow through articulation.

## Movement

### PO 6.1

Access to, and movement within, the Capital City Zone to be universally accessible, easy, safe, comfortable, convenient and legible for people of all abilities, with priority given to pedestrians and cyclists.

DTS/DPF 6.1

None are applicable.

## Access

PO 7.1

Vehicular access points associated with multi-level and/or non-ancillary car parks located to minimise disruption to traffic flow.

DTS/DPF 7.1

Vehicular access points associated with multi-level and/or non-ancillary car parks are located on a secondary road frontage, or utilise an existing crossover.

PO 7.2

Vehicular access points associated with multi-level and/or non-ancillary car parks located to minimise conflict with pedestrian and cyclist movement and/or activity on any major pedestrian thoroughfare.

PO 7.2

Vehicular access points associated with multi-level and/or non-ancillary car parks not located on any of the frontages to North Terrace, East Terrace, King William Street, Rundle Street, Hindley Street, Currie Street, Waymouth Street (to the east of Light Square), Victoria Square, or Gawler Place.

## Advertisements

PO 8.1

Advertisements use simple graphics and be restrained in their size, design and colour.

DTS/DPF 8.1

In Chesser Street, French Street and Coromandel Place advertisements not located more than 3.7m above natural ground level or an abutting footpath or street.

### Table 5.1 - City Boulevards

West Terrace, North Terrace, East Terrace, South Terrace, Currie Street, Grenfell Street, Franklin Street, Flinders Street, Grote Street, Wakefield Street, Morphett Street, King William Street and Pulteney Street.

### Procedural Matters (PM)

#### Notification

All classes of performance assessed development are excluded from notification except where they involve any of the following:

- (a) development identified as “all other code assessed development” in Capital City Zone Table 3
- (b) development that exceeds the maximum building height specified in DTS/DPF 5.1 where the site of the development is adjacent land to land in a different zone

## City Frame Sub-Zone

### Assessment Provisions (AP)

### Desired Outcomes (DO)

#### DO 1

A Sub-Zone primarily containing medium to high scale residential development supported by a mix of shops, personal services, restaurants and community and hospitality uses, to create an active and visually continuous edge to the Park Lands and Squares.

### Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

#### Land Use

#### **PO 1.1**

Medium to high scale residential development supported by a mix of shops, personal services, restaurants and community and hospitality uses.

#### **DTS/DPF 1.1**

#### Development:

- (a) wholly medium to high scale residential types of development, supported accommodation or tourist accommodation; or
- (b) medium to high scale residential development types of development with ground level non-residential land uses which comprise:
  - Consulting room
  - Hotel
  - Indoor recreation facility
  - Licensed entertainment premises
  - Office
  - Pre-school
  - Personal or domestic services establishment
  - Restaurant
  - Shop or group of shops

**PO 1.2**

Additions to existing wholly non-residential development may occur where it is located and/or designed in a manner that does not unreasonably impact negatively upon adjacent residential land uses.

**DTS/DPF 1.2**

None are applicable.

**PO 1.3**

Licensed entertainment premises, nightclubs or bars designed and sited to maintain day and evening activation at street level and where they do not unreasonably negatively impact dwellings contained within the same building or adjacent residential development.

**DTS/DPF 1.3**

None are applicable.

**Design and Appearance****PO 2.1**

Development to encourage a uniform streetscape established through a largely consistent front setback. Landscaping and small variations in front setback may occur where they will assist in softening the continuous edge of new built form, reinforce the sense of address and provide a higher amenity streetscape and pedestrian environment which is shaded by street trees and other mature vegetation.

**DTS/DPF 2.1**

None are applicable.

**PO 2.2**

Buildings create visual interest and active street frontages to maximise passive surveillance of the street, squares and / or Park Lands.

**DTS/DPF 2.2**

The ground floor primary frontage of buildings provide at least 70% of the street frontage as visually permeable, transparent or clear glazed.

## City Park Lands Zone

Table 1 – Accepted Development Classification

<b>Class of Development</b> The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	<b>Accepted Development Classification Criteria</b>
<b>Internal building work</b> Except where any of the following apply: <ul style="list-style-type: none"> <li>• A Local Heritage Place identified in the Local Heritage Place Overlay</li> <li>• A State Heritage Place identified in the State Heritage Place Overlay</li> </ul>	7 There will be no increase in the total floor area of the building 8 There will be no alteration to the external appearance of the building.
<b>Shade sail</b> Except where any of the following apply: <ul style="list-style-type: none"> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Sloping Land Overlay</li> </ul>	22 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 23 Shade sail consists of permeable material 24 The total area of the sail - does not exceed 40m <sup>2</sup> 25 No part of the shade sail will be: <ul style="list-style-type: none"> <li>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</li> <li>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</li> </ul> 26 Primary street setback – at least as far back as the building line of the building to which it is ancillary 27 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 28 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
<b>Solar photovoltaic panels (roof mounted)</b> Except where any of the following apply: <ul style="list-style-type: none"> <li>• A Local Heritage Place identified in the Local Heritage Place Overlay</li> </ul>	16 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 17 Panels and associated components do not overhang any part of the roof

<ul style="list-style-type: none"> <li>• A State Heritage Place identified in the State Heritage Place Overlay</li> </ul>	18 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
<p><b>Water tank (underground)</b></p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Sloping Land Overlay</li> </ul>	<p>7 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>8 The tank (including any associated pump) is located wholly below the level of the ground.</p>

Table 2 – Deemed-to-Satisfy Development Classification

<p><b>Class of Development</b></p> <p>The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'</p>	<p><b>Deemed-to-Satisfy Development Classification Criteria</b></p> <p>Provisions referred to are Deemed-to-Satisfy Criteria</p> <p>Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.</p>			
	<p><b>Zone</b></p>	<p><b>General Development Policies</b></p>	<p><b>Subzone</b> (applies only in the area affected by the Subzone )</p>	<p><b>Overlay</b> (applies only in the area affected by the Overlay)</p>
<p><b>Temporary advertisements</b></p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Hazards (Flooding)</li> <li>• Local Heritage Place</li> <li>• State Heritage Place</li> </ul>	<p>[Advertisements]: 4.2</p>	<p>None</p>	<p>None</p>	<p>None</p>
<p><b>Temporary public service depots associated with public infrastructure, Park Lands management and construction activities</b></p>	<p>DTS 1.4</p>	<p>None</p>	<p>None</p>	<p>None</p>

<p><b>Class of Development</b></p> <p>The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'</p>	<p><b>Deemed-to-Satisfy Development Classification Criteria</b></p> <p>Provisions referred to are Deemed-to-Satisfy Criteria</p> <p>Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.</p>			
<p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Hazards (Flooding)</li> <li>• Local Heritage Place</li> <li>• Major Urban Transport Routes</li> <li>• Sloping Land</li> <li>• State Heritage Place</li> <li>• Traffic Generating Development</li> <li>• Urban Transport Routes</li> </ul>	<p><b>Zone</b></p>	<p><b>General Development Policies</b></p>	<p><b>Subzone</b> (applies only in the area affected by the Subzone )</p>	<p><b>Overlay</b> (applies only in the area affected by the Overlay)</p>

Table 3 - Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>			
<b>Demolition of a State or Local Heritage Place</b>	None	None	None	Local Heritage Place: All State Heritage Place: All
<b>Restaurant</b>	All	Clearance from Overhead Powerlines: PO 1.1  Design in Urban Areas [External Appearance]: PO 1.4  Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5  Interface Between Land Uses [Hours of Operation]: PO 2.1  Transport, Access and Parking [Movement Systems]: PO 1.4  Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2	Adelaide Oval: All  Eastern Parklands: All	Future Road Widening: All Hazards (Flooding): All Key Railway Crossings: All Local Heritage Place: All Major Urban Transport Routes: All Sloping Land: All State Heritage Place: All Traffic Generating Development: All Urban Transport Routes: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p>		
<b>Shop</b>	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [External Appearance]: PO 1.4</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p>	<p>Adelaide Oval: All</p> <p>Eastern Parklands: All</p>	<p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p>		
<b>Temporary public service depots associated with public infrastructure, Park Lands management and construction activities</b>	PO 1.4	None	None	<p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Traffic Generating Development: All Urban Transport Routes: All
<b>Tree damaging activity</b>	None	None	None	Regulated Tees: All
<b>All other Code Assessed Development</b>	All	All	Adelaide Oval: All Eastern Parklands: All	Any Relevant Overlay: All

Table 4 – Restricted Development Classification

Class of Development	Exclusions
The following Classes of Development are classified as Restricted subject to any 'Exclusions'	
<b>Educational Establishment</b> <b>Hotel</b> <b>Public infrastructure</b>	

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

A unique publicly accessible and well connected open space system that creates a distinctive landscaped park setting for the City of Adelaide.

## DO 2

Contains a range of passive and active recreational activities with a high-level of amenity, including a safe and connected walking and cycling network, natural areas, sporting fields and club facilities, formal cultural gardens, public artwork and passive recreation areas, as well as opportunities to support a variety of temporary events, such as festivals, concerts and sporting events.

### Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria Land Use and Intensity

#### PO 1.1

A diverse range of open space, recreation and sporting activities.

#### DTS / DPF 1.1

Development comprises one or more of the following land uses:

Conservation work

Outbuilding associated with open space maintenance

Recreation area

Shop

Restaurant

Special events

Sporting field or club facility

Structures associated with a public facility such as bike and vehicle parking, picnic / barbeque area, shelter and toilet.

#### PO 1.2

Shops and restaurants in appropriate areas of the Park Lands:

- (a) providing a range of goods and services for the users of activities in the Park Lands and where such goods and services are not otherwise conveniently located; and
- (b) positively contributing to Park Lands activation and setting without being visually prominent.

#### DTS / DPF 1.2

Shops and restaurants:

- (a) ancillary to a recreational use, club, sporting facility;
- (b) not exceeding 100m<sup>2</sup> in gross leasable floor space; and
- (b) not increasing the building footprint.

#### PO 1.3

Special events and formal recreation uses of a temporary or transient nature limiting their impacts on the open and natural character of the Park Lands.

#### DTS/DPF 1.3

None are applicable

#### PO 1.4

The use of land or buildings to house temporary public service depots or site compounds associated with public infrastructure, Park Lands management and construction activities where the impacts to the Park Lands are minimised.

#### DTS / DPF 1.4

Temporary public service depots or site compounds:

- (a) occupy land for no longer than 3 months; and
- (b) ensure litter and water are contained on site.

#### PO 1.5

The adaptive reuse of existing buildings to improve the design quality and appearance of the building, minimise the need to increase the building footprint and positively contribute to the cultural value, amenity and activation of the Park Lands.

#### DTS/DPF 1.5

None are applicable

#### PO 1.6

New buildings should seek to minimise the building footprint on the landscaped and open setting of the Park Lands and should only be considered where:

- (a) the development is the replacement of an existing building;
- (b) the building design is contextual and of high-quality so that it complements its setting when viewed from all perspectives;
- (c) provides complementary recreation, sporting or tourism facilities that could not otherwise have been provided in the zone; and
- (d) the building is designed to be multi-purpose and can be used by more than one user group.

#### DTS/DPF 1.6

None are applicable

#### PO 1.7

The redevelopment of existing buildings and structures within the following sites in a way that is ancillary and complementary to existing uses including:

- (a) Torrens Lake - boating facilities
- (b) Police Barracks and Old Adelaide Gaol – adaptation of existing buildings and supportive public uses
- (c) Adelaide and Botanic High Schools – education and related facilities
- (d) National Wine Centre - tourism related facilities within the existing site boundaries
- (e) Adelaide Botanic Garden – restaurants, function facilities and passive recreation facilities
- (f) Adelaide Zoo – a range of ancillary activities that add to the zoo as a key city attraction
- (g) Golf Course - club facilities and restaurants
- (h) West Terrace Cemetery - chapel, visitor and interpretative centre and operational facilities
- (i) North Adelaide and Adelaide Central Train Station – rail services facilities.

#### DTS/DPF 1.7

None are applicable

#### PO 1.8

Development at the Adelaide Aquatic Centre site to consolidate and replace existing buildings with recreational sporting clubrooms, facilities and associated administrative functions.

DTS/DPF 1.8

None are applicable

PO 1.9

Development of public infrastructure is appropriate within existing roads, railway corridors or the O-Bahn corridor where it does not create any additional impact on the amenity of the Adelaide Park Lands.

DTS/DPF 1.9

None are applicable

## Built Form and Character

PO 2.1

A contextual design response that complements the open space function, natural and cultural character of the area and is suitably screened by landscaping

DTS/DPF 2.1

None are applicable.

PO 2.2

Development includes lighting that positively contributes to public safety, security, activity and amenity within the Park Lands.

DTS/DPF 2.2

None are applicable.

PO 2.3

Utility and supply services, holding tanks, sub-stations, power lines and other utility facilities that are unobtrusive and where practicable placed underground.

DTS/DPF 2.3

None are applicable.

PO 2.4

Development sited and designed to minimise negative impacts on residential uses in the City Living Zone.

DTS/DPF 2.4

None are applicable

## Natural / Cultural Landscape Character

PO 3.1

Development that protects, enhances and improves public access to:

- (b) areas of special landscape character; and
- (c) areas and items of indigenous and post-colonial cultural significance.

DTS/DPF 3.1

None are applicable.

PO 3.2

Development maintains the visual distinction between the predominantly open landscape character of the Park Lands and the built-form of adjacent Zones.

DTS/DPF 3.2

None are applicable.

#### PO 3.3

Development sensitive to native biodiversity and incorporates ways to protect and improve biodiversity through its design.

#### DTS/DPF 3.3

None are applicable.

#### PO 3.4

Development enhances natural creek channels and watercourses as a major landscape and stormwater management feature.

#### DTS/DPF 3.4

None are applicable.

### Advertisements

#### PO 4.1

Permanent advertisements or advertising hoardings only in association with a building.

#### DTS/DPF 4.1

None are applicable.

#### PO 4.2

Temporary advertisements relating to a local event of a religious, educational, cultural, social or recreational character or to an event of a political character limited in size and number and not detract from the open and natural character of the zone.

#### DTS / DPF 4.2

Temporary advertisements:

- (a) not exceeding 2m<sup>2</sup> on a building or site;
- (b) not displayed more than 1 month prior to the event and 1 week after the event concludes except for an advertisement that relates to a federal, State or local government election; and
- (c) do not:
  - (i) move or flash;
  - (ii) reflect light so as to be an undue distraction to motorists;
  - (iii) be internally illuminated; or
  - (iv) be used to principally advertise brands or products.

### Movement, access and parking

#### PO 5.2

Development does not restrict public access to land within the zone and ensures the Park Lands are universally accessible.

#### DTS/DPF 5.2

None are applicable.

#### PO 5.3

Car parking in the zone limited to only serve activities within the Park Lands unless otherwise permitted in the relevant sub-zone.

DTS/DPF 5.3

None are applicable.

PO 5.4

Public vehicle access limited to existing roads.

DTS/DPF 5.4

None are applicable.

Procedural Matters (PM)

### Notification of Performance assessed development

**Note:** For public notification requirements refer to Practice Direction: Notification for Performance Assessed Development.

All classes of development are excluded from notification except where it involves any of the following:

- (a) the site of the development is adjacent land to land in a different zone
- (b) development identified as "all other code assessed development" in City Park Lands Zone Table.

## Eastern Park Lands Sub Zone

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Formal and informal recreation that provides tourism, education, research and informal recreational enjoyment including, the Zoological Gardens, Botanic Gardens, Botanic Park, the National Wine Centre and Victoria Park, carefully managed to sensitively balance the interaction between the built, natural and landscaped environment.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

**PO 1.1**

A range of community, tourism, educational and recreational uses for the wider community.

**DTS/DPF 1.1**

Development comprises one or more of the land uses listed in DTS 1.1 of the Zone.

Built Form and Character

**PO 2.1**

National Wine Centre contained within its existing site boundaries and that will not result in an increase in total floor area.

**DTS/DPF 2.1**

None are applicable.

**PO 2.2**

The upgrading or replacement of existing buildings, structures and facilities in the Zoological and Botanic Gardens minimises negative visual impact as when viewed from outside of the subzone.

**DTS/DPF 2.2**

None are applicable.

**PO 2.3**

Maintain or improve views to the Zoo from the River Torrens/ Karrawirra Parri Valley when fencing, structures or buildings are upgraded or replaced.

**DTS/DPF 2.3**

None are applicable.

**PO 2.4**

Fencing to the northern boundary of the Botanic Gardens to improve visual continuity and access between the Botanic Gardens and Botanic Park and visually improves this aspect to the Botanic Garden.

**DTS/DPF 2.4**

None are applicable.

Movement and Access

**PO 3.1**

Maintain car parking for Park Lands users and visitors at the following locations:

- (a) in designated car parks along the Hackney and Fullarton Road frontages; and
- (b) limited parking on the inner racecourse track area at Victoria Park (in an area south of the cycle track east of Halifax Street) but only when races and special events are being held.

**DTS/DPF 3.1**

None are applicable.

## Adelaide Oval Sub Zone

### Assessment Provisions (AP)

### Desired Outcomes (DO)

#### DO 1

A sub zone providing a centre for important outdoor civic, leisure and cultural functions for the City based on Elder Park, Adelaide Oval and Memorial Drive tennis courts with development of the River Bank as the premier cultural and tourism area of the City.

The premier sporting and tourism area of the City supporting large-scale outdoor civic, leisure, sporting and cultural activities of national significance, incorporating Adelaide Oval, Adelaide Riverbank, Elder Park, Memorial Drive tennis precinct and the Torrens Parade Ground.

### Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

**PO 1.1**

A vibrant mix of recreational facilities to meet the needs of the state.

**DTS/DPF 1.1**

Development comprises one or more of the land uses listed in DTS 1.1 of the Zone.

**PO 1.2**

Community, cultural, tourism, shop, restaurant or licensed premises located adjacent to the southern bank of the River Torrens between Montefiore Road and King William Road.

**DTS/DPF 1.2**

None are applicable

**PO1.3**

Special events on Elder Park and Adelaide Oval activate this precinct.

**DTS/DPF 1.3**

None are applicable

**PO 1.4**

Community, cultural and tourism uses in association with the Torrens Training Depot and Parade Ground.

**DTS/DPF 1.4**

None are applicable

Built Form and Character

**PO 2.2**

Development of the Adelaide Oval:

- (a) protects and maintains the cultural significance and heritage value of Adelaide Oval; and
- (b) continues the distinct built form character of Adelaide Oval;

**DTS/DPF 2.2**

None are applicable.

**PO 2.3**

Buildings associated with the continuation of formal recreational uses associated with Adelaide Oval and Memorial Drive within existing site boundaries.

**DTS/DPF 2.3**

None are applicable.

## City Riverbank Zone

Table 1 – Accepted Development Classification

Class of Development	Accepted Development Classification Criteria
The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	
<b>Internal building work</b> Except where any of the following apply: <ul style="list-style-type: none"> <li>• A Local Heritage Place identified in the Local Heritage Place Overlay</li> <li>• A State Heritage Place identified in the State Heritage Place Overlay</li> </ul>	9 There will be no increase in the total floor area of the building 10 There will be no alteration to the external appearance of the building.
<b>Shade sail</b>	29 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system

<p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Sloping Land Overlay</li> </ul>	<p>30 Shade sail consists of permeable material</p> <p>31 The total area of the sail - does not exceed 40m<sup>2</sup></p> <p>32 No part of the shade sail will be:</p> <p>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</p> <p>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</p> <p>33 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>34 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m</p> <p>35 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</p>
<p><b>Solar photovoltaic panels (roof mounted)</b></p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• A Local Heritage Place identified in the Local Heritage Place Overlay</li> <li>• A State Heritage Place identified in the State Heritage Place Overlay</li> </ul>	<p>19 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>20 Panels and associated components do not overhang any part of the roof</p> <p>21 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p><b>Water tank (underground)</b></p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Sloping Land Overlay</li> </ul>	<p>9 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>10 The tank (including any associated pump) is located wholly below the level of the ground.</p>

Table 2 – Deemed-to-Satisfy Development Classification

<b>Class of Development</b>  The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	<b>Deemed-to-Satisfy Development Classification Criteria</b>  Provisions referred to are Deemed-to-Satisfy Criteria  Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b>  (applies only in the area affected by the Subzone)	<b>Overlay</b>  (applies only in the area affected by the Overlay)
<b>Change of use in an existing building (that does not involve any building work or modification that would otherwise require planning consent) from:</b> <ul style="list-style-type: none"> <li>• a shop to an office or consulting room</li> <li>• an office or consulting room to a shop</li> </ul>	None	None	None	None

Table 3 - Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>			
<b>Advertisement</b>	[Advertising]: PO 3.1	Clearance from Overhead Powerlines: PO 1.1  Advertisements [Appearance]: PO 1.1, 1.3, 1.4, 1.5  Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2  Advertisements [Advertising Content]: PO 3.1  Advertisements [Amenity Content]: PO 4.1  Advertising [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5	None	Airport Building Heights (Regulated): All  Design: All  Local Heritage Place: All  State Heritage Place: All
<b>Consulting room</b>	All	Clearance from Overhead Powerlines: PO 1.1  Design in Urban Areas [All Development]: All  Design in Urban Areas [All	Health: All Entertainment: All Innovations: All Cultural Institutions: All	Airport Building Heights (Regulated): All  Design: All  Local Heritage Place: All  Sloping Land: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All P</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p>		State Heritage Place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
<b>Demolition of a State or Local Heritage Place</b>	All	None	None	<p>Local Heritage Place: All</p> <p>State Heritage Place: All</p>
<b>Hotel</b>	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non</p>	<p>Health: All</p> <p>Entertainment: All</p> <p>Innovations: All</p> <p>Cultural Institutions: All</p>	<p>Airport Building Heights (Regulated): All</p> <p>Design: All</p> <p>Local Heritage Place: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>[Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
<b>Licensed premises</b>	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p>	<p>Health: All</p> <p>Entertainment: All</p> <p>Innovations: All</p> <p>Cultural Institutions: All</p>	<p>Airport Building Heights (Regulated): All</p> <p>Design: All</p> <p>Local Heritage Place: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>[Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
<b>Light industry</b>	All	Clearance from Overhead Powerlines: PO 1.1  Design in Urban Areas [All Development]: All  Design in Urban Areas [All Development – 4 or More Building Levels]: All  Design in Urban Areas [All Non Residential Development]: All P  Interface Between Land Uses [Hours of Operation]: PO 2.1  Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2	Health: All Entertainment: All Innovations: All Cultural Institutions: All	Airport Building Heights (Regulated): All Design: All Local Heritage Place: All Sloping Land: All State Heritage Place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>[Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
Office	All	Clearance from Overhead	Health: All Entertainment: All	Airport Building Heights (Regulated): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All P</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p>	<p>Innovations: All</p> <p>Cultural Institutions: All</p>	<p>Design: All</p> <p>Local Heritage Place: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
<b>Restaurant</b>	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4</p>	<p>Health: All</p> <p>Entertainment: All</p> <p>Innovations: All</p> <p>Cultural Institutions: All</p>	<p>Airport Building Heights (Regulated): All</p> <p>Design: All</p> <p>Local Heritage Place: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>[Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>[Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
<b>Serviced apartments</b>	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking</p>	<p>Health: All</p> <p>Entertainment: All</p> <p>Innovations: All</p> <p>Cultural Institutions: All</p>	<p>Affordable Housing: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Design: All</p> <p>Local Heritage Place: All</p> <p>Noise and Air Emissions: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>[Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Serviced Apartments): All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>			
<b>Shop</b>	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p>	<p>Health: All</p> <p>Entertainment: All</p> <p>Innovations: All</p> <p>Cultural Institutions: All</p>	<p>Airport Building Heights (Regulated): All</p> <p>Design: All</p> <p>Local Heritage Place: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
<b>Tree Damaging Activity</b>	None	None	None	Regulated Trees: All
<b>All other Code Assessed Development</b>	All	All	<p>Health: All</p> <p>Entertainment: All</p> <p>Innovations: All</p>	Any Relevant Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
			Cultural Institutions: All	

Table 4 – Restricted Development Classification

Class of Development	Exclusions
The following Classes of Development are classified as Restricted subject to any 'Exclusions'	
<b>Nil</b>	

## Assessment Provisions (AP)

### Desired Outcome (DO)

#### DO 1

Exemplary design quality and architecture that is contemporary and innovative, respectful of the heritage buildings, Park Lands setting and civic functions of the locality.

#### DO 2

A fine grained precinct with a quality public realm that is inviting and comfortable for pedestrians.

#### DO 3

Strong visual and physical connections between important buildings, public spaces, the Park Lands and other key destinations.

## Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

### Land Use and Intensity

#### PO 1.1

A diverse range of land uses that connect the city centre to the natural environment of the River Torrens and Park Lands with clusters of related activities, such as:

- (a) clinical health, training, education and research;
- (b) entertainment, tourism and accommodation;
- (c) education and administration;
- (d) innovative science and employment; and
- (e) Community and cultural institutions.

#### DTS/DPF 1.1

Development comprises one or more of the following land uses:

- (a) Advertisement
- (b) Community centre
- (c) Consulting room
- (d) Office
- (e) Convention centre
- (f) Educational establishment
- (g) Entertainment venue
- (h) Helicopter landing facility
- (i) Hospital
- (j) Hotel
- (k) Licensed premises in association with hotel, restaurant, shop or the like
- (l) Land division
- (m) Light industry (including high technology and research based activity)
- (n) Motel
- (o) Restaurant
- (p) Shop
- (q) Serviced apartments
- (r) Tourist accommodation.

## Built Form and Character

### PO 2.1

Building heights within the zone providing an orderly transition in scale, with lower buildings located towards the Adelaide Park Lands, Adelaide Botanic Garden and River Torrens and taller buildings towards North Terrace and other City Boulevards identified in City Riverbank Zone Table 5.1.

### DTS/DPF 2.1

None are applicable

### PO 2.2

Development:

- (a) contributes to the activation of the public realm by presenting an attractive human scaled pedestrian-oriented frontage at ground level that adds interest and vibrancy;
- (b) contributes to pedestrian comfort by minimising micro climatic impacts;
- (c) maintains a sense of openness to the sky for pedestrians and allow sunlight access to the public realm, particularly plaza areas during the Spring and Autumn; and
- (d) provides a clear sense of address to each building.

### DTS/DPF 2.2

None are applicable.

### PO 2.3

Development reinforces the grand boulevard character of North Terrace and King William Road, by reflecting the patterns of landscaped spaces and built form, building proportions and scale.

### DTS/DPF 2.3

None are applicable.

### PO 2.4

Coordinated development providing public spaces and landscaping, including deep plantings, that soften the dominance of buildings, provide a range of spaces that are suitable for group meetings and social activities and spaces for passive enjoyment.

### DTS/DPF 2.4

None are applicable.

### PO 2.5

Pedestrian shelter and public art designed as an integral part of built form, open space and landscaping.

### DTS/DPF 2.5

None are applicable.

### PO 2.6

The contribution of heritage buildings enhanced by ensuring:

- (a) buildings can be adapted and reused for modern purposes while protecting important heritage fabric
- (b) views and physical connections to heritage buildings and their important heritage features is maintained
- (c) the ground level interface with heritage buildings incorporates publicly accessible spaces and active land uses that support public access where appropriate.

DTS/DPF 2.6

None are applicable.

## Advertising

PO 3.1

Advertisements designed to achieve an overall consistency of appearance and be of a type, scale and image that complement the zone.

DTS/DPF 3.1

None are applicable.

## Movement, parking and access

PO 4.1

Development designed to encourage pedestrian/bicycle circulation at the North Terrace level and create or maintain:

- (a) connections between North Terrace and the River Torrens linear park at key pedestrian focal points;
- (b) east-west connections through the city; and
- (c) existing pedestrian and cycling connections, including the Gawler Greenway, Outer Harbor Greenway and River Torrens Linear Park trail to be maintained.

DTS/DPF 4.1

None are applicable.

PO 4.2

A central pedestrian pathway designed as a single plane surface and maintained to:

- (a) allow people to walk and ride through and within the Zone from East to West and connect with the North to South pathways; and
- (b) link key buildings and public areas within the Zone.

DTS/DPF 4.2

None are applicable.

PO 4.3

Pedestrian movement prioritised and designed to be free from vehicle conflict.

DTS/DPF 4.3

None are applicable.

PO 4.4

Development to provide a safe night-time environment along streetscapes, pedestrian and cycle paths and building surrounds by the arrangement of buildings and active building frontages that enhance casual surveillance and provide appropriate lighting and clear lines of sight.

DTS/DPF 4.4

None are applicable.

## Table 5.1 – City Boulevards

North Terrace, Morphett Street and King William Road.
---

## Procedural Matters (PM)

### Notification of Performance assessed development

**Note:** For public notification requirements refer to Practice Direction: Notification for Performance Assessed Development.

All classes of development are excluded from notification except where it involves any of the following:

- (a) the site of the development is adjacent land to land in a different zone
- (b) development identified as "all other code assessed development" in Riverbank Zone Table 3
- (c) development exceeding the maximum building height specified in DTS/DPF 2.1 of the Health sub zone
- (d) development exceeding the maximum building height specified in DTS/DPF 2.1 of the Entertainment sub zone
- (e) development exceeding the maximum building height specified in DTS/DPF 2.3 of the Innovation sub zone
- (f) development exceeding the maximum building height specified in DTS/DPF 2.4 of the Entertainment sub zone

## Health Subzone

### Assessment Criteria (AC)

### Desired Outcomes (DO)

#### DO 1

A health precinct that creates an identifiable and unified city precinct with strong connections to the Torrens River, North Terrace, the Royal Adelaide Hospital and wider city.

### Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

#### Land Use and Intensity

##### **PO 1.1**

A range of health and education facilities that support the establishment of an internationally recognised health and biomedical precinct.

##### **DTS/DPF 1.1**

The types of development envisaged within the zone, except:

- (a) Community centre
- (b) Convention centre
- (c) Entertainment venue
- (d) Hotel
- (e) Serviced apartments
- (f) Tourist accommodation

#### Built Form and Character

##### **PO 2.1**

Buildings that have a positive scale relationship to the North Terrace edge of the Capital City Zone and provide a grand entrance to the City from the west.

##### **DTS/DPF 2.1**

Buildings fronting North Terrace not exceeding 15 building levels and 53m in building height.

**PO 2.2**

Where buildings exceed 15 building levels or 53m in building height they will be of exemplary design and meet the Commonwealth Airports (Protection of Airspace) Regulations.

**DTS/DPF 2.2**

None are applicable.

**PO 2.3**

Buildings north of the central pathway designed to provide an active edge to the River Torrens and of a low scale commensurate with the landscape setting.

**DTS/DPF 2.3**

None are applicable.

**PO 2.4**

Development to provide a satisfactory interface to roads and railways by addressing issues of access, safety, security, noise, air emissions and vibration so that:

- (a) the effective and efficient operation of the road system and rail service adjacent to the Zone is not detrimentally affected; and
- (b) the potential for adverse impacts on hospital occupants and activities as a result of road traffic and the operation of rail services adjacent to the Zone is minimised.

**DTS/DPF 2.4**

None are applicable.

**PO 2.5**

Development sited and designed to enable the continued operation of rail and road services within and adjacent to the Zone.

**DTS/DPF 2.5**

None are applicable.

## Entertainment Subzone

### Assessment Criteria (AC)

### Desired Outcomes (DO)

#### DO 1

A prominent, vibrant and safe public plaza that provides a focal point for the Riverbank precinct and is supported by a vibrant mix of land uses that encourage use by city workers, residents, families, students, youth, children and tourists.

### Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

#### Land Use and Intensity

**PO 1.1**

Development of a range of cultural, parliamentary, office, entertainment, retail, conference and ancillary land uses.

**DTS/DPF 1.1**

The types of development envisaged within the zone, except:

- (a) Community centre
- (b) Educational establishment

- (c) Helicopter landing Facility
- (d) Hospital
- (e) Light industry
- (f) Motel

**PO 1.2**

Residential development only where it is demonstrated that noise, light spill and other impacts on residential amenity associated with the envisaged mix of uses and a vibrant public plaza can be adequately addressed.

**DTS/DPF 1.2**

None are applicable.

Built Form and Character

**PO 2.1**

Building heights providing the greatest level of intensity and scale south of the central pathway.

**DTS/DPF 2.1**

Buildings south of the central pathway not exceeding 20 building levels and 71m in building height.

**PO 2.2**

Where buildings exceed 20 building levels or 71m in building height they will be of exemplary design, located south of the central pathway and meet the Commonwealth Airports (Protection of Airspace) Regulations.

**DTS/DPF 2.2**

None are applicable.

**PO 2.3**

Buildings north of the central pathway designed to provide an active edge to the River Torrens and of a low scale commensurate with its landscape setting.

**DTS/DPF 2.3**

None are applicable.

**PO 2.4**

Buildings along King William Road designed to enable views through to important State Heritage buildings and the public plaza area.

**DTS/DPF 2.4**

None are applicable.

**PO 2.5**

A new public plaza developed on a single plane minimising grade changes across the site so as to maximise pedestrian connectivity.

**DTS/DPF 2.5**

None are applicable.

## Innovation Subzone

### Assessment Criteria (AC)

### Desired Outcomes (DO)

#### DO 1

An innovation precinct accommodating a range of commercial, educational and research activities supported by a mix of compatible employment generating land uses including tourism, hospitality, cultural, entertainment and retail activities.

#### DO 2

A range of low to high rise buildings within a landscaped setting that respond to heritage buildings on the site and transition down in height and scale towards the Adelaide Park Lands and the Adelaide Botanic Garden.

### Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

#### Land Use and Intensity

##### **PO 1.1**

Development of innovative commercial, educational and research activities supported by a mix of compatible employment generating land uses.

##### **DTS/DPF 1.1**

The types of development envisaged within the zone.

##### **PO 1.2**

Small scale retail development to meet the day to day needs of workers and visitors to the precinct.

##### **DTS/DPF 1.2**

Shops not exceeding 250m<sup>2</sup> total gross leasable floor area.

##### **PO 1.3**

A range of small to medium scale services and facilities serving the area such as child care facilities, personal services establishment and the like.

##### **DTS/DPF 1.3**

None are applicable.

##### **PO 1.4**

Higher impact land uses such commercial development (including high technology and research based activity) clustered in key nodes where compatible with adjoining uses.

##### **DTS/DPF 1.4**

None are applicable.

#### Built Form and Character

##### **PO 2.1**

A high standard of contemporary architectural design, which incorporates vertical rhythms, proportions, compositions, materials, parapet or balcony heights. A combination of solid and glass finishes used to produce visual interest on all sides.

##### **DTS/DPF 2.1**

None are applicable.

**PO 2.2**

Buildings adjacent to the Adelaide Botanic Garden or Park Lands sited and designed to create view corridors to and from the Adelaide Botanic Garden.

**DTS/DPF 2.2**

None are applicable.

**PO 2.3**

Buildings of a height and scale that minimise impacts on the Adelaide Botanic Garden and Park Lands as well as referencing the scale of buildings facing North Terrace and Frome Road.

**DTS/DPF 2.3**

Buildings not exceeding 15 building levels and 53m in building height.

**PO 2.4**

Where buildings exceed 15 building levels or 53m in building height they will be of exemplary design, located centrally within the site and meet the Commonwealth Airports (Protection of Airspace) Regulations.

**DTS/DPF 2.4**

None are applicable.

Open Space

**PO 3.1**

Development on the eastern portion of the site:

- (a) results in an open park like setting complementary to the Adelaide Botanic Garden;
- (b) carefully managed to sensitively balance its interaction with surrounding uses such as the Adelaide Zoo, Adelaide Botanic Garden and the Adelaide Park Lands;
- (c) minimises uses or activities that would alienate the area from public usage;
- (d) provides opportunities for tourism, education, research, informal recreation and cultural enjoyment;
- (e) improves pedestrian links through the area, and improve the public realm and use and enjoyment of the Adelaide Park Lands; and
- (f) provides greater exposure and accessibility for the Adelaide Botanic Garden and North Terrace frontage.

**DTS/DPF 3.1**

None are applicable.

## Cultural Institutions Subzone

Assessment Criteria (AC)

Desired Outcomes (DO)

DO 1

A vibrant cluster of cultural and institution uses including tertiary education, research, libraries and museums that attract students, professionals, workers and visitors to the city.

DO 2

Well designed and functional buildings and public spaces that provide pedestrian and cyclist friendly streetscapes and active street frontages that facilitate positive social interaction.

## Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

### Land Use and Intensity

#### **PO 1.1**

A diverse range of cultural and institutional uses including tertiary education, research, library, museums and galleries.

#### **DTS/DPF 1.1**

The types of development envisaged within the zone, except:

- (a) Convention centre
- (b) Entertainment venue
- (c) Helicopter landing facility
- (d) Hospital
- (e) Motel
- (f) Serviced apartments
- (g) Tourist accommodation.

### Built Form and Character

#### **PO 2.1**

Development that emphasises the horizontal grouping of building elements and uses vertical proportions in projections and in the disposition of openings.

#### **DTS/DPF 2.1**

None are applicable.

#### **PO 2.2**

Buildings with modelled and textured facades of predominantly masonry appearance similar to the early buildings that contribute to the established historical character of the zone.

#### **DTS/DPF 2.2**

None are applicable.

#### **PO 2.3**

Buildings that complement the form, appearance, materials and finishes of existing buildings in the locality, including the predominant:

- (a) Red brick or masonry walls; and
- (b) Slate, shingles, terra cotta tiles or copper for exposed roofs.

#### **DTS/DPF 2.3**

None are applicable.

#### **PO 2.4**

Building heights within the zone that transition down to the Park Lands from the height of existing buildings established along North Terrace.

#### **DTS/DPF 2.4**

Buildings located:

- (a) along road and Park Lands frontages not exceeding 3 building levels and 11.5m in building height; and
- (b) away from road and Park Lands frontages not exceeding 6 building levels and 22m in building height.

**PO 2.5**

Pleasant and interesting lawn and paved landscaped areas that create spaces suitable for a variety of activities ranging from those suitable for group meetings and social activities to those for quiet retreat and relaxation.

**DTS/DPF 2.5**

None are applicable.

## Housing Diversity Neighbourhood Zone

Table 1 – Accepted Development Classification

<b>Class of Development</b> The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	<b>Accepted Development Classification Criteria</b>
<p><b>Carport</b>                      Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Character Preservation District Overlay</li> <li>• Hazards (Flooding) Overlay</li> <li>• Character Area Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Native Vegetation Overlay</li> <li>• State Significant Native Vegetation Overlay</li> <li>• River Murray Flood Plain Overlay</li> <li>• Sloping Land Overlay</li> <li>• Future Road Widening Overlay where an existing access is altered or a new access is created</li> <li>• Key Railway Crossings Overlay where an existing access is altered or a new access is created</li> <li>• Major Urban Transport Routes Overlay where an existing access is altered or a new access is created</li> <li>• Non-stop Corridor Overlay where an existing access is altered or a new access is created</li> </ul>	<ol style="list-style-type: none"> <li>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>2 It is ancillary to a dwelling erected on the site</li> <li>3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary</li> <li>4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</li> <li>5 Total floor area - does not exceed 40m<sup>2</sup></li> <li>6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end)</li> <li>7 Building height - does not exceed 5m</li> <li>8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:                         <ol style="list-style-type: none"> <li>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</li> <li>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</li> </ol> </li> <li>9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):                         <ol style="list-style-type: none"> <li>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</li> <li>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</li> </ol> </li> </ol>

<ul style="list-style-type: none"> <li>• Urban Transport Routes Overlay where an existing access is altered or a new access is created</li> <li>• Water Resources Overlay</li> </ul>	<p>10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 70% of the area of the allotment</p> <p>11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>12 The carport:</p> <p>(a) is located so that vehicle access:</p> <ul style="list-style-type: none"> <li>i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or</li> <li>ii. will use a driveway that: <ul style="list-style-type: none"> <li>A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</li> <li>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</li> </ul> </li> <li>iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</li> </ul> <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
<p><b>Demolition</b>  Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Historic Area Overlay</li> <li>• A Local Heritage Place identified in the Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> </ul> <p>A State Heritage Place identified in the State Heritage Place Overlay</p>	<p>None.</p>
<p><b>Internal building work</b>  Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• A Local Heritage Place identified in the Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1 There will be no increase in the total floor area of the building</li> <li>2 There will be no alteration to the external appearance of the building.</li> </ol>

<ul style="list-style-type: none"> <li>• A State Heritage Place identified in the State Heritage Place Overlay</li> </ul>	
<p><b>Outbuilding (in the form of a garage)</b></p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Character Preservation District Overlay</li> <li>• Hazards (Flooding) Overlay</li> <li>• Character Area Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Native Vegetation Overlay</li> <li>• State Significant Native Vegetation Overlay</li> <li>• River Murray Flood Plain Overlay</li> <li>• Sloping Land Overlay</li> <li>• Future Road Widening Overlay where an existing access is altered or a new access is created</li> <li>• Key Railway Crossings Overlay where an existing access is altered or a new access is created</li> <li>• Major Urban Transport Routes Overlay where an existing access is altered or a new access is created</li> <li>• Non-stop Corridor Overlay where an existing access is altered or a new access is created</li> <li>• Urban Transport Routes Overlay where an existing access is altered or a new access is created</li> <li>• Water Resources Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>2 It is detached from and ancillary to a dwelling erected on the site.</li> <li>3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary</li> <li>4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</li> <li>5 Total floor area - does not exceed 40m<sup>2</sup></li> <li>6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</li> <li>7 Building height - does not exceed 5m</li> <li>8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:       <ol style="list-style-type: none"> <li>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</li> <li>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</li> </ol> </li> <li>9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):       <ol style="list-style-type: none"> <li>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</li> <li>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</li> </ol> </li> <li>10 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70%</li> <li>11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</li> <li>12 The garage:</li> </ol>

	<p>(a) is located so that vehicle access:</p> <ul style="list-style-type: none"> <li>i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or</li> <li>ii. will use a driveway that: <ul style="list-style-type: none"> <li>A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</li> <li>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</li> </ul> </li> <li>iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</li> </ul> <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>1 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p><b>Outbuilding (not being a garage)</b>  Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Character Preservation District Overlay</li> <li>• Hazards (Flooding) Overlay</li> <li>• Character Area Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Native Vegetation Overlay</li> <li>• State Significant Native Vegetation Overlay</li> <li>• River Murray Flood Plain Overlay</li> <li>• Sloping Land Overlay</li> <li>• Water Resources Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>2 It is detached from and ancillary to a dwelling erected on the site</li> <li>3 Primary street setback – at least as far back as the building line of the building to which it is ancillary</li> <li>4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</li> <li>5 Side boundary setbacks – at least 900mm from the boundary of the allotment</li> <li>6 Total floor area does not exceed 40m<sup>2</sup></li> <li>7 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</li> <li>8 Building height - does not exceed 5m</li> </ol>

	<p>9 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <p>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</p> <p>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</p> <p>10 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</p> <p>11 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70%</p> <p>12 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p><b>Shade sail</b>  Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Character Preservation District Overlay</li> <li>• Hazards (Flooding) Overlay</li> <li>• Character Area Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Native Vegetation Overlay</li> <li>• State Significant Native Vegetation Overlay</li> <li>• River Murray Flood Plain Overlay</li> <li>• Sloping Land Overlay</li> <li>• Water Resources Overlay</li> </ul>	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 Shade sail consists of permeable material</p> <p>3 The total area of the sail - does not exceed 40m<sup>2</sup></p> <p>4 No part of the shade sail will be:</p> <p>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</p> <p>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</p> <p>5 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m</p> <p>7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure</p>

	together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
<p><b>Solar photovoltaic panels (roof mounted)</b>  Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Historic Area Overlay</li> <li>• A Local Heritage Place identified in the Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• A State Heritage Place identified in the State Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</li> <li>2 Panels and associated components do not overhang any part of the roof</li> <li>3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</li> </ol>
<p><b>Spa pool</b>  <b>Swimming pool</b>  Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Character Preservation District Overlay</li> <li>• Hazards (Flooding) Overlay</li> <li>• Character Area Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Native Vegetation Overlay</li> <li>• State Significant Native Vegetation Overlay</li> <li>• River Murray Flood Plain Overlay</li> <li>• Sloping Land Overlay</li> <li>• Water Resources Overlay</li> </ul>	<ol style="list-style-type: none"> <li>16 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>17 It is ancillary to a dwelling erected on the site</li> <li>18 Allotment boundary setback – not less than 1m</li> <li>19 Primary street setback – at least as far back as the building line of the building to which it is ancillary</li> <li>20 Location of filtration system from a dwelling on an adjoining allotment: <ol style="list-style-type: none"> <li>(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise</li> <li>(b) not less than 12m in any other case.</li> </ol> </li> </ol>
<p><b>Verandah</b>  Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Character Preservation District Overlay</li> <li>• Hazards (Flooding) Overlay</li> <li>• Character Area Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>2 It is ancillary to a dwelling erected on the site</li> <li>3 Primary street setback – as far back as the building line of the building to which it is ancillary</li> <li>4 Total floor area - does not exceed 40m<sup>2</sup></li> <li>5 Post height - does not exceed 3m measured from natural ground level</li> </ol>

<ul style="list-style-type: none"> <li>• State Heritage Place Overlay</li> <li>• Native Vegetation Overlay</li> <li>• State Significant Native Vegetation Overlay</li> <li>• River Murray Flood Plain Overlay</li> <li>• Water Resources Overlay</li> </ul>	<ol style="list-style-type: none"> <li>6 Building height - does not exceed 5m</li> <li>7 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment</li> <li>8 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70%.</li> </ol>
<p><b>Water tank (above ground)</b>  Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Character Preservation District Overlay</li> <li>• Hazards (Flooding) Overlay</li> <li>• Character Area Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Native Vegetation Overlay</li> <li>• State Significant Native Vegetation Overlay</li> <li>• River Murray Flood Plain Overlay</li> <li>• Sloping Land Overlay</li> <li>• Water Resources Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>2 The tank is part of a roof drainage system</li> <li>3 Total floor area - not exceeding 15m<sup>2</sup></li> <li>4 The tank is located wholly above ground</li> <li>5 Tank height – does not exceed 4m above natural ground level</li> <li>6 Primary street setback – at least as far back as the building line of the building to which it is ancillary</li> <li>7 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.</li> </ol>
<p><b>Water tank (underground)</b>  Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Character Preservation District Overlay</li> <li>• Native Vegetation Overlay</li> <li>• State Significant Native Vegetation Overlay</li> <li>• Sloping Land Overlay</li> <li>• Water Resources Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>2 The tank (including any associated pump) is located wholly below the level of the ground.</li> </ol>

Table 2 – Deemed-to-Satisfy Development Classification

<b>Class of Development</b> The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	<b>Deemed-to-Satisfy Development Classification Criteria</b> Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
<b>Ancillary Accommodation</b>  Except where: Aircraft Noise Exposure Overlay Building Near Airfields Overlay Character Area Overlay  Character Preservation District Overlay Coastal Areas Overlay Hazards (Bushfire-High Risk) Overlay Hazards (Medium-Risk) Overlay Hazards (General-Risk) Overlay Hazards (Urban Interface) Overlay Hazards (Flooding) Overlay Historic Areas Overlay Local Heritage Place Overlay Noise and Air Emission Overlay River Murray Tributaries Overlay River Murray Flood Plain Overlay Significant Industry Interface Overlay State Heritage Area Overlay State Heritage Place Overlay Sloping Land Overlay		Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2		Airport Building Heights (Aircraft Landing Areas) Overlay: All Airport Building Heights (Regulated) Overlay: All Major Urban Transport Routes Overlay [Corner Cut-Offs]: All Native Vegetation Overlay [Environmental Protection]: DTS 1.1 State Significant Native Vegetation Areas Overlay [Environmental Protection]: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All
<b>Outbuilding (not being a garage)</b> <b>Verandah</b>  Except where the following apply: Character Area Overlay Character Preservation District Overlay Coastal Areas Overlay		Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2		Airport Building Heights (Aircraft Landing Areas) Overlay: All Airport Building Heights (Regulated) Overlay: All Major Urban Transport Routes Overlay [Corner Cut-Offs]: All Native Vegetation Overlay [Environmental Protection]: DTS 1.1

<b>Class of Development</b> The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	<b>Deemed-to-Satisfy Development Classification Criteria</b> Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
Hazards (Bushfire-High Risk) Overlay Hazards (Medium-Risk) Overlay Hazards (General-Risk) Overlay Hazards (Urban Interface) Overlay Hazards (Flooding) Overlay Historic Areas Overlay Local Heritage Place Overlay River Murray Tributaries Overlay River Murray Flood Plain Overlay State Heritage Area Overlay State Heritage Place Overlay Sloping Land Overlay				State Significant Native Vegetation Areas Overlay [Environmental Protection]: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All
<b>Carport</b> <b>Outbuilding (in the form of a garage)</b> Except where the following apply: Character Area Overlay Character Preservation District Overlay Coastal Areas Overlay Historic Areas Overlay Hazards (Bushfire-High Risk) Overlay Hazards (Medium-Risk) Overlay Hazards (General-Risk) Overlay Hazards (Urban Interface) Overlay Hazards (Flooding) Overlay Local Heritage Place Overlay Non-Stop Corridors Overlay River Murray Tributaries Overlay		Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2  Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1  Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: All  Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5		Airport Building Heights (Aircraft Landing Areas) Overlay: All Airport Building Heights (Regulated) Overlay: All Key Railway Crossings Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay [Environmental Protection]: DTS 1.1 State Significant Native Vegetation Areas Overlay [Environmental Protection]: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Urban Transport Routes Overlay: All

<b>Class of Development</b> The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	<b>Deemed-to-Satisfy Development Classification Criteria</b> Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
River Murray Flood Plain Overlay State Heritage Area Overlay State Heritage Place Overlay Sloping Land Overlay				
<b>Dwelling addition</b> Except where Located in the Underground Subzone Aircraft Noise Exposure Overlay Building Near Airfields Overlay Character Area Overlay Character Preservation District Overlay Coastal Areas Overlay Hazards (Bushfire-High Risk) Overlay Hazards (Medium-Risk) Overlay Hazards (General-Risk) Overlay Hazards (Urban Interface) Overlay Hazards (Flooding) Overlay Historic Areas Overlay Local Heritage Place Overlay Non-Stop Corridors Overlay Noise and Air Emission Overlay River Murray Tributaries Overlay River Murray Flood Plain Overlay Significant Industry Interface Overlay State Heritage Area Overlay State Heritage Place Overlay Sloping Land Overlay	[Site Dimensions and Land Division]: DTS 2.1 [Building Height]: DTS 3.1 [Primary Street Setback]: DTS 4.2 [Secondary Street Setback]: DTS 5.1 [Boundary Walls]: DTS 6.1, 6.2 [Side Boundary Setbacks]: DTS 7.1 [Rear Boundary Setback]: DTS 8.1	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1 Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1, 19.2, 19.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: DTS 20.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: DTS 21.1, 21.2, 21.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: DTS 22.1, 22.2 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1 Interface Between Land Uses [Activities Generating Noise or Vibration]: DTS 4.4 Site Contamination: DTS 1.1		Airport Building Heights (Aircraft Landing Areas) Overlay: All Airport Building Heights (Regulated) Overlay: All Key Railway Crossings Overlay: All Major Urban Transport Routes Overlay [Access – Safe Entry and Exit (Traffic Flow)]: All Major Urban Transport Routes Overlay [Access – Location (Spacing)]: All Major Urban Transport Routes Overlay [Access – Location (Site Lines)]: All Major Urban Transport Routes Overlay [Corner Cut-Offs]: All Native Vegetation Overlay [Environmental Protection]: DTS 1.1 State Significant Native Vegetation Areas Overlay [Environmental Protection]: DTS 1.1 Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All

<b>Class of Development</b> The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	<b>Deemed-to-Satisfy Development Classification Criteria</b> Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
<b>Detached Dwelling (not being in a Battle-axe arrangement)</b> <b>Semi-detached Dwelling</b> <b>Row Dwelling</b> Except where: Aircraft Noise Exposure Overlay Building Near Airfields Overlay Character Area Overlay Character Preservation District Overlay Coastal Areas Overlay Hazards (Bushfire-High Risk) Overlay Hazards (Medium-Risk) Overlay Hazards (General-Risk) Overlay Hazards (Urban Interface) Overlay Hazards (Flooding) Overlay Historic Areas Overlay Local Heritage Place Overlay Non-Stop Corridors Overlay Noise and Air Emission Overlay River Murray Tributaries Overlay River Murray Flood Plain Overlay Significant Industry Interface Overlay State Heritage Area Overlay State Heritage Place Overlay Sloping Land Overlay	[Site Dimensions and Land Division]: DTS 2.1 [Building Height]: DTS 3.1 [Primary Street Setback]: DTS 4.2 [Secondary Street Setback]: DTS 5.1 [Boundary Walls]: DTS 6.1, 6.2 [Side Boundary Setbacks]: DTS 7.1 [Rear Boundary Setback]: DTS 8.1	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 Design in Urban Areas [All Development – Car Parking Appearance]: DTS 6.1 Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1, 14.2 Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1 Design in Urban Areas [All Residential Development – Access and Servicing]: DTS 16.1 Design in Urban Areas [All Residential Development – Flooding]: DTS 18.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1, 19.2, 19.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: DTS 20.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: DTS 21.1, 21.2, 21.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: DTS 22.1, 22.2 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: DTS 23.1, 23.2, 23.3		Affordable Housing Overlay [Land Division] DTS 1.1 Airport Building Heights (Aircraft Landing Areas) Overlay: All Airport Building Heights (Regulated) Overlay: Building Near Airfields Overlay: DTS 1.1 Key Railway Crossings Overlay: All Major Urban Transport Routes Overlay [Access – Safe Entry and Exit (Traffic Flow)]: All Major Urban Transport Routes Overlay [Access – Location (Spacing)]: All Major Urban Transport Routes Overlay [Access – Location (Site Lines)]: All Major Urban Transport Routes Overlay [Corner Cut-Offs]: All Native Vegetation Overlay [Environmental Protection]: DTS 1.1 State Significant Native Vegetation Areas Overlay [Environmental Protection]: DTS 1.1 Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All

<b>Class of Development</b> The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	<b>Deemed-to-Satisfy Development Classification Criteria</b> Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
		Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: DTS 24.1, 24.2, 24.3, 24.4, 24.5, 24.6  Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1  Interface Between Land Uses [Interface Between Rural Activities]: DTS 9.3, 9.4, 9.5  Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: DTS 10.1  Site Contamination: DTS 1.1		
<b>Dwelling, dwellings or residential flat building undertaken by:</b>  <b>a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or</b>  <b>b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority</b>  Aircraft Noise Exposure Overlay Building Near Airfields Overlay Character Area Overlay Character Preservation District Overlay Coastal Areas Overlay Hazards (Bushfire-High Risk) Overlay Hazards (Medium-Risk) Overlay Hazards (General-Risk) Overlay Hazards (Urban Interface) Overlay Hazards (Flooding) Overlay Historic Areas Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay		Housing Renewal: All DTS		Affordable Housing Overlay [Land Division] DTS 1.1 Airport Building Heights (Aircraft Landing Areas) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: DTS 1.1 Key Railway Crossings Overlay: All Major Urban Transport Routes Overlay [Access – Safe Entry and Exit (Traffic Flow)]: All Major Urban Transport Routes Overlay [Access – Location (Spacing)]: All Major Urban Transport Routes Overlay [Access – Location (Site Lines)]: All Major Urban Transport Routes Overlay [Corner Cut-Offs]: All Native Vegetation Overlay [Environmental Protection]: DTS 1.1 State Significant Native Vegetation Areas Overlay [Environmental Protection]: DTS 1.1 Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All

<b>Class of Development</b> The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	<b>Deemed-to-Satisfy Development Classification Criteria</b> Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
Mt Lofty Ranges Catchment (Area 2) Overlay Non-Stop Corridors Overlay Noise and Air Emission Overlay River Murray Tributaries Overlay River Murray Flood Plain Overlay Significant Industry Interface Overlay State Heritage Area Overlay State Heritage Place Overlay Sloping Land Overlay				
<b>Excavation and filling</b> Except where Character Area Overlay Character Preservation District Overlay Coastal Areas Overlay Hazards (Flooding) Overlay Historic Areas Overlay Local Heritage Place Overlay River Murray Tributaries Overlay River Murray Flood Plain Overlay State Heritage Area Overlay State Heritage Place Overlay Sloping Land Overlay		Design in Urban Areas [Earthworks] DTS 7.1		Native Vegetation Overlay [Environmental Protection]: DTS 1.1 State Significant Native Vegetation Areas Overlay [Environmental Protection]: DTS 1.1

Table 3 - Applicable Policies for Performance Assessed Development

<b>Class of Development</b>	<b>Applicable Policies</b> The following policies 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.			
	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
<b>Ancillary Accommodation</b>		Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2		Aircraft Noise Exposure Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Character Area Overlay: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Hazards (Bushfire-High Risk) Overlay: All Hazards (Medium-Risk) Overlay: All Hazards (General-Risk) Overlay: All Hazards (Urban Interface) Overlay: All Hazards (Flooding) Overlay: All Historic Areas Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All Noise and Air Emission Overlay: All River Murray Tributaries Overlay: All River Murray Flood Plain Overlay: All Significant Industry Interface Overlay: All State Significant Native Vegetation Areas Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Sloping Land Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<b>Outbuilding (not being a garage)</b> <b>Verandah</b>		Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2		
<b>Carport</b> <b>Outbuilding (in the form of a garage)</b>		Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2  Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1  Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: All  Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5		Airport Building Heights (Regulated): All Building Near Airfields: All Coastal Areas: All Future Road Widening: All Hazards (Flooding): All Historic Area: All Local Heritage Place: All Major Urban Transport Routes: All Noise and Air Emissions: All Regulated Trees: All Sloping Land: All State Heritage Area: All State Heritage Place: All Local Heritage Place Overlay: All Character Area Overlay: All Historic Areas Overlay: All Urban Transport Routes: All Key Railway Crossings Overlay: All Major Urban Transport Routes: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Native Vegetation Overlay [Environmental Protection]: All State Significant Native Vegetation Areas Overlay: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Non-Stop Corridors Overlay: All Character Preservation District Overlay: All Hazards (Flooding) Overlay: All Coastal Areas Overlay : All River Murray Tributaries Overlay: All River Murray Flood Plain Overlay: All
<b>Consulting room</b> <b>Office</b> <b>Preschool</b>	[Land Use and Intensity]: PO 1.3, 1.4, 1.5, 1.6. [Building Height]: 3.1 [Primary Street Setback] PO 4.1, 4.2 [Secondary Street Setback] PO 5.1 [Boundary Walls] PO 6.1 [Side Boundary Setback] PO 7.1 [Rear Boundary Setback] PO 8.1	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [External Appearance]: PO 1.4 Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5 Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3 Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Transport, Access and Parking [Movement Systems]: PO 1.4 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2		Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Building Near Airfields: All Character Area Overlay: All Character Preservation District: All Coastal Areas: All Future Road Widening: All Hazards (Acid Sulfate Soils): All Hazards (Bushfire – High Risk): All Hazards (Bushfire – Medium Risk): All Hazards (Bushfire – General Risk): All Hazards (Bushfire – Urban Interface): All Hazards (Bushfire – Regional): All Hazards (Flooding): All Historic Area: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1</p>		<p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes: All</p> <p>Murray Darling Basin : All</p> <p>Native Vegetation : All</p> <p>Noise and Air Emissions: All</p> <p>Non-stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay : All</p> <p>River Murray Tributaries Area Overlay : All</p> <p>Significant Industry Interface Overlay: All</p> <p>Sloping Land Overlay : All</p> <p>State Heritage Area Overlay : All</p> <p>State Heritage Place Overlay : All</p> <p>State Significant Native Vegetation Overlay : All</p> <p>Strategic Infrastructure (Gas Pipelines) Overlay: All</p> <p>Traffic Generating Development Overlay : All</p> <p>Urban Transport Routes Overlay : All</p> <p>Water Resources Overlay: All</p>
<b>Demolition</b>				
<b>Dwelling addition</b>	<p>[Site Dimensions and Land Division]: PO 2.1</p> <p>[Building Height]: PO 3.1</p> <p>[Primary Street Setback]: PO 4.2</p> <p>[Secondary Street Setback]: PO 5.1</p> <p>[Boundary Walls]: DTS 6.1, 6.2</p> <p>[Side Boundary Setbacks]: PO 7.1</p> <p>[Rear Boundary Setback]: PO 8.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3</p>		<p>Aircraft Noise Exposure Overlay: All</p> <p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields: All</p> <p>Building Near Airfields: All</p> <p>Character Area Overlay: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Bushfire – High Risk): All</p> <p>Hazards (Bushfire – Medium Risk): All</p> <p>Hazards (Bushfire – General Risk): All</p> <p>Hazards (Bushfire – Urban Interface): All</p> <p>Hazards (Bushfire – Regional): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		<p>Hazards (Flooding): All Historic Area: All</p> <p>Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes: All Murray Darling Basin : All Native Vegetation : All Noise and Air Emissions: All Non-stop Corridor Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Significant Industry Interface Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All</p>
<p><b>Detached Dwelling (not being in a Battle-axe arrangement)</b></p> <p><b>Semi-Detached Dwelling</b></p> <p><b>Row Dwelling</b></p>	<p>[Site Dimensions and Land Division]: PO 2.1</p> <p>[Building Height]: PO 3.1</p> <p>[Primary Street Setback]: PO 4.2</p> <p>[Secondary Street Setback]: PO 5.1</p> <p>[Boundary Walls]: DTS 6.1, 6.2</p> <p>[Side Boundary Setbacks]: PO 7.1</p> <p>[Rear Boundary Setback]: PO 8.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2</p>		<p>Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Building Near Airfields: All</p> <p>Character Area Overlay: All Character Preservation District: All Coastal Areas: All</p> <p>Defence Aviation Area Overlay: All Future Road Widening: All</p> <p>Hazards (Acid Sulfate Soils): All Hazards (Bushfire – High Risk): All Hazards (Bushfire – Medium Risk): All Hazards (Bushfire – General Risk): All Hazards (Bushfire – Urban Interface): All Hazards (Bushfire – Regional): All</p>

Class of Development	<b>Applicable Policies</b> The following policies 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.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1  Design in Urban Areas [All Residential Development – Access and Servicing]: PO 16.1  Design in Urban Areas [All Residential Development – Flooding]: PO 18.1  Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3  Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 20.1  Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 21.1, 21.2, 21.3  Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 22.1, 22.2  Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 23.1, 23.2, 23.3  Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 24.1, 24.2, 24.3, 24.4, 24.5, 24.6  Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1  Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2  Interface Between Land Uses [Interface Between Rural Activities]: PO 9.3, 9.4, 9.5		Hazards (Flooding): All Historic Area: All  Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes: All Murray Darling Basin : All Native Vegetation : All Noise and Air Emissions: All Non-stop Corridor Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Significant Industry Interface Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All  Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: PO 10.1</p> <p>Site Contamination: PO 1.1</p>		
<p><b>Detached dwelling in a Battle-axe arrangement</b></p> <p><b>Group Dwelling</b></p> <p><b>Residential Flat Building</b></p>	<p>[Site Dimensions and Land Division]: PO 2.1</p> <p>[Building Height]: PO 3.1</p> <p>[Primary Street Setback]: PO 4.2</p> <p>[Secondary Street Setback]: PO 5.1</p> <p>[Boundary Walls]: DTS 6.1, 6.2</p> <p>[Side Boundary Setbacks]: PO 7.1</p> <p>[Rear Boundary Setback]: PO 8.1</p> <p>[Group Dwelling, Residential Flat Buildings and Battle-Axe Development – External Appearance]: PO 10.1, 10.2</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		<p>Aircraft Noise Exposure Overlay: All</p> <p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields: All</p> <p>Building Near Airfields: All</p> <p>Character Area Overlay: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Bushfire – High Risk): All</p> <p>Hazards (Bushfire – Medium Risk): All</p> <p>Hazards (Bushfire – General Risk): All</p> <p>Hazards (Bushfire – Urban Interface): All</p> <p>Hazards (Bushfire – Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes: All</p> <p>Murray Darling Basin : All</p> <p>Native Vegetation : All</p> <p>Noise and Air Emissions: All</p> <p>Non-stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p> <p>Significant Industry Interface Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
<p><b>Dwelling, dwellings or residential flat building undertaken by:</b></p> <p><b>a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or</b></p> <p><b>b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority</b></p>		Housing Renewal: All POs		Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Building Near Airfields: All  Character Area Overlay: All Character Preservation District: All Coastal Areas: All  Defence Aviation Area Overlay: All Future Road Widening: All  Hazards (Acid Sulfate Soils): All Hazards (Bushfire – High Risk): All Hazards (Bushfire – Medium Risk): All Hazards (Bushfire – General Risk): All Hazards (Bushfire – Urban Interface): All Hazards (Bushfire – Regional): All Hazards (Flooding): All Historic Area: All  Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes: All Murray Darling Basin : All Native Vegetation : All Noise and Air Emissions: All Non-stop Corridor Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Significant Industry Interface Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place: All State Heritage Place: All
Demolition within an Historic Areas Overlay area or State Heritage Area	None	None	None	Historic Areas: All State Heritage Area: All
Excavation and filling		Design in Urban Areas [Earthworks]: PO 7.1		Coastal Areas: All Future Road Widening: All Hazards (Flooding): All Historic Area: All Local Heritage Place: All Major Urban Transport Routes: All Noise and Air Emissions: All Sloping Land: All State Heritage Area: All State Heritage Place: All Local Heritage Place Overlay: All Character Area Overlay: All Historic Areas Overlay: All Urban Transport Routes: All Key Railway Crossings Overlay: All Major Urban Transport Routes: All Native Vegetation Overlay [Environmental Protection]: All

Class of Development	<b>Applicable Policies</b> The following policies 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.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Significant Native Vegetation Areas Overlay: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Non-Stop Corridors Overlay: All Character Preservation District Overlay: All Hazards (Flooding) Overlay: All Coastal Areas Overlay : All River Murray Tributaries Overlay: All River Murray Flood Plain Overlay: All
<b>Fence</b>		Design in Urban Areas [ All Development – Fences and Walls]: PO 8.1		Coastal Areas: All Future Road Widening: All Hazards (Flooding): All Historic Area: All Local Heritage Place: All Major Urban Transport Routes: All Noise and Air Emissions: All Sloping Land: All State Heritage Area: All State Heritage Place: All Local Heritage Place Overlay: All Character Area Overlay: All Historic Areas Overlay: All Urban Transport Routes: All

Class of Development	<b>Applicable Policies</b> The following policies 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.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Key Railway Crossings Overlay: All Major Urban Transport Routes: All Native Vegetation Overlay [Environmental Protection]: All State Significant Native Vegetation Areas Overlay: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Non-Stop Corridors Overlay: All Character Preservation District Overlay: All Hazards (Flooding) Overlay: All Coastal Areas Overlay : All River Murray Tributaries Overlay: All River Murray Flood Plain Overlay: All
<b>Land division</b>	[Site Dimensions and Land Division] PO 2.1	Land Division in Urban Areas: All		Affordable Housing Overlay: All Building Near Airfields Overlay : All Character Area Overlay : All Character Preservation District Overlay : All Coastal Areas Overlay : All Environment and Food Production Area Overlay : All Future Road Widening Overlay : All Hazards (Acid Sulfate Soils) Overlay : All Hazards (Bushfire – High Risk) Overlay : All Hazards (Bushfire – Medium Risk) Overlay : All Hazards (Bushfire – General Risk) Overlay : All Hazards (Bushfire – Urban Interface) Overlay : All Hazards (Bushfire – Regional) Overlay : All Hazards (Flooding) Overlay : All Historic Area Overlay : All Key Railway Crossings Overlay : All Local Heritage Place Overlay : All Limited Land Division Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Major Urban Transport Routes Overlay : All Murray Darling Basin Overlay : All Native Vegetation Overlay : All Noise and Air Emissions Overlay : All Non-stop Corridor Overlay: All River Murray Flood Plain Overlay : All River Murray Tributaries Area Overlay : All Sloping Land Overlay : All State Heritage Area Overlay : All State Heritage Place Overlay : All State Significant Native Vegetation Overlay : All Traffic Generating Development Overlay : All Urban Transport Routes Overlay : All Water Resources Overlay: All
<b>Retirement facility</b> <b>Supported Accommodation</b>	[Building Height]: PO 3.1 [Primary Street Setback]: PO 4.2 [Secondary Street Setback]: PO 5.1 [Boundary Walls]: DTS 6.1, 6.2 [Side Boundary Setbacks]: PO 7.1 [Rear Boundary Setback]: PO 8.1 [Group Dwelling, Residential Flat Buildings and Battle-Axe Development – External Appearance]: PO 10.1, 10.2	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, 3.9 Transport, Access and Parking [ Access for People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Design in Urban Areas [All Development]: All Design in Urban Areas [All Residential Development]: All		Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Building Near Airfields: All Character Area Overlay: All Character Preservation District: All Coastal Areas: All Defence Aviation Area Overlay: All Future Road Widening: All Hazards (Acid Sulfate Soils): All Hazards (Bushfire – High Risk): All Hazards (Bushfire – Medium Risk): All Hazards (Bushfire – General Risk): All Hazards (Bushfire – Urban Interface): All Hazards (Bushfire – Regional): All Hazards (Flooding): All Historic Area: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes: All Murray Darling Basin : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Design in Urban Areas [ Supported Accommodation, Housing for Aged Persons, and People with Disabilities]: All Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [ Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4</p> <p>Interface Between Land Uses [ Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [ Light Spill]: All</p> <p>Site Contamination: PO 1.1</p>		<p>Native Vegetation : All</p> <p>Noise and Air Emissions: All</p> <p>Non-stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p> <p>Significant Industry Interface Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>
<b>Shop</b>	<p>[Building Height]: PO 3.1</p> <p>[Primary Street Setback]: PO 4.2</p> <p>[Secondary Street Setback]: PO 5.1</p> <p>[Boundary Walls]: DTS 6.1, 6.2</p> <p>[Side Boundary Setbacks]: PO 7.1</p> <p>[Rear Boundary Setback]: PO 8.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [External Appearance]: PO 1.4</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5</p> <p>Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p>		<p>Aircraft Noise Exposure Overlay: All</p> <p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields: All</p> <p>Building Near Airfields: All</p> <p>Character Area Overlay: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Future Road Widening: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Bushfire – High Risk): All</p> <p>Hazards (Bushfire – Medium Risk): All</p> <p>Hazards (Bushfire – General Risk): All</p> <p>Hazards (Bushfire – Urban Interface): All</p> <p>Hazards (Bushfire – Regional): All</p> <p>Hazards (Flooding): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p>		<p>Historic Area: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes: All</p> <p>Murray Darling Basin : All</p> <p>Native Vegetation : All</p> <p>Noise and Air Emissions: All</p> <p>Non-stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay : All</p> <p>River Murray Tributaries Area Overlay : All</p> <p>Significant Industry Interface Overlay: All</p> <p>Sloping Land Overlay : All</p> <p>State Heritage Area Overlay : All</p> <p>State Heritage Place Overlay : All</p> <p>State Significant Native Vegetation Overlay : All</p> <p>Traffic Generating Development Overlay : All</p> <p>Urban Transport Routes Overlay : All</p> <p>Water Resources Overlay: All</p>
<b>Student Accommodation</b>	<p>[Building Height]: PO 3.1</p> <p>[Primary Street Setback]: PO 4.2</p> <p>[Secondary Street Setback]: PO 5.1</p> <p>[Boundary Walls]: DTS 6.1, 6.2</p> <p>[Side Boundary Setbacks]: PO 7.1</p> <p>[Rear Boundary Setback]: PO 8.1</p> <p>[Group Dwelling, Residential Flat Buildings and Battle-Axe Development – External Appearance]: PO 10.1, 10.2</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, 3.9</p> <p>Transport, Access and Parking [ Access for People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p>		<p>Aircraft Noise Exposure Overlay: All</p> <p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields: All</p> <p>Building Near Airfields: All</p> <p>Character Area Overlay: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Future Road Widening: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Bushfire – High Risk): All</p> <p>Hazards (Bushfire – Medium Risk): All</p> <p>Hazards (Bushfire – General Risk): All</p> <p>Hazards (Bushfire – Urban Interface): All</p> <p>Hazards (Bushfire – Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Design in Urban Areas [ Student Accommodation]: All</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [ Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4</p> <p>Interface Between Land Uses [ Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [ Light Spill]: All</p> <p>Site Contamination: PO 1.1</p>		<p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes: All</p> <p>Murray Darling Basin : All</p> <p>Native Vegetation : All</p> <p>Noise and Air Emissions: All</p> <p>Non-stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay : All</p> <p>River Murray Tributaries Area Overlay : All</p> <p>Significant Industry Interface Overlay: All</p> <p>Sloping Land Overlay : All</p> <p>State Heritage Area Overlay : All</p> <p>State Heritage Place Overlay : All</p> <p>State Significant Native Vegetation Overlay : All</p> <p>Traffic Generating Development Overlay : All</p> <p>Urban Transport Routes Overlay : All</p> <p>Water Resources Overlay: All</p>
<b>Tree damaging activity</b>				Regulated Trees Overlay: All
<b>All other Code Assessed Development</b>	All	All		All

Table 4 – Restricted Development Classification

<b>Class of Development</b> The following Classes of Development are classified as Restricted subject to any 'Exclusions'	<b>Exclusions</b>
<b>Shop</b>	<b>With a gross leasable area less than 1000m2.</b>

## Assessment Provisions (AP)

### Desired Outcome (DO)

#### DO 1

Low-rise medium density housing that supports a range of needs and lifestyles located within easy reach of a diversity of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.

### Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria Land Use and Intensity

#### PO 1.1

Residential development and supporting uses that provide housing and supporting services and facilities that make it a convenient place to live.

#### DTS/DPF 1.1

Development comprises one or more of the following land uses:

- Ancillary accommodation
- Community facility
- Dwelling
- Educational establishment
- Office
- Outbuilding
- Pre-school
- Recreation area
- Residential flat building
- Retirement facility
- Shop
- Supported accommodation.

#### PO 1.2

Residential development accommodates a range of housing choices.

#### DTS/DPF 1.2

Residential development comprises:

- (a) detached dwellings;
- (b) semi-detached dwellings;
- (c) row dwellings;
- (d) group dwellings;
- (e) residential flat buildings;
- (f) ancillary accommodation;
- (g) retirement facility; and / or
- (h) supported accommodation.

#### PO 1.3

Non-residential development provides a range of services to the local community primarily in the form of:

- (a) commercial uses including small scale offices, shops and consulting rooms;
- (b) community services such as educational establishments, community centres, places of worship, pre-schools, child care and other health and welfare services;
- (c) services and facilities ancillary to the function or operation of supported accommodation or retirement housing; and
- (d) open space and recreation facilities.

#### DTS 1.3

None are applicable

#### PO 1.4

Non-residential development compatible with residential character and amenity.

#### DTS 1.4

None are applicable

#### PO 1.5

Shops, consulting rooms and offices of a scale to maintain the amenity of nearby residents.

#### DTS / DPF 1.5

Other than a change in the use of an existing building that has been lawfully used as a shop, office or consulting room (or any combination thereof), or where located with a frontage to an arterial or collector road or adjacent a Main Street or Activity Centre Zone, shops, offices and consulting rooms do not exceed 100m<sup>2</sup> in gross leasable floor area (individually or combined).

#### PO 1.6

Larger scale shops, offices and consulting rooms established on higher order roads or adjacent existing commercial and retail precincts.

#### DTS/DPF 1.6

Shops, consulting rooms or offices with a floor area not exceeding 200m<sup>2</sup> located on sites with a frontage to an arterial or collector road or adjacent an Urban Corridor, Main Street or Activity Centre Zone.

### Site Dimensions and Land Division

#### PO 2.1

Allotments created for residential purposes accommodate a diverse range of low - medium density housing.

#### DTS/DPF 2.1

Development achieves a net residential density of up to 70 dwellings per hectare.

### Building Height

#### PO 3.1

Buildings contribute to a low-rise residential character and complement the height of nearby buildings.

#### DTS/DPF 3.1

Building height (excluding garages, carports and outbuildings) does not exceed that specified in the Building Height Data Overlay.

## Primary Street Setback

### PO 4.1

Buildings are setback from primary street boundaries to establish a consistent streetscape character and provide a functional semi-private space between the building and street.

### DTS/DPF 4.1

Buildings are setback from the primary street boundary:

- (a) 8m or more when the primary street boundary is an arterial road;
- (b) 3m from any other road.

### PO 4.2

Building elements are setback from public streets to establish a consistent streetscape character while adding interest and animation to street frontages.

### DTS/DPF 4.2

The following elements can extend up to 1.5m closer to the street than the minimum primary street setback specified in DTS 4.1:

- (a) a porch or portico with at least 2 open sides;
- (b) a balcony;
- (c) a verandah with at least 3 open sides;
- (d) window awnings or shading features; and
- (e) architectural fins or blades.

## Secondary Street Setback

### PO 5.1

Buildings are set back from secondary street boundaries to maintain a pattern of separation between building walls and public thoroughfares and reinforce streetscape character.

### DTS/DPF 5.1

Buildings are set back at least 900mm from the boundary of the allotment with the secondary street frontage, or if a dwelling on any adjoining allotment is closer to the secondary street than 900 millimetres, the distance of that dwelling from the boundary with the secondary street (being, if relevant, the lesser of the 2 distances).

## Boundary Walls

### PO 6.1

Boundary walls are limited in height and length to manage impacts on adjoining properties.

### DTS/DPF 6.1

Dwelling walls on side boundaries either:

- (a) adjoin or abut a boundary wall of a building on adjoining land for the same, or lesser length and height; or
- (b) do not exceed:
  - (i) 3 metres in height;
  - (ii) 10 metres in length; and
- i. will not result in boundary walls on more than 45% of the total length of the side boundary.

## PO 6.2

Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.

### DTS / DPF 6.2

Dwellings in a semi-detached, row or terrace arrangement are setback 900mm or more from side boundaries shared with allotments outside the development site.

## Side Boundary Setback

### PO 7.1

Buildings are set back from side boundaries to provide:

- (a) separation between dwellings in a way that complements the established character of the locality; and
- (b) access to natural light and ventilation for neighbours.

### DTS/DPF 7.1

Buildings not sited on side boundaries setback from the side boundary:

- (a) 900 mm for a wall height less than 3 metres; and
- (b) 900mm plus 1/3 of the wall height above 3m.

## Rear Boundary Setback

### PO 8.1

Buildings are set back from rear boundaries to provide:

- (a) separation between dwellings in a way that complements the established character of the locality;
- (b) access to natural light and ventilation for neighbours;
- (c) open space recreational opportunities; and
- (d) space for landscaping and vegetation.

### DTS/DPF 8.1

Buildings are set back from the rear boundary:

- (a) 3m or more for the first building level; and
- (b) 5m or more for any second building level; and
- (c) 5m plus any increase in wall height over 7m for buildings three storey and above.

## Façade design

### PO 9.1

Dwelling facades facing public streets and common driveways make a positive contribution to the streetscape.

### DTS/DPF 9.1

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

- (a) a minimum of 25% of the façade is setback an additional 300mm;
- (b) a porch or portico that projects at least 1m from the building façade and is open on least 2 sides;
- (c) a balcony that projects at least 1.0m from the building façade;
- (d) a verandah that projects at least 1m from the building façade;
- (e) eaves surrounding the dwelling of a minimum 450mm width;

- (f) a minimum 50% of the upper level projects forward a minimum 300mm from the lower level building line.

## Group Dwellings, Residential Flat Buildings and Battle-Axe Development - External Appearance

### PO 10.1

Residential flat buildings are of an appropriate scale with larger buildings divided and separated into smaller forms to:

- (a) achieve a mass and scale that better relates to a low-rise suburban character;
- (b) limit visual impact and provide appropriate outlook for occupants; and
- (c) provide adequate space around buildings for light, ventilation and landscaping.

### DTS/DPF 10.1

Residential Flat Buildings that are 2 or more building levels:

- (a) have a building depth or length no greater than 20m; and
- (b) are setback at least 4m from other dwellings or other residential flat buildings.

### PO 10.2

Services including gas and water meters conveniently located and screened from public view.

### DTS/DPF 10.2

None are applicable.

## Procedural Matters (PM)

### Notification

All classes of performance assessed development are excluded from notification except where they involve any of the following:

- (a) the site of the development is adjacent land to land in a different zone
- (b) development identified as "all other code assessed development" in Suburban Neighbourhood (Medium Density) Zone Table 3
- (c) Development involving the creation of four or more additional dwellings;
- (d) dwellings that do not satisfy DTS/DPF 4.1, 4.2, 5.1, 6.1, 6.2, 7.1, 8.1 and 9.1
- (e) non-residential development.

## Open Space Zone

Table 1 – Accepted Development Classification

<b>Class of Development</b> The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	<b>Accepted Development Classification Criteria</b>
<b>Building work on railway land</b>	<ol style="list-style-type: none"> <li>1 Building work is associated with a railway</li> <li>2 It is situated (or to be situated) on railway land</li> <li>3 It is required for the conduct or maintenance of railway activities.</li> </ol>
<b>Carport</b> Except where any of the following apply: <ul style="list-style-type: none"> <li>• Character Preservation District Overlay</li> <li>• Coastal Areas Overlay</li> <li>• Hazards (Acid Sulfate Soils) Overlay</li> <li>• Hazards (Flooding) Overlay</li> <li>• Character Area Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Native Vegetation Overlay</li> <li>• State Significant Native Vegetation Overlay</li> <li>• Ramsar Wetlands Overlay</li> <li>• River Murray Flood Plain Overlay</li> <li>• Sloping Land Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>2 It is ancillary to a dwelling erected on the site</li> <li>3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary</li> <li>4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</li> <li>5 Total floor area - does not exceed 40m<sup>2</sup></li> <li>6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end)</li> <li>7 Building height - does not exceed 5m</li> <li>8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:                         <ol style="list-style-type: none"> <li>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</li> <li>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</li> </ol> </li> <li>9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</li> </ol>

<ul style="list-style-type: none"> <li>• Future Road Widening Overlay where an existing access is altered or a new access is created</li> <li>• Key Railway Crossings Overlay where an existing access is altered or a new access is created</li> <li>• Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created</li> <li>• Major Urban Transport Routes Overlay where an existing access is altered or a new access is created</li> <li>• Non-stop Corridor Overlay where an existing access is altered or a new access is created</li> <li>• Urban Transport Routes Overlay where an existing access is altered or a new access is created</li> <li>• Water Resources Overlay</li> </ul>	<ul style="list-style-type: none"> <li>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</li> <li>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</li> </ul> <p>10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment</p> <p>11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>12 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors</p> <p>13 The carport:</p> <ul style="list-style-type: none"> <li>(a) is located so that vehicle access: <ul style="list-style-type: none"> <li>i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or</li> <li>ii. will use a driveway that: <ul style="list-style-type: none"> <li>A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</li> <li>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</li> </ul> </li> <li>iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</li> </ul> </li> <li>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</li> <li>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</li> </ul>
<p><b>Demolition</b>  Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Historic Area Overlay</li> </ul>	<p>None.</p>

<ul style="list-style-type: none"> <li>• A Historic Shipwreck identified in the Historic Shipwrecks Overlay</li> <li>• A Local Heritage Place identified in the Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• A State Heritage Place identified in the State Heritage Place Overlay</li> </ul>	
<p><b>Internal building work</b> Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• A Historic Shipwreck identified in the Historic Shipwrecks Overlay</li> <li>• A Local Heritage Place identified in the Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• A State Heritage Place identified in the State Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1 There will be no increase in the total floor area of the building</li> <li>2 There will be no alteration to the external appearance of the building.</li> </ol>
<p><b>Outbuilding (in the form of a garage)</b> Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Character Preservation District Overlay</li> <li>• Coastal Areas Overlay</li> <li>• Hazards (Acid Sulfate Soils) Overlay</li> <li>• Hazards (Flooding) Overlay</li> <li>• Character Area Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Native Vegetation Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>2 It is detached from and ancillary to a dwelling erected on the site.</li> <li>3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary</li> <li>4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</li> <li>5 Total floor area - does not exceed 40m<sup>2</sup></li> <li>6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</li> <li>7 Building height - does not exceed 5m</li> <li>8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ul style="list-style-type: none"> <li>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</li> </ul> </li> </ol>

<ul style="list-style-type: none"> <li>• State Significant Native Vegetation Overlay</li> <li>• Ramsar Wetlands Overlay</li> <li>• River Murray Flood Plain Overlay</li> <li>• Sloping Land Overlay</li> <li>• Future Road Widening Overlay where an existing access is altered or a new access is created</li> <li>• Key Railway Crossings Overlay where an existing access is altered or a new access is created</li> <li>• Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created</li> <li>• Major Urban Transport Routes Overlay where an existing access is altered or a new access is created</li> <li>• Non-stop Corridor Overlay where an existing access is altered or a new access is created</li> <li>• Urban Transport Routes Overlay where an existing access is altered or a new access is created</li> <li>• Water Resources Overlay</li> </ul>	<p>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</p> <p>9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</p> <p>10 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>11 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors</p> <p>12 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>13 The garage:</p> <p>(a) is located so that vehicle access:</p> <p style="padding-left: 20px;">i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or</p> <p style="padding-left: 20px;">ii. will use a driveway that:</p> <p style="padding-left: 40px;">A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</p> <p style="padding-left: 40px;">B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p style="padding-left: 20px;">iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>14 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
---	--

<p><b>Outbuilding (not being a garage)</b>  Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Character Preservation District Overlay</li> <li>• Coastal Areas Overlay</li> <li>• Hazards (Acid Sulfate Soils) Overlay</li> <li>• Hazards (Flooding) Overlay</li> <li>• Character Area Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Native Vegetation Overlay</li> <li>• State Significant Native Vegetation Overlay</li> <li>• Ramsar Wetlands Overlay</li> <li>• River Murray Flood Plain Overlay</li> <li>• Sloping Land Overlay</li> <li>• Water Resources Overlay</li> </ul>	<p>13 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>14 It is detached from and ancillary to a dwelling erected on the site</p> <p>15 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>16 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>17 Side boundary setbacks – at least 900mm from the boundary of the allotment</p> <p>18 Total floor area does not exceed 40m<sup>2</sup></p> <p>19 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>20 Building height - does not exceed 5m</p> <p>21 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <p style="padding-left: 20px;">(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</p> <p style="padding-left: 20px;">(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</p> <p>22 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p style="padding-left: 20px;">(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p style="padding-left: 20px;">(b) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</p> <p>23 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>24 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p><b>Shade sail</b>  Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Character Preservation District Overlay</li> </ul>	<p>8 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>9 Shade sail consists of permeable material</p> <p>10 The total area of the sail - does not exceed 40m<sup>2</sup></p>

<ul style="list-style-type: none"> <li>• Coastal Areas Overlay</li> <li>• Hazards (Acid Sulfate Soils) Overlay</li> <li>• Character Area Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Native Vegetation Overlay</li> <li>• State Significant Native Vegetation Overlay</li> <li>• Ramsar Wetlands Overlay</li> <li>• River Murray Flood Plain Overlay</li> <li>• Sloping Land Overlay</li> <li>• Water Resources Overlay</li> </ul>	<p>11 No part of the shade sail will be:</p> <ul style="list-style-type: none"> <li>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</li> <li>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</li> </ul> <p>12 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>13 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m</p> <p>14 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</p>
<p><b>Solar photovoltaic panels (roof mounted)</b>  Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Historic Area Overlay</li> <li>• A Local Heritage Place identified in the Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• A State Heritage Place identified in the State Heritage Place Overlay</li> </ul>	<p>4 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>5 Panels and associated components do not overhang any part of the roof</p> <p>6 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p><b>Verandah</b>  Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Character Preservation District Overlay</li> <li>• Coastal Areas Overlay</li> <li>• Hazards (Acid Sulfate Soils) Overlay</li> </ul>	<p>9 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>10 It is ancillary to a dwelling erected on the site</p> <p>11 Primary street setback – as far back as the building line of the building to which it is ancillary</p> <p>12 Total floor area - does not exceed 40m<sup>2</sup></p> <p>13 Post height - does not exceed 3m measured from natural ground level</p>

<ul style="list-style-type: none"> <li>• Hazards (Flooding) Overlay</li> <li>• Character Area Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Native Vegetation Overlay</li> <li>• State Significant Native Vegetation Overlay</li> <li>• Ramsar Wetlands Overlay</li> <li>• River Murray Flood Plain Overlay</li> <li>• Water Resources Overlay</li> </ul>	<p>14 Building height - does not exceed 5m</p> <p>15 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment</p> <p>16 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.</p>
<p><b>Water tank (above ground)</b>  Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Character Preservation District Overlay</li> <li>• Coastal Areas Overlay</li> <li>• Hazards (Flooding) Overlay</li> <li>• Character Area Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Native Vegetation Overlay</li> <li>• State Significant Native Vegetation Overlay</li> <li>• Ramsar Wetlands Overlay</li> <li>• River Murray Flood Plain Overlay</li> <li>• Sloping Land Overlay</li> <li>• Water Resources Overlay</li> </ul>	<p>15 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>16 The tank is part of a roof drainage system</p> <p>17 Total floor area - not exceeding 15m<sup>2</sup></p> <p>18 The tank is located wholly above ground</p> <p>19 Tank height – does not exceed 4m above natural ground level</p> <p>20 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>21 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.</p>

**Water tank (underground)**

Except where any of the following apply:

- Character Preservation District Overlay
- Coastal Areas Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Ramsar Wetlands Overlay
- Sloping Land Overlay
- Water Resources Overlay

11 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system

12 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

<b>Class of Development</b> The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	<b>Deemed-to-Satisfy Development Classification Criteria</b> Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
<b>Advertisement</b>  Except where any of the following apply: <ul style="list-style-type: none"> <li>• Coastal Areas Overlay</li> <li>• Character Area Overlay</li> <li>• Character Preservation District Overlay</li> <li>• Hazards (Flooding) Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Marine Parks (Managed Use)</li> <li>• Marine Parks (Restricted Use)</li> </ul>	None	Clearance from Overhead Powerlines: DTS 1.1  Advertisements [Appearance]: DTS 1.1, 1.3, 1.4  Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2  Advertisements [Advertising Content]: DTS 3.1  Advertisements [Amenity Content]: DTS 4.1  Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Advertising Near Signalised Intersections: DTS 1.1 Airport Building Heights (Aircraft Landing Areas) Overlay: DTS 1.1 Airport Building Heights (Regulated) Overlay: DTS 1.1, 1.2 Building Near Airfields Overlay: DTS 1.1 Defence Aviation Area: DTS 1.1, 1.3 Future Road Widening Overlay: DTS 1.1 Hazards (Acid Sulfate Soil): DTS 1.1 Key Outback and Rural Routes: DTS 8.1 Major Transport Routes: DTS 8.1, 10.1

**Class of Development**

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

**Deemed-to-Satisfy Development Classification Criteria**

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> <li>• Non-stop Corridor Overlay</li> <li>• Ramsar Wetlands Overlay</li> <li>• River Murray Flood Plain Overlay</li> <li>• Sloping Land Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Water Resources Overlay</li> </ul>				<p>State Significant Native Vegetation Overlay: DTS 1.1                      Native Vegetation Overlay: DTS 1.1                      Urban Transport Routes Overlay: DTS 8.1, 10.1</p>

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following provisions are applicable to the assessment of the identified Class of Development.</p> <p>Provisions 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.</p> <p>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.</p>			
<b>Advertisement</b>	[Built Form and Character]: PO 2.1	<p>Advertisements [Appearance]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2</p> <p>Advertisements [Advertising Content]: PO 3.1</p> <p>Advertisements [Amenity Content]: PO 4.1</p> <p>Advertising [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5</p>	None	<p>Advertising Near Signalised Intersections Overlay: PO 1.1</p> <p>Airport Building Heights (Aircraft Landing Area) Overlay: PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay: PO 1.1, 1.2</p> <p>Building Near Airfields Overlay: PO 1.1</p> <p>Character Preservation District Overlay: PO 2.1, 2.2, 3.2, 3.3, 3.4, 3.5, 3.6, 4.1</p> <p>Coastal Areas Overlay: All</p> <p>Character Area Overlay: PO 1.1, 1.2, 1.3, 1.5, 3.3, 5.2</p>

**Class of Development**

**Applicable Policies**

The following provisions are applicable to the assessment of the identified Class of Development.

Provisions 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.

<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
	Clearance from Overhead Powerlines: PO 1.1		Defence Aviation Area Overlay: PO 1.1, 1.3 Future Road Widening Overlay: All Hazards (Acid Sulfate Soil) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Outback and Rural Routes Overlay: PO 8.1, 10.1 Local Heritage Place Overlay: All Major Transport Routes Overlay: PO 8.1, 10.1 Marine Parks (Managed Use) Overlay: All Marine Parks (Restricted Use) Overlay: All

**Class of Development**

**Applicable Policies**

The following provisions are applicable to the assessment of the identified Class of Development.

Provisions 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.

**Zone**

**General Development Policies**

**Subzone**  
(applies only in the area affected by the Subzone)

**Overlay**  
(applies only in the area affected by the Overlay)

Native Vegetation Overlay: PO 1.1, 1.2  
 Non-stop Corridor Overlay: All  
 Ramsar Wetlands Overlay: All  
 River Murray Flood Plain Overlay: All  
 Sloping Land Overlay: All  
 State Heritage Area Overlay: All  
 State Heritage Place Overlay: All  
 State Significant Native Vegetation Overlay: PO 1.1  
 Urban Transport Routes Overlay: PO 8.1, 10.1  
 Water Resources Overlay: All

**Class of Development**

**Applicable Policies**

The following provisions are applicable to the assessment of the identified Class of Development.

Provisions 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.

<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
<p><b>Outbuilding (not being a garage)</b></p> <p><b>Verandah</b></p>	<p>[Land Use and Intensity]: PO 1.1, 1.2</p> <p>[Built Form and Character]: PO 2.1, 2.3</p> <p>[Concept Plans]: PO 4.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2</p>	<p>None</p> <p>Airport Building Heights (Aircraft Landing Area) Overlay: PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay: PO 1.1, 1.2</p> <p>Building Near Airfields Overlay: PO 1.1, 1.2</p> <p>Character Preservation District Overlay: All</p> <p>Character Area Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: PO 1.1, 1.3</p>

**Class of Development**

**Applicable Policies**

The following provisions are applicable to the assessment of the identified Class of Development.

Provisions 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.

**Zone**

**General Development Policies**

**Subzone**  
(applies only in the area affected by the Subzone)

**Overlay**  
(applies only in the area affected by the Overlay)

- Future Road Widening Overlay: All
- Hazards (Acid Sulfate Soils) Overlay: All
- Hazards (Bushfire - General Risk) Overlay: All
- Hazards (Bushfire - High Risk) Overlay: All
- Hazards (Bushfire - Medium Risk) Overlay: All
- Hazards (Bushfire - Regional) Overlay: All
- Hazards (Flooding) Overlay: All

**Class of Development**

**Applicable Policies**

The following provisions are applicable to the assessment of the identified Class of Development.

Provisions 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.

**Zone**

**General Development Policies**

**Subzone**  
(applies only in the area affected by the Subzone)

**Overlay**  
(applies only in the area affected by the Overlay)

- Historic Area Overlay: All
- Key Outback and Rural Routes Overlay: PO 8.1, 10.1
- Local Heritage Place Overlay: All
- Major Transport Routes Overlay: PO 8.1, 10.1
- Marine Parks (Managed Use) Overlay: All
- Marine Parks (Restricted Use) Overlay: All
- Mount Lofty Ranges Catchment (Area 1): All

**Class of Development**

**Applicable Policies**

The following provisions are applicable to the assessment of the identified Class of Development.

Provisions 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.

**Zone**

**General Development Policies**

**Subzone**

(applies only in the area affected by the Subzone)

**Overlay**

(applies only in the area affected by the Overlay)

- Mount Lofty Ranges Catchment (Area 2) Overlay: All
- Native Vegetation Overlay: PO 1.1, 1.2
- Ramsar Wetlands Overlay: All
- River Murray Flood Plain Overlay: All
- Sloping Land Overlay: All
- State Heritage Area Overlay: All
- State Heritage Place Overlay: All
- State Significant Native Vegetation Overlay: PO 1.1

**Class of Development**

**Applicable Policies**

The following provisions are applicable to the assessment of the identified Class of Development.

Provisions 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.

**Zone**

**General Development Policies**

**Subzone**  
(applies only in the area affected by the Subzone)

**Overlay**  
(applies only in the area affected by the Overlay)

				Urban Transport Routes Overlay: PO 8.1, 10.1  Water Protection Area Overlay: All  Water Resources Overlay: All
<b>Shop</b>	[Land Use and Intensity]: PO 1.1, 1.2, 1.3  [Built Form and Character]: PO 2.1  [Concept Plans]: PO 4.1	Clearance from Overhead Powerlines: PO 1.1  Design in Urban Areas [External Appearance]: PO 1.4, 1.5  Design in Urban Areas [Car Parking Appearance]: PO 6.4, 6.5  Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3	None	Airport Building Heights (Aircraft Landing Area) Overlay: PO 1.1  Airport Building Heights (Regulated) Overlay: PO 1.1, 1.2  Building Near Airfields Overlay: PO 1.1, 1.2  Character Preservation District Overlay: All

**Class of Development**

**Applicable Policies**

The following provisions are applicable to the assessment of the identified Class of Development.

Provisions 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.

<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
-------------	-------------------------------------	--	--

		<p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p>	<p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: PO 1.1, 1.3</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Acid Sulfate Soils) Overlay: All</p> <p>Hazards (Bushfire - General Risk) Overlay: All</p> <p>Hazards (Bushfire - High Risk) Overlay: All</p> <p>Hazards (Bushfire - Medium Risk) Overlay: All</p>
--	--	--	---

**Class of Development**

**Applicable Policies**

The following provisions are applicable to the assessment of the identified Class of Development.

Provisions 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.

**Zone**

**General Development Policies**

**Subzone**

(applies only in the area affected by the Subzone)

**Overlay**

(applies only in the area affected by the Overlay)

Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1

Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6

Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1

Hazards (Bushfire - Urban Interface) Overlay: All

Hazards (Bushfire - Regional) Overlay: All

Hazards (Flooding) Overlay: All

Historic Area Overlay: All

Key Outback and Rural Routes Overlay: All

Key Railway Crossings Overlay: PO 1.1

Local Heritage Place Overlay: All

**Class of Development**

**Applicable Policies**

The following provisions are applicable to the assessment of the identified Class of Development.

Provisions 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.

**Zone**

**General Development Policies**

**Subzone**

(applies only in the area affected by the Subzone)

**Overlay**

(applies only in the area affected by the Overlay)

- Major Transport Routes Overlay: All
- Marine Parks (Managed Use) Overlay: All
- Marine Parks (Restricted Use) Overlay: All
- Mount Lofty Ranges Catchment (Area 1) Overlay: All
- Mount Lofty Ranges Catchment (Area 2) Overlay: All
- Murray Darling Basin Overlay: All

**Class of Development**

**Applicable Policies**

The following provisions are applicable to the assessment of the identified Class of Development.

Provisions 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.

**Zone**

**General Development Policies**

**Subzone**

(applies only in the area affected by the Subzone)

**Overlay**

(applies only in the area affected by the Overlay)

- Native Vegetation Overlay: PO 1.1, 1.2
- Prescribed Water Resources Area Overlay: All
- Prescribed Watercourses Overlay: All
- Prescribed Wells Area Overlay: All
- Ramsar Wetlands Overlay: All
- River Murray Flood Plain Overlay: All
- River Murray Tributaries Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following provisions are applicable to the assessment of the identified Class of Development.</p> <p>Provisions 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.</p> <p>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.</p>				
				<p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: A;;</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: PO 1.1</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Protection Area Overlay: All</p> <p>Water Resources Overlay: All</p>

**Class of Development**

**Applicable Policies**

The following provisions are applicable to the assessment of the identified Class of Development.

Provisions 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.

**Zone**

**General Development Policies**

**Subzone**

(applies only in the area affected by the Subzone)

**Overlay**

(applies only in the area affected by the Overlay)

**All other Code Assessed Development**

All

All

None

All

Table 4 – Restricted Development Classification

<b>Class of Development</b> The following Classes of Development are classified as Restricted subject to any 'Exclusions'	<b>Exclusions</b>
Nil	

## Assessment Provisions (AP)

### Desired Outcome (DO)

#### DO 1

Areas of natural and landscaped open space that provide visual relief to the built environment for the enjoyment of the community.

### Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

#### Land Use and Intensity

##### PO 1.1

Development is associated with or ancillary to the provision of unstructured outdoor passive and active recreation facilities.

##### DTS/DPF 1.1

Development comprises one or more of the following land uses:

- Open space
- Outdoor sports courts
- Recreation area
- Sporting ovals and fields

##### PO 1.2

Buildings are limited in number and size to provide a natural, landscaped setting.

##### DTS/DPF 1.2

None are applicable.

##### PO 1.3

Shops including restaurants are of a scale that is subordinate to the principal open space and recreation use of the land.

##### DTS/DPF 1.3

Shop gross leasable floor area does not exceed 50m<sup>2</sup>.

##### PO 1.4

Offices are of a scale that is subordinate to the principal open space use of the land.

##### DTS/DPF 1.4

Office gross leasable floor area does not exceed 80m<sup>2</sup>.

### Built Form and Character

#### PO 2.1

Development sited unobtrusively so as not to spoil the open space character or interrupt views of natural or landscape features.

##### DTS/DPF 2.1

None are applicable.

#### PO 2.2

Playgrounds are ancillary to and enhance enjoyment of areas of open space.

##### DTS/DPF 2.2

Playgrounds:

- (a) do not occupy more than 200m<sup>2</sup> in area; and
- (b) have a building height that does not exceed 3m.

#### PO 2.3

Outbuildings are of a scale that mitigates visual impacts of buildings on natural or landscape features.

#### DTS/DPF 2.3

Outbuildings have a:

- (a) floor area that does not exceed 80m<sup>2</sup>;
- (b) wall height that does not exceed 3m; and
- (c) building height that does not exceed 5m.

### Land Division

#### PO 3.1

Land division supports the provision of open space

#### DTS/DPF 3.1

Land division is for the purposes of:

- (a) the creation of a public road or a public reserve; or
- (b) a minor adjustment of allotment boundaries to remove an anomaly in existing boundaries with respect to the location of existing buildings or structures.

### Procedural Matters

#### **Notification of Performance assessed development**

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

- (a) the site of the development is adjacent land to land in a different zone
- (b) any development that is identified (either partly or wholly) as 'All other Code Assessed Development' in Open Space Zone - Table 3.

## Suburban Employment Zone

Table 1 – Accepted Development Classification

<b>Class of Development</b> The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	<b>Accepted Development Classification Criteria</b>
<b>Building work on railway land</b>	<ol style="list-style-type: none"> <li>1 Building work is associated with a railway</li> <li>2 It is situated (or to be situated) on railway land</li> <li>3 It is required for the conduct or maintenance of railway activities.</li> </ol>
<b>Internal building work</b> Except where any of the following apply: <ul style="list-style-type: none"> <li>• A Local Heritage Place identified in the Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• A State Heritage Place identified in the State Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1 There will be no increase in the total floor area of the building</li> <li>2 There will be no alteration to the external appearance of the building.</li> </ol>
<b>Shade sail</b> Except where any of the following apply: <ul style="list-style-type: none"> <li>• Character Preservation District Overlay</li> <li>• Coastal Areas Overlay</li> <li>• Character Area Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Native Vegetation Overlay</li> <li>• State Significant Native Vegetation Overlay</li> <li>• River Murray Flood Plain Overlay</li> <li>• Sloping Land Overlay</li> <li>• Water Resources Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>2 Shade sail consists of permeable material</li> <li>3 The total area of the sail - does not exceed 40m<sup>2</sup></li> <li>4 No part of the shade sail will be:                             <ol style="list-style-type: none"> <li>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</li> <li>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</li> </ol> </li> <li>5 Primary street setback – at least as far back as the building line of the building to which it is ancillary</li> <li>6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m</li> <li>7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment – the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</li> </ol>

<p><b>Solar photovoltaic panels (roof mounted)</b>  Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Historic Area Overlay</li> <li>• A Local Heritage Place identified in the Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• A State Heritage Place identified in the State Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</li> <li>2 Panels and associated components do not overhang any part of the roof</li> <li>3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</li> </ol>
<p><b>Water tank (above ground)</b>  Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Character Preservation District Overlay</li> <li>• Coastal Areas Overlay</li> <li>• Hazards (Flooding) Overlay</li> <li>• Character Area Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Native Vegetation Overlay</li> <li>• State Significant Native Vegetation Overlay</li> <li>• River Murray Flood Plain Overlay</li> <li>• Sloping Land Overlay</li> <li>• Water Resources Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>2 The tank is part of a roof drainage system</li> <li>3 Total floor area - not exceeding 15m<sup>2</sup></li> <li>4 The tank is located wholly above ground</li> <li>5 Tank height – does not exceed 4m above natural ground level</li> <li>6 Primary street setback – at least as far back as the building line of the building to which it is ancillary</li> <li>7 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.</li> </ol>
<p><b>Water tank (underground)</b>  Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Character Preservation District Overlay</li> <li>• Coastal Areas Overlay</li> <li>• Native Vegetation Overlay</li> <li>• State Significant Native Vegetation Overlay</li> <li>• Sloping Land Overlay</li> <li>• Water Resources Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>2 The tank (including any associated pump) is located wholly below the level of the ground.</li> </ol>

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development  The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria			
	Provisions referred to are Deemed-to-Satisfy Criteria  Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone  (applies only in the area affected by the Subzone)	Overlay  (applies only in the area affected by the Overlay)
<p><b>Advertisement</b></p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Advertising Near Signalised Intersections Overlay</li> <li>• Character Area Overlay</li> <li>• Character Preservation District Overlay</li> <li>• Coastal Areas Overlay</li> <li>• Hazards (Bushfire - High Risk) Overlay</li> <li>• Hazards (Bushfire - Medium Risk) Overlay</li> <li>• Hazards (Bushfire - General Risk) Overlay</li> <li>• Hazards (Bushfire - Urban Interface) Overlay</li> <li>• Hazards (Bushfire - Regional) Overlay</li> <li>• Hazards (Flooding) Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Marine Parks (Managed Use) Overlay</li> <li>• Mt Lofty Ranges Catchment (Area 2) Overlay</li> <li>• Murray Darling Basin Overlay</li> <li>• Non-stop Corridor Overlay</li> <li>• Prescribed Water Resources Area Overlay</li> <li>• Prescribed Watercourses Overlay</li> <li>• Prescribed Wells Area Overlay</li> <li>• Regulated Trees Overlay</li> <li>• River Murray Flood Plain Overlay</li> <li>• River Murray Tributaries Area Overlay</li> <li>• Sloping Land Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Water Protection Area Overlay</li> <li>• Water Resources Overlay</li> </ul>	[Advertisements]: DTS 6.1	<p>Advertisements [Appearance]: DTS 1.1, 1.3, 1.4</p> <p>Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2</p> <p>Advertisements [Advertising Content]: DTS 3.1</p> <p>Advertisements [Amenity Content]: DTS 4.1</p> <p>Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5</p> <p>Clearance from Overhead Powerlines: DTS 1.1</p>	None	<p>Airport Building Heights (Aircraft Landing Area): DTS 1.1</p> <p>Airport Building Heights (Regulated): DTS 1.1, 1.2</p> <p>Building Near Airfields: DTS 1.1, 1.2</p> <p>Defence Aviation Area: DTS 1.1, 1.3</p> <p>Future Road Widening: DTS 1.1</p> <p>Key Outback and Rural Routes: DTS 8.1, 10.1</p> <p>Key Railway Crossings: DTS 1.1</p> <p>Major Transport Routes: DTS 8.1, 10.1</p> <p>Native Vegetation: DTS 1.1, 1.2</p> <p>State Significant Native Vegetation: DTS 1.1</p> <p>Urban Transport Routes: DTS 8.1, 10.1</p>
<b>Consulting room</b>	[Land Use and	Design in Urban Areas [Car Parking Appearance]: DTS 6.4, 6.5	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1

<b>Class of Development</b>  The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	<b>Deemed-to-Satisfy Development Classification Criteria</b>  Provisions referred to are Deemed-to-Satisfy Criteria  Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b>  (applies only in the area affected by the Subzone)	<b>Overlay</b>  (applies only in the area affected by the Overlay)
Except where any of the following apply: <ul style="list-style-type: none"> <li>• Character Area Overlay</li> <li>• Character Preservation District Overlay</li> <li>• Coastal Areas Overlay</li> <li>• Concept Plans Technical and Numeric Variation Overlay</li> <li>• Hazards (Bushfire - General Risk) Overlay</li> <li>• Hazards (Bushfire - High Risk) Overlay</li> <li>• Hazards (Bushfire - Medium Risk) Overlay</li> <li>• Hazards (Bushfire - Regional) Overlay</li> <li>• Hazards (Flooding) Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Marine Parks (Managed Use) Overlay</li> <li>• Mt Lofty Ranges Catchment (Area 2) Overlay</li> <li>• Murray Darling Basin Overlay</li> <li>• Non-stop Corridor Overlay</li> <li>• Prescribed Water Resources Area Overlay</li> <li>• Prescribed Watercourses Overlay</li> <li>• Prescribed Wells Area Overlay</li> <li>• River Murray Flood Plain Overlay</li> <li>• River Murray Tributaries Area Overlay</li> <li>• Sloping Land Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Strategic Infrastructure Gas Pipelines Overlay</li> <li>• Traffic Generating Development Overlay</li> <li>• Water Protection Area Overlay</li> <li>• Water Resources Overlay</li> </ul>	Intensity]: DTS 1.1  [Built Form and Character]: DTS 3.3, 3.4, 3.5  [Interface Height]: DTS 4.1, 4.2  [Landscaping]: DTS 5.1, 5.2	Interface Between Land Uses [Hours of Operation]: DTS 2.1  Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2  Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1  Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2  Transport, Access and Parking [Movement Systems]: DTS 1.4  Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6  Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1	Airport Building Heights (Regulated): DTS 1.1, 1.2  Building Near Airfields: DTS 1.1, 1.2  Defence Aviation Area: DTS 1.1, 1.3  Future Road Widening: DTS 1.1  Key Outback and Rural Routes: All  Key Railway Crossings: DTS 1.1  Major Transport Routes: All  Native Vegetation: DTS 1.1, 1.2  State Significant Native Vegetation: DTS 1.1  Urban Transport Routes: DTS All	
<b>Office</b>  Except where any of the following apply: <ul style="list-style-type: none"> <li>• Character Area Overlay</li> </ul>	[Land Use and Intensity]: DTS 1.1  [Built Form and	Design in Urban Areas [Car Parking Appearance]: DTS 6.4, 6.5  Interface Between Land Uses [Hours of Operation]: DTS 2.1	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1  Airport Building Heights (Regulated): DTS 1.1, 1.2

<b>Class of Development</b>  The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	<b>Deemed-to-Satisfy Development Classification Criteria</b>  Provisions referred to are Deemed-to-Satisfy Criteria  Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b>  (applies only in the area affected by the Subzone)	<b>Overlay</b>  (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> <li>• Character Preservation District Overlay</li> <li>• Coastal Areas Overlay</li> <li>• Concept Plans Technical and Numeric Variation Overlay</li> <li>• Hazards (Bushfire - General Risk) Overlay</li> <li>• Hazards (Bushfire - High Risk) Overlay</li> <li>• Hazards (Bushfire - Medium Risk) Overlay</li> <li>• Hazards (Bushfire - Regional) Overlay</li> <li>• Hazards (Flooding) Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Marine Parks (Managed Use) Overlay</li> <li>• Mt Lofty Ranges Catchment (Area 2) Overlay</li> <li>• Murray Darling Basin Overlay</li> <li>• Non-stop Corridor Overlay</li> <li>• Prescribed Water Resources Area Overlay</li> <li>• Prescribed Watercourses Overlay</li> <li>• Prescribed Wells Area Overlay</li> <li>• River Murray Flood Plain Overlay</li> <li>• River Murray Tributaries Area Overlay</li> <li>• Sloping Land Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Strategic Infrastructure Gas Pipelines Overlay</li> <li>• Traffic Generating Development Overlay</li> <li>• Water Protection Area Overlay</li> <li>• Water Resources Overlay</li> </ul>	Character]: DTS 3.3, 3.4, 3.5  [Interface Height]: DTS 4.1, 4.2  [Landscaping]: DTS 5.1, 5.2	Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2  Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1  Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2  Transport, Access and Parking [Movement Systems]: DTS 1.4  Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6  Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1	Building Near Airfields: DTS 1.1, 1.2  Defence Aviation Area: DTS 1.1, 1.3  Future Road Widening: DTS 1.1  Key Outback and Rural Routes: All  Key Railway Crossings: DTS 1.1  Major Transport Routes: All  Native Vegetation: DTS 1.1, 1.2  State Significant Native Vegetation: DTS 1.1  Urban Transport Routes: DTS All	

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>			
<b>Advertisement</b>	[Advertisements]: PO 6.1	<p>Advertisements [Appearance]: PO 1.1, 1.3, 1.4</p> <p>Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2</p> <p>Advertisements [Advertising Content]: PO 3.1</p> <p>Advertisements [Amenity Content]: PO 4.1</p> <p>Advertising [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5</p> <p>Clearance from Overhead Powerlines: PO 1.1</p>	None	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Defence Aviation Area: PO 1.1, 1.3</p> <p>Character Area: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Future Road Widening: PO 1.1</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: PO 1.1</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: PO 1.1, 1.2</p> <p>Non-stop Corridor: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Heritage Place: All Strategic Infrastructure Gas Pipelines: All State Significant Native Vegetation: PO 1.1 Traffic Generating Development: All Urban Transport Routes: PO All Water Protection Area: All Water Resources: All
<b>Bulky goods outlet</b>	[Land Use and Intensity]: PO 1.1, 1.2 [Built Form and Character]: PO 2.1, 2.2 [Building Height and Setbacks]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6 [Landscaping]: PO 5.1, 5.2 [Concept Plans]: PO 7.1	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1 Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5 Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1 Design in Urban Areas [Car Parking Appearance]: PO 6.2 Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Interface Between Land Uses [General Land Use Compatibility]: PO 1.2 Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4 Transport, Access and Parking [Sightlines]: PO 2.1, 2.2	None	Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: PO 1.1, 1.2 Character Area: All Character Preservation District: All Coastal Areas: All Defence Aviation Area: PO 1.1, 1.3 Future Road Widening: All Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - General Risk): All Hazards (Bushfire - Regional): All Hazards (Flooding): All Historic Area: All Key Outback and Rural Routes: All Key Railway Crossings: All Local Heritage Place: All Major Transport Routes: All Marine Parks (Managed Use): All Mt Lofty Ranges Catchment (Area 2): All Murray Darling Basin: All Native Vegetation: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		<p>Non-stop Corridor: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Strategic Infrastructure Gas Pipelines: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
<b>Community centre</b>	<p>[Land Use and Intensity]: PO 1.1, 1.2</p> <p>[Built Form and Character]: PO 2.1, 2.2</p> <p>[Building Height and Setbacks]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>[Landscaping]: PO 5.1, 5.2</p> <p>[Concept Plans]: PO 7.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5</p> <p>Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.2</p> <p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p>	None	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Character Area: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: PO 1.1, 1.3</p> <p>Future Road Widening: All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		<p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Non-stop Corridor: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Strategic Infrastructure Gas Pipelines: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
<b>Consulting room Office</b>	<p>[Land Use and Intensity]: PO 1.1, 1.2</p> <p>[Built Form and Character]: PO 2.1, 2.2</p> <p>[Building Height and Setbacks]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>[Landscaping]: PO 5.1, 5.2</p> <p>[Concept Plans]: PO 7.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5</p> <p>Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.2</p>	None	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Character Area: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: PO 1.1, 1.3</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>		
		<p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		<p>Future Road Widening: All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Non-stop Corridor: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Strategic Infrastructure Gas Pipelines: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>			
<b>Demolition of a State or Local Heritage Place</b>	None	None	None	Local Heritage Place: All State Heritage Place: All
<b>Demolition within an Historic Area Overlay or State Heritage Area Overlay</b>	None	None	None	Historic Area: All State Heritage Area: All
<b>Hotel</b>	[Land Use and Intensity]: PO 1.1	Clearance from Overhead Powerlines: PO 1.1  Design in Urban Areas [External Appearance]: PO 1.4  Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5  Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3  Interface Between Land Uses [Hours of Operation]: PO 2.1  Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2  Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6  Interface Between Lands Uses [Air Quality]: PO 5.2  Interface Between Land Uses [Light Spill]: PO 6.1, 6.2  Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1  Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2  Tourism Development: PO 1.1, 1.2  Transport, Access and Parking [Movement Systems]: All  Transport, Access and Parking [Sightlines]: All  Transport, Access and Parking [Vehicle Access]: PO All  Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1  Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6	None	Airport Building Heights (Aircraft Landing Area): PO 1.1  Airport Building Heights (Regulated): PO 1.1, 1.2  Building Near Airfields: PO 1.1, 1.2  Character Area: All  Character Preservation District: All  Coastal Areas: All  Defence Aviation Area: PO 1.1, 1.3  Future Road Widening: All  Hazards (Bushfire - High Risk): All  Hazards (Bushfire - Medium Risk): All  Hazards (Bushfire - General Risk): All  Hazards (Bushfire - Regional): All  Hazards (Flooding): All  Historic Area: All  Key Outback and Rural Routes: All  Key Railway Crossings: All  Local Heritage Place: All  Major Transport Routes: All  Marine Parks (Managed Use): All  Mt Lofty Ranges Catchment (Area 2): All  Murray Darling Basin: All  Native Vegetation: All  Non-stop Corridor: All  Prescribed Water Resources Area: All  Prescribed Watercourses: All  Prescribed Wells Area: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Strategic Infrastructure Gas Pipelines: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
<b>Light industry</b>	<p>[Land Use and Intensity]: PO 1.1, 1.2</p> <p>[Built Form and Character]: PO 2.1, 2.2</p> <p>[Building Height and Setbacks]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>[Landscaping]: PO 5.1, 5.2</p> <p>[Concept Plans]: PO 7.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5</p> <p>Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.2</p> <p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p>	None	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Character Area: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: PO 1.1, 1.3</p> <p>Future Road Widening: All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		<p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Non-stop Corridor: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Strategic Infrastructure Gas Pipelines: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
<b>Motor repair station</b>	<p>[Land Use and Intensity]: PO 1.1, 1.2</p> <p>[Built Form and Character]: PO 2.1, 2.2</p> <p>[Building Height and Setbacks]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>[Landscaping]: PO 5.1, 5.2</p> <p>[Concept Plans]: PO 7.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5</p> <p>Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.2</p> <p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p>	None	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Character Area: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: PO 1.1, 1.3</p> <p>Future Road Widening: All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		<p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Non-stop Corridor: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Strategic Infrastructure Gas Pipelines: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
<b>Retail Fuel Outlet</b>	<p>[Land Use and Intensity]: PO 1.1, 1.2</p> <p>[Built Form and Character]: PO 2.1, 2.2</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5</p>	None	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>			
	<p>[Building Height and Setbacks]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>[Landscaping]: PO 5.1, 5.2</p> <p>[Concept Plans]: PO 7.1</p>	<p>Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.2</p> <p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		<p>Character Area: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: PO 1.1, 1.3</p> <p>Future Road Widening: All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Non-stop Corridor: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Strategic Infrastructure Gas Pipelines: All</p> <p>Traffic Generating Development: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Urban Transport Routes: All Water Protection Area: All Water Resources: All
<b>Service trade premises</b>	[Land Use and Intensity]: PO 1.1, 1.2 [Built Form and Character]: PO 2.1, 2.2 [Building Height and Setbacks]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6 [Landscaping]: PO 5.1, 5.2 [Concept Plans]: PO 7.1	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1 Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5 Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1 Design in Urban Areas [Car Parking Appearance]: PO 6.2 Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Interface Between Land Uses [General Land Use Compatibility]: PO 1.2 Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4 Transport, Access and Parking [Sightlines]: PO 2.1, 2.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6	None	Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: PO 1.1, 1.2 Character Area: All Character Preservation District: All Coastal Areas: All Defence Aviation Area: PO 1.1, 1.3 Future Road Widening: All Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - General Risk): All Hazards (Bushfire - Regional): All Hazards (Flooding): All Historic Area: All Key Outback and Rural Routes: All Key Railway Crossings: All Local Heritage Place: All Major Transport Routes: All Marine Parks (Managed Use): All Mt Lofty Ranges Catchment (Area 2): All Murray Darling Basin: All Native Vegetation: All Non-stop Corridor: All Prescribed Water Resources Area: All Prescribed Watercourses: All Prescribed Wells Area: All River Murray Flood Plain: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Strategic Infrastructure Gas Pipelines: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
<p><b>Shop</b></p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>The gross leasable floor area is more than 1000m<sup>2</sup> other than a bulky goods outlet or it is ancillary to a light industry</li> </ul>	<p>[Land Use and Intensity]: PO 1.1, 1.2</p> <p>[Built Form and Character]: PO 2.1, 2.2</p> <p>[Building Height and Setbacks]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>[Landscaping]: PO 5.1, 5.2</p> <p>[Concept Plans]: PO 7.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5</p> <p>Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.2</p> <p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p>	None	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Character Area: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: PO 1.1, 1.3</p> <p>Future Road Widening: All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		<p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Non-stop Corridor: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Strategic Infrastructure Gas Pipelines: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
<b>Store</b>	<p>[Land Use and Intensity]: PO 1.1, 1.2</p> <p>[Built Form and Character]: PO 2.1, 2.2</p> <p>[Building Height and Setbacks]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>[Landscaping]: PO 5.1, 5.2</p> <p>[Concept Plans]: PO 7.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5</p> <p>Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.2</p> <p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p>	None	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Character Area: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: PO 1.1, 1.3</p> <p>Future Road Widening: All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - General Risk): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		<p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Non-stop Corridor: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Strategic Infrastructure Gas Pipelines: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
<b>Telecommunications facility</b>	None	<p>Infrastructure and Renewable Energy Facilities [Telecommunication Facilities]: PO 6.1, 6.2</p>	None	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Character Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Character Preservation District: All Coastal Areas: All Defence Aviation Area: PO 1.1, 1.3 Future Road Widening: All Hazards (Flooding): All Historic Area: All Key Outback and Rural Routes: PO 8.1, 10.1 Key Railway Crossings: All Local Heritage Place: All Major Transport Routes: PO 8.1, 10.1 Marine Parks (Managed Use): All Mt Lofty Ranges Catchment (Area 2): All Murray Darling Basin: All Native Vegetation: All Non-stop Corridor: All River Murray Flood Plain: All River Murray Tributaries Area: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All Strategic Infrastructure Gas Pipelines: All Urban Transport Routes: PO 8.1, 10.1 Water Protection Area: All Water Resources: All
<b>Tourist accommodation</b>	[Land Use and Intensity]: PO 1.1, 1.2 [Built Form and Character]: PO 2.1, 2.2 [Building Height and Setbacks]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1 Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5	None	Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: PO 1.1, 1.2 Character Area: All Character Preservation District: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>			
	<p>[Landscaping]: PO 5.1, 5.2</p> <p>[Concept Plans]: PO 7.1</p>	<p>Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.2</p> <p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		<p>Coastal Areas: All</p> <p>Defence Aviation Area: PO 1.1, 1.3</p> <p>Future Road Widening: All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Non-stop Corridor: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Strategic Infrastructure Gas Pipelines: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Water Resources: All
<b>Tree damaging activity</b>	None	None	None	Regulated Tree: All
<b>Warehouse</b>	<p>[Land Use and Intensity]: PO 1.1, 1.2</p> <p>[Built Form and Character]: PO 2.1, 2.2</p> <p>[Building Height and Setbacks]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>[Landscaping]: PO 5.1, 5.2</p> <p>[Concept Plans]: PO 7.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5</p> <p>Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.2</p> <p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>	None	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Character Area: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: PO 1.1, 1.3</p> <p>Future Road Widening: All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Non-stop Corridor: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All Strategic Infrastructure Gas Pipelines: All Traffic Generating Development: All Urban Transport Routes: All Water Protection Area: All Water Resources: All
<b>All other Code Assessed Development</b>	All	All	None	Any Relevant Overlay: All

Table 4 – Restricted Development Classification

<b>Class of Development</b> The following Classes of Development are classified as Restricted subject to any 'Exclusions'	<b>Exclusions</b>
<b>Industry</b>	Light industry
<b>Shop</b>	Where: (a) the gross leasable floor area is no more than 1000m <sup>2</sup> : or (b) it is a bulky goods outlet; or (c) it is ancillary to a light industry on the same allotment.
<b>Waste reception, storage, treatment or disposal</b>	
<b>Wrecking yard</b>	

## Assessment Provisions

### Desired Outcomes (DO)

#### DO 1

A zone supporting a diverse range of low impact light industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities.

#### Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

### Land Use and Intensity

#### PO 1.1

A range of employment generating light industrial, service trade, motor repair and other compatible businesses servicing the local community that do not produce objectionable emissions.

#### DTS/DPF 1.1

Development comprises one or more of the following land uses:

- Bulky goods outlet
- Consulting room
- Indoor recreation facility
- Light industry
- Office
- Research facility
- Service trade premises
- Shop
- Store
- Training facility
- Tourist accommodation
- Retail fuel outlet
- Place of worship
- Motor repair station.

#### PO 1.2

Shops, other than bulky goods outlets, provide a local convenience service to meet the day to day needs of the local community and surrounding businesses as well as support the sale of products made on-site as a supplement to a business activity to enhance local job opportunities.

#### DTS/DPF1.2

Shop:

- a. with a gross leasable floor area up to 500m<sup>2</sup>;
- b. in the form of a bulky goods outlet; or
- c. ancillary to and located on the same allotment as a light industry.

### Built Form and Character

#### PO 2.1

Development achieves distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.

#### DTS/DPF 2.1

None are applicable.

#### PO 2.2

Building facades facing a boundary of a zone primarily intended to accommodate residential development, public roads, or public open space incorporate design elements to add visual interest by considering the following:

- (a) a variety of building finishes and avoid elevations that consist solely of metal cladding;
- (b) using materials with a low reflectivity; and
- (c) techniques to add visual interest and reduce large expanses of blank walls including modulation and incorporation of offices and showrooms along elevations visible to a public road.

DTS/DPF 2.2

None are applicable.

## Building height and setbacks

PO 3.1

Buildings set back from the primary street boundary to contribute to a consistent streetscape.

DTS/DPF3.1

Buildings are no closer to the primary street frontage than:

- (a) the average of existing buildings on adjoining sites with the same primary street frontage and, if there is only one such building, the setback of that building; or
- (b) where no building exists on an adjoining site, 3m or more.

PO 3.2

Buildings set back from a secondary street boundary to accommodate the provision of landscaping between buildings and the street to enhance the appearance of land and buildings when viewed from the street.

DTS/DPF3.2

Buildings are no closer than 2m to the secondary street boundary.

PO 3.3

Buildings set back from rear access ways to provide adequate manoeuvrability for vehicles to enter and exit the site.

DTS/DPF3.3

Buildings are setback from the rear access way:

- (a) where the access way is 6.5m wide or more, no requirement; or
- (b) where the access way is less than 6.5m wide, the distance equal to the additional width required to make the access way at least 6.5m wide.

PO 3.4

Buildings are sited to accommodate vehicle access to the rear of a site for deliveries, maintenance and emergency purposes.

DTS/DPF3.4

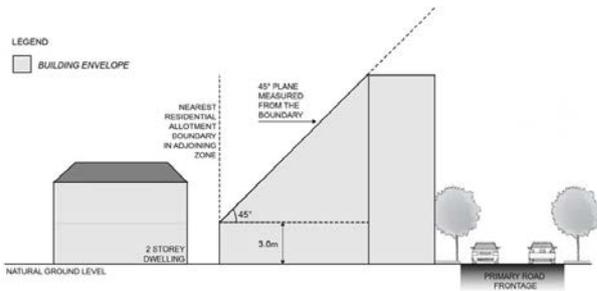
Buildings setback at least 3m from at least one side boundary, unless an alternative means for vehicular access to the rear of the site is available.

PO 3.5

Buildings adjoining a zone primarily intended to accommodate residential development are sited and designed to minimise visual impacts from building bulk.

DTS/DPF 3.5

Buildings constructed within a building envelope provided by a 45 degree plane, measured from a height of 3m above natural ground level at the allotment boundary of a zone primarily intended to accommodate residential development as shown in the following diagram, except where the relevant boundary is a southern boundary, or where this boundary is the primary street boundary.

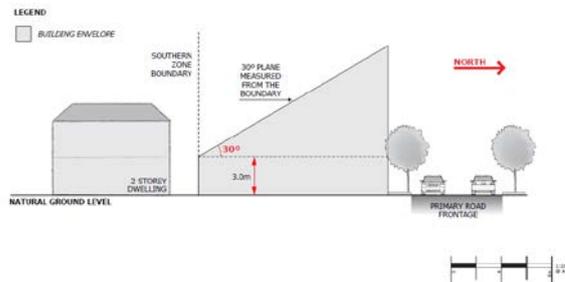


### PO 3.6

Buildings are constructed to minimise overshadowing of sensitive receivers outside the zone.

### DTS/DPF 3.6

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



## Site Dimensions and Land Division

### PO 4.1

Land division that creates allotments that vary in size and are suitable for a variety of commercial and business activities.

### DTS/DPF4.1

Allotments have:

- an area of 1250m<sup>2</sup> or more; and
- a frontage of 20 metres or more.

## Landscaping

### PO 5.1

Landscaping provided to enhance the visual appearance of development when viewed from public roads and thoroughfares.

### DTS/DPF 5.1

Other than to accommodate a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land, a landscaped area is provided within the development site (excluding any land required for road widening purposes):

- where a building is setback less than 3m from the street boundary – 1m or more within the area remaining between a relevant building and the street boundary; or
- at least 1.5m wide.

#### PO 5.2

Development incorporates areas for landscaping to enhance the overall amenity of the site and locality.

#### DTS/DPF 5.2

Landscape areas comprise:

- (a) not less than 10 percent of the site;
- (b) a dimension of at least 1.5m.

### Advertisements

#### PO 6.1

Freestanding advertisements are not visually dominant within the locality.

#### DTS/DPF 6.1

Freestanding advertisements:

- (a) do not exceed 4m in height above natural ground level; and
- (b) do not have a face that exceeds 3m<sup>2</sup>.

**Notification of Performance assessed development**

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

(d)

**Placement of Notices – Exemptions for Performance Assessed Development**

None specified.

**Placement of Notices – Exemptions for Restricted Development**

None specified.

## Suburban Activity Centre Zone

Table 1 – Accepted Development Classification

<b>Class of Development</b> The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	<b>Accepted Development Classification Criteria</b>
<p><b>Air handling unit, air conditioning system or exhaust fan including any associated components and any associated building alteration or addition necessary or incidental to its installation</b></p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1 The item will be installed on or within an existing building</li> <li>2 The item being installed does not encroach on a public street or affect the ability of the building to resist the spread of fire.</li> <li>3 If the associated building is in a Local Heritage Area Overlay or State Heritage Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street.</li> </ol>
<p><b>Internal building work</b></p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• A Local Heritage Place identified in the Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• A State Heritage Place identified in the State Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1 There will be no increase in the total floor area of the building</li> <li>2 There will be no alteration to the external appearance of the building.</li> </ol>
<p><b>Shade sail</b></p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Coastal Areas Overlay</li> <li>• Character Area Overlay</li> </ul>	<ol style="list-style-type: none"> <li>36 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>37 Shade sail consists of permeable material</li> </ol>

<ul style="list-style-type: none"> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Native Vegetation Overlay</li> <li>• State Significant Native Vegetation Overlay</li> <li>• River Murray Flood Plain Overlay</li> <li>• Sloping Land Overlay</li> <li>• Water Resources Overlay</li> </ul>	<p>38 The total area of the sail - does not exceed 40m<sup>2</sup></p> <p>39 No part of the shade sail will be:</p> <ul style="list-style-type: none"> <li>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</li> <li>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</li> </ul> <p>40 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>41 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m</p> <p>42 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment – the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</p>
<p><b>Solar photovoltaic panels (roof mounted)</b> Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Historic Area Overlay</li> <li>• A Local Heritage Place identified in the Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• A State Heritage Place identified in the State Heritage Place Overlay</li> </ul>	<p>22 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>23 Panels and associated components do not overhang any part of the roof</p> <p>24 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p><b>Water tank (underground)</b> Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Coastal Areas Overlay</li> <li>• Native Vegetation Overlay</li> <li>• State Significant Native Vegetation Overlay</li> <li>• Sloping Land Overlay</li> <li>• Water Resources Overlay</li> </ul>	<p>13 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>14 The tank (including any associated pump) is located wholly below the level of the ground.</p>

Table 2 – Deemed-to-Satisfy Development Classification

<b>Class of Development</b> The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	<b>Deemed-to-Satisfy Development Classification Criteria</b> Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
<b>Advertisement attached to a building or structure</b> Except where any of the following apply: <ul style="list-style-type: none"> <li>Advertising Near Signalised Intersections Overlay</li> <li>Character Area Overlay</li> <li>Historic Area Overlay</li> <li>Local Heritage Place Overlay</li> <li>State Heritage Area Overlay</li> <li>State Heritage Place Overlay</li> </ul>	None	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	None
<b>Freestanding advertisement located on private land</b> Except where any of the following apply: <ul style="list-style-type: none"> <li>Advertising Near Signalised Intersections Overlay</li> <li>Character Area Overlay</li> <li>Historic Area Overlay</li> <li>Local Heritage Place Overlay</li> <li>State Heritage Area Overlay</li> <li>State Heritage Place Overlay</li> </ul>	[Advertisements]: DTS 5.1	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Airport Building Heights (Aircraft Landing Areas) Overlay: All DTS Airport Building Heights (Regulated) Overlay: All DTS Future Road Widening Overlay: DTS 1.1
<b>Change of use to a <u>shop, office, consulting room</u> or any combination of these uses where the area to be occupied by the proposed development is located in an existing building and utilises existing on-site car parking</b> Except where any of the following apply: <ul style="list-style-type: none"> <li>State Heritage Area Overlay</li> <li>State Heritage Place Overlay</li> </ul>	None	Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1	None	Major Urban Transport Routes Overlay: [Access – Existing Access Points] DTS 3.1 Key Outback and Rural Routes Overlay: Access – Existing Access Points] DTS 3.1
<b>Land division</b>	None	Land Division in Urban Areas [All Land Division – Allotment Configuration]: DTS 1.1	None	None
<b>Temporary change of use to a <u>sales office</u> within an existing building for no more than 2 years</b>	None	None	None	None
<b>The construction of a new building in the same, or substantially the same, position as a building which was</b>	None	None	None	None

<b>Class of Development</b> The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	<b>Deemed-to-Satisfy Development Classification Criteria</b> Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
<b>demolished within the previous 3 years where the new building has the same, or substantially the same, layout and external appearance as the previous building</b> Except where any of the following apply: <ul style="list-style-type: none"> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>				

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	[Advertisements]: PO 5.1	Clearance from Overhead Powerlines: PO 1.1 Advertisements: All	None	Advertising Near Signalised Intersections Overlay: All Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Urban Transport Routes Overlay: All
<b>Bulky goods outlet</b>	<p>[Land use and intensity]: PO 1.1 and 1.5</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Concept Plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p>	None	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Aircraft Noise Exposure Overlay: All</p> <p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Design Overlay: All</p> <p>Environment and Food Production Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 2) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Prescribed Watercourses Overlay: All Prescribed Water Resources Area Overlay: All Prescribed Wells Area Overlay: All Regulated Trees Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
<b>Cinema</b>	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All	None	Airport Building Heights (Regulated) Overlay: All Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Building Near Airfields Overlay: All

Class of Development	<b>Applicable Policies</b> The following policies 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.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6 Interface Between Lands Uses [Air Quality]: PO 5.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Character Area Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 2) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Prescribed Watercourses Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Prescribed Water Resources Area Overlay: All Prescribed Wells Area Overlay: All Regulated Trees Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
<b><u>Community facility</u></b>	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2	None	Airport Building Heights (Regulated) Overlay: All Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Environment and Food Production Area Overlay: All

Class of Development	<b>Applicable Policies</b> The following policies 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.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 2) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Prescribed Watercourses Overlay: All Prescribed Water Resources Area Overlay: All Prescribed Wells Area Overlay: All Regulated Trees Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
<b>Consulting room</b>	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All	None	Airport Building Heights (Regulated) Overlay: All Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All

Class of Development	<b>Applicable Policies</b> The following policies 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.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Access]: All  Transport, Access and Parking [Access to People with Disabilities]: All  Transport, Access and Parking [Vehicle Parking Rates]: All  Transport, Access and Parking [Vehicle Parking Areas]: All  Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All  Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Hazards (Bushfire – Regional) Overlay: All  Hazards (Flooding) Overlay: All  Historic Area Overlay: All  Key Railway Crossings Overlay: All  Local Heritage Place Overlay: All  Major Urban Transport Routes Overlay: All  Marine Parks (Managed Use) Overlay: All  Mt Lofty Ranges Catchment (Area 2) Overlay: All  Murray Darling Basin Overlay: All  Native Vegetation Overlay: All  Noise and Air Emissions Overlay: All  Non-stop Corridor Overlay: All  Prescribed Watercourses Overlay: All  Prescribed Water Resources Area Overlay: All  Prescribed Wells Area Overlay: All  Regulated Trees Overlay: All  River Murray Flood Plain Overlay: All  River Murray Tributaries Area Overlay: All  Sloping Land Overlay: All  State Heritage Area Overlay: All  State Heritage Place Overlay: All  State Significant Native Vegetation Overlay: All  Strategic Infrastructure (Gas Pipelines) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Protection Area Overlay: All</p> <p>Water Resources Overlay: All</p>
<b>Demolition of a State or Local Heritage Place</b>	None	None	None	<p>Local Heritage Place Overlay: All</p> <p>State Heritage Place Overlay: All</p>
<b>Demolition within the Historic Area Overlay or the State Heritage Area Overlay</b>	All	None	None	<p>Historic Area Overlay: All</p> <p>State Heritage Area Overlay: All</p>
<b>Dwelling Residential flat building</b>	<p>[Land use and intensity]: PO 1.1-1.4 (inclusive)</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Concept Plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p>	None	<p>Affordable Housing Overlay: All</p> <p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Aircraft Noise Exposure Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Design Overlay: All</p> <p>Environment and Food Production Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [ Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		<p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 2) Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Prescribed Watercourses Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Strategic Infrastructure (Gas Pipelines) Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Protection Area Overlay: All</p>
<b>Educational establishment</b>	<p>[Land use and intensity]: PO 1.1</p> <p>[Built form and character]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p>	None	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Aircraft Noise Exposure Overlay: All</p>

Class of Development	<b>Applicable Policies</b> The following policies 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.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Building height and setbacks]: All [Concept Plans]: All	Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Airport Building Heights (Aircraft Landing Area) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 2) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Non-stop Corridor Overlay: All</p> <p>Prescribed Watercourses Overlay: All</p> <p>Prescribed Water Resources Area Overlay: All</p> <p>Prescribed Wells Area Overlay: All</p> <p>Regulated Trees Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Strategic Infrastructure (Gas Pipelines) Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Protection Area Overlay: All</p> <p>Water Resources Overlay: All</p>
<b><u>Emergency services facility</u></b>	<p>[Land use and intensity]: PO 1.1</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Concept Plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All P</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p>	None	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Aircraft Noise Exposure Overlay: All</p> <p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p>

Class of Development	<b>Applicable Policies</b> The following policies 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.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2  Interface Between Land Uses [Light Spill]: PO 6.1, 6.2  Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1  Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1  Transport, Access and Parking [Movement Systems]: All  Transport, Access and Parking [Sightlines]: All  Transport, Access and Parking [Vehicle Access]: All  Transport, Access and Parking [Access to People with Disabilities]: All  Transport, Access and Parking [Vehicle Parking Rates]: All  Transport, Access and Parking [Vehicle Parking Areas]: All		Design Overlay: All  Environment and Food Production Area Overlay: All  Future Road Widening Overlay: All  Hazards (Bushfire – High Risk) Overlay: All  Hazards (Bushfire – Medium Risk) Overlay: All  Hazards (Bushfire – General Risk) Overlay: All  Hazards (Bushfire – Urban Interface) Overlay: All  Hazards (Bushfire – Regional) Overlay: All  Hazards (Flooding) Overlay: All  Historic Area Overlay: All  Key Railway Crossings Overlay: All  Local Heritage Place Overlay: All  Major Urban Transport Routes Overlay: All  Marine Parks (Managed Use) Overlay: All  Mt Lofty Ranges Catchment (Area 2) Overlay: All  Murray Darling Basin Overlay: All  Native Vegetation Overlay: All  Noise and Air Emissions Overlay: All  Non-stop Corridor Overlay: All  Prescribed Watercourses Overlay: All  Prescribed Water Resources Area Overlay: All  Prescribed Wells Area Overlay: All  Regulated Trees Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>River Murray Flood Plain Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Strategic Infrastructure (Gas Pipelines) Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Protection Area Overlay: All</p> <p>Water Resources Overlay: All</p>
<b>Fence</b>	[Built form and character]: All	Design in Urban Areas [Fences and Walls]: PO 8.1	None	<p>Airport Building Heights (Aircraft Landing Area) Overlay</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Environment and Food Production Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 2) Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Prescribed Watercourses Overlay: All</p> <p>River Murray Flood Plain Overlay</p> <p>River Murray Tributaries Area Overlay: All</p> <p>State Heritage Area Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Urban Transport Routes Overlay: All
<b>Hospital</b>	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All	None	Airport Building Heights (Regulated) Overlay: All Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 2) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Prescribed Watercourses Overlay: All Prescribed Water Resources Area Overlay: All Prescribed Wells Area Overlay: All Regulated Trees Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
<b>Hotel</b>	[Land use and intensity]: PO 1.1 [Built form and character]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All	None	Airport Building Heights (Regulated) Overlay: All Aircraft Noise Exposure Overlay: All

Class of Development	<b>Applicable Policies</b> The following policies 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.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Building height and setbacks]: All [Concept Plans]: All	Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6 Interface Between Lands Uses [Air Quality]: PO 5.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Airport Building Heights (Aircraft Landing Area) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 2) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Non-stop Corridor Overlay: All Prescribed Watercourses Overlay: All Prescribed Water Resources Area Overlay: All Prescribed Wells Area Overlay: All Regulated Trees Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
<b><u>Indoor recreation facility</u></b>	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2	None	Airport Building Heights (Regulated) Overlay: All Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All

Class of Development	<b>Applicable Policies</b> The following policies 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.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6  Interface Between Lands Uses [Air Quality]: PO 5.2  Interface Between Land Uses [Light Spill]: PO 6.1, 6.2  Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1  Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1  Transport, Access and Parking [Movement Systems]: All  Transport, Access and Parking [Sightlines]: All  Transport, Access and Parking [Vehicle Access]: All  Transport, Access and Parking [Access to People with Disabilities]: All  Transport, Access and Parking [Vehicle Parking Rates]: All  Transport, Access and Parking [Vehicle Parking Areas]: All  Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All  Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Design Overlay: All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 2) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Prescribed Watercourses Overlay: All Prescribed Water Resources Area Overlay: All Prescribed Wells Area Overlay: All Regulated Trees Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>River Murray Flood Plain Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Strategic Infrastructure (Gas Pipelines) Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Protection Area Overlay: All</p> <p>Water Resources Overlay: All</p>
<b>Library</b>	<p>[Land use and intensity]: PO 1.1</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Concept Plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All P</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p>	None	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Aircraft Noise Exposure Overlay: All</p> <p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Design Overlay: All</p> <p>Environment and Food Production Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p>

Class of Development	<b>Applicable Policies</b> The following policies 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.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 2) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Prescribed Watercourses Overlay: All Prescribed Water Resources Area Overlay: All Prescribed Wells Area Overlay: All Regulated Trees Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
Land division	[Land Division]: PO 4.1	Land Division in Urban Areas: All	None	Affordable Housing Overlay: All Character Area Overlay: All Coastal Areas Overlay: All Environment and Food Production Area Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay : All Hazards (Bushfire – General Risk) Overlay : All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 2) Overlay: All Murray Darling Basin Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Prescribed Watercourses Overlay: All Prescribed Water Resources Area Overlay: All Prescribed Wells Area Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
<b>Office</b> <b>Bank</b> <b>Civic centre</b>	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2	None	Airport Building Heights (Regulated) Overlay: All Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Coastal Areas Overlay: All

Class of Development	<b>Applicable Policies</b> The following policies 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.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2  Interface Between Land Uses [Light Spill]: PO 6.1, 6.2  Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1  Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1  Transport, Access and Parking [Movement Systems]: All  Transport, Access and Parking [Sightlines]: All  Transport, Access and Parking [Vehicle Access]: All  Transport, Access and Parking [Access to People with Disabilities]: All  Transport, Access and Parking [Vehicle Parking Rates]: All  Transport, Access and Parking [Vehicle Parking Areas]: All  Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All  Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Defence Aviation Area Overlay: All  Design Overlay: All  Environment and Food Production Area Overlay: All  Future Road Widening Overlay: All  Hazards (Bushfire – High Risk) Overlay: All  Hazards (Bushfire – Medium Risk) Overlay: All  Hazards (Bushfire – General Risk) Overlay: All  Hazards (Bushfire – Urban Interface) Overlay: All  Hazards (Bushfire – Regional) Overlay: All  Hazards (Flooding) Overlay: All  Historic Area Overlay: All  Key Railway Crossings Overlay: All  Local Heritage Place Overlay: All  Major Urban Transport Routes Overlay: All  Marine Parks (Managed Use) Overlay: All  Mt Lofty Ranges Catchment (Area 2) Overlay: All  Murray Darling Basin Overlay: All  Native Vegetation Overlay: All  Noise and Air Emissions Overlay: All  Non-stop Corridor Overlay: All  Prescribed Watercourses Overlay: All  Prescribed Water Resources Area Overlay: All  Prescribed Wells Area Overlay: All

Class of Development	<b>Applicable Policies</b> The following policies 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.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Regulated Trees Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
<u><b>Outbuilding Store</b></u>	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All [Concept Plans]: All	None	None	Airport Building Heights (Regulated) Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Mt Lofty Ranges Catchment (Area 2) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Marine Parks (Managed Use) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Urban Transport Routes Overlay: All
<b>Place of worship</b>	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1	None	Airport Building Heights (Regulated) Overlay: All Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All

Class of Development	<b>Applicable Policies</b> The following policies 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.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1  Transport, Access and Parking [Movement Systems]: All  Transport, Access and Parking [Sightlines]: All  Transport, Access and Parking [Vehicle Access]: All  Transport, Access and Parking [Access to People with Disabilities]: All  Transport, Access and Parking [Vehicle Parking Rates]: All  Transport, Access and Parking [Vehicle Parking Areas]: All  Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All  Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 2) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Prescribed Watercourses Overlay: All Prescribed Water Resources Area Overlay: All Prescribed Wells Area Overlay: All Regulated Trees Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
<b>Pre-school</b>	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All	None	Airport Building Heights (Regulated) Overlay: All Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All

Class of Development	<b>Applicable Policies</b> The following policies 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.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 2) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Prescribed Watercourses Overlay: All Prescribed Water Resources Area Overlay: All Prescribed Wells Area Overlay: All Regulated Trees Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Water Resources Overlay: All
<b><u>Public transport terminal</u></b>	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All PO  Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All	None	Water Resources Overlay: All Airport Building Heights (Regulated) Overlay: All Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 2) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Prescribed Watercourses Overlay: All Prescribed Water Resources Area Overlay: All Prescribed Wells Area Overlay: All Regulated Trees Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
<b>Recreation area</b>	[Land use and intensity]: PO 1.1 [Built form and character]: All [Concept Plans]: All	Open Space and Recreation: All Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All	None	Character Area Overlay: All Coastal Areas Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All

Class of Development	<b>Applicable Policies</b> The following policies 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.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Access to People with Disabilities]: All  Transport, Access and Parking [Vehicle Parking Rates]: All  Transport, Access and Parking [Vehicle Parking Areas]: All  Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All  Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Regional) Overlay Hazards (Bushfire – Urban Interface) Overlay: All Historic Area Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 2) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All Prescribed Watercourses Overlay: All Prescribed Water Resources Area Overlay: All Prescribed Wells Area Overlay: All River Murray Flood Plain Overlay River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
<b><u>Retail fuel outlet</u></b>	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All	None	Airport Building Heights (Regulated) Overlay: All Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Marine Parks (Managed Use) Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 2) Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Prescribed Watercourses Overlay: All</p> <p>Prescribed Water Resources Area Overlay: All</p> <p>Prescribed Wells Area Overlay: All</p> <p>Regulated Trees Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Strategic Infrastructure (Gas Pipelines) Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Protection Area Overlay: All</p> <p>Water Resources Overlay: All</p>
<b>Restaurant</b>	<p>[Land use and intensity]: PO 1.1</p> <p>[Built form and character]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p>	None	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Aircraft Noise Exposure Overlay: All</p>

Class of Development	<b>Applicable Policies</b> The following policies 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.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Building height and setbacks]: All [Concept Plans]: All	Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Lands Uses [Air Quality]: PO 5.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Airport Building Heights (Aircraft Landing Area) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 2) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Non-stop Corridor Overlay: All</p> <p>Prescribed Watercourses Overlay: All</p> <p>Prescribed Water Resources Area Overlay: All</p> <p>Prescribed Wells Area Overlay: All</p> <p>Regulated Trees Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Strategic Infrastructure (Gas Pipelines) Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Protection Area Overlay: All</p> <p>Water Resources Overlay: All</p>
<b>Retaining wall</b>	[Built form and character]: All	Design in Urban Areas [All Development – Fences and Walls]: All	None	<p>Character Area Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Environment and Food Production Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 2) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All Prescribed Watercourses Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Urban Transport Routes Overlay: All
<b>Shop (not being a restaurant or bulky goods outlet)</b>	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1	None	Airport Building Heights (Regulated) Overlay: All Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All

Class of Development	<b>Applicable Policies</b> The following policies 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.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1  Transport, Access and Parking [Movement Systems]: All  Transport, Access and Parking [Sightlines]: All  Transport, Access and Parking [Vehicle Access]: All  Transport, Access and Parking [Access to People with Disabilities]: All  Transport, Access and Parking [Vehicle Parking Rates]: All  Transport, Access and Parking [Vehicle Parking Areas]: All  Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All  Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 2) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Prescribed Watercourses Overlay: All Prescribed Water Resources Area Overlay: All Prescribed Wells Area Overlay: All Regulated Trees Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
<b><u>Telecommunications facility</u></b>	[Built form and character]: All	Infrastructure and Renewable Energy Facilities [General]: All Infrastructure and Renewable Energy Facilities [Visual Amenity]: All Infrastructure and Renewable Energy Facilities [Telecommunication Facilities]: All	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Historic Area Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All
<b>Tree-damaging activity</b>	None	None	None	Regulated Tree Overlay: All
<b>Verandah Shade sail</b>	[Built form and character]: All	None	None	Airport Building Heights (Regulated) Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Building Near Airfields Overlay: All Character Area Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Mt Lofty Ranges Catchment (Area 2) Overlay: All Marine Parks (Managed Use) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Urban Transport Routes Overlay: All
<b>All other Code Assessed Development</b>	All	All	None	All

Table 4 – Restricted Development Classification

**Class of Development**

The following Classes of Development are classified as Restricted

Industry (except light industry)

## Assessment Provisions

### Desired Outcome (DO)

#### DO 1

An active retail precinct that includes neighbourhood scale shopping, business, entertainment and recreation facilities. It is a focus for business and community life and provides for most daily and weekly shopping needs of the community. The precinct includes buildings that are well integrated with pedestrian and cycle networks as well as public transport, and sit within a high quality and well activated public realm.

### Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

#### Land Use and Intensity

##### PO 1.1

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

##### DTS/DPF 1.1

Development comprises one or more of the following land uses:

Cinema

Community facility

Consulting room

Educational establishment

Emergency services facility

Health facility

Hospital

Hotel

Indoor recreation facility

Library

Office

Place of worship

Pre-school

Public transport terminal

Recreation area

Restaurant

Retail fuel outlet

Service trade premises

Shop

Tourist accommodation.

##### PO 1.2

Residential development does not prejudice the operation of existing non-residential development and the long term provision of services and facilities for wider community benefit.

##### DTS 1.2

None are applicable.

PO 1.3

Dwellings developed only in conjunction with non-residential uses to support business, entertainment and recreational activities

DTS 1.3

Dwellings are developed only in conjunction with non-residential uses and sited:

- (a) at upper levels of buildings with non-residential uses located at ground level; or
- (b) behind non-residential uses on the same allotment.

PO 1.4

Where residential development is appropriate having regard to other performance outcomes of the zone, residential development achieves medium-to-high densities.

PO 1.4

Residential development achieves a minimum net density of 35 dwelling units per hectare.

PO 1.5

Bulky goods outlets are sited and designed to achieve or maintain a vibrant and interesting streetscape within retail areas.

DTS/DPF 1.5

Bulky goods outlets with a gross leaseable area of 500m<sup>2</sup> or more are located towards the periphery of the zone.

## Built Form and Character

PO 2.1

Development throughout the zone that integrates with desired development through building scale, connections and complementary land uses.

DTS 2.1

None are applicable.

PO 2.2

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

DTS 2.2

None are applicable.

PO 2.3

Vehicular access points and car parks are coordinated and consolidated to enable the shared use of parking spaces.

DTS 2.3

None are applicable.

PO 2.4

Development promotes the use of pedestrian and cyclist connections to centre facilities and services.

DTS 2.4

None are applicable.

PO 2.5

Non-residential buildings and facilities are sited and designed to create streetscapes and spaces that encourage social interaction.

DTS 2.5

None are applicable.

## Building height and setbacks

### PO 3.1

A range of low to medium rise buildings, with the highest intensity of built form at the centre of the zone and lower scale at the peripheral zone interface.

### DTS/DPF 3.1

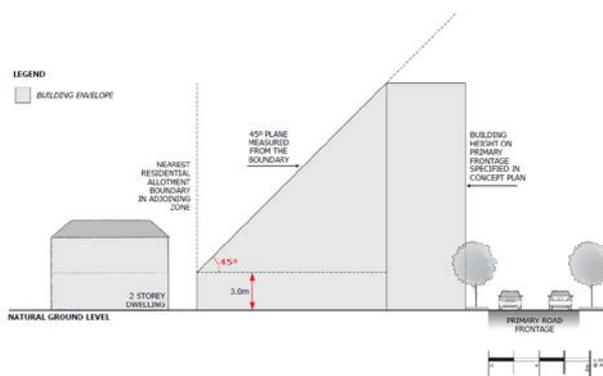
Building height is not greater than any maximum, or less than any minimum, specified in the *Maximum Building Height Levels Technical and Numeric Variation Overlay*, the *Maximum Building Height Metres Technical and Numeric Variation Overlay*, or the *Minimum Building Height Levels Technical and Numeric Variation Overlay*.

### PO 3.2

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

### DTS/DPF 3.2

Buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3 metres above natural ground level at the allotment boundary of a residential allotment within a neighbourhood zone as shown in the following diagram (except where this boundary is a southern boundary in which case DTS/DPF 3.3 will apply, or where this boundary is the primary street boundary):

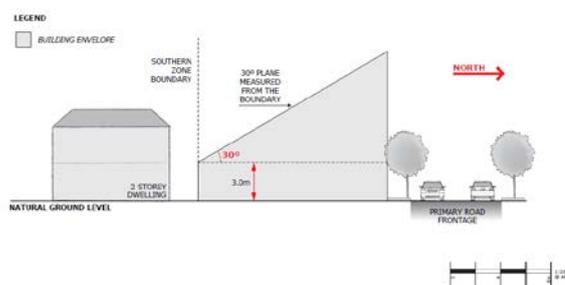


### PO 3.3

Buildings mitigate overshadowing of residential development within a neighbourhood zone.

### DTS / DPF 3.3

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



## Land Division

PO 4.1

Land division that creates allotments that vary in size and are suitable for a variety of business and community facilities.

DTS 4.1

None are applicable.

## Advertisements

PO 5.1

Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality.

DTS 5.1

Freestanding advertisements that:

- a) do not exceed 8m in height; and
- b) do not have a sign face that exceeds 6m<sup>2</sup> per side

## Concept Plans

PO 6.1

Development is compatible with the outcomes sought by any relevant Concept Plan contained within the *Concept Plans Technical and Numeric Variation Overlay*

DTS/DPF 6.1

None are applicable

## Procedural Matters (PM)

### Notification

All classes of performance assessed development are excluded from notification except where they involve any of the following:

- (a) development on a site located adjacent a dwelling within a Neighbourhood Zone which comprises:
  - (i) development defined as 'all other code assessed development' in Suburban Activity Centre Zone Table 3
  - (ii) construction of a building which fails to comply with DTS 3.1 to 3.3 (inclusive)
  - (iii) the construction of or change of use to a retail fuel outlet, educational establishment, emergency services facility, entertainment venue, hospital, hotel, light industry

### Placement of Notices – Exemptions for Performance Assessed Development

None specified.

### Placement of Notices – Exemptions for Restricted Development

None specified.

## Suburban Neighbourhood Zone

Table 1 – Accepted Development Classification

<b>Class of Development</b> The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	<b>Accepted Development Classification Criteria</b>
<p><b>Carport</b>                      Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Building Near Airfields Overlay</li> <li>• Character Preservation District Overlay</li> <li>• Coastal Areas Overlay</li> <li>• Hazards (Acid Sulfate Soils) Overlay</li> <li>• Hazards (Flooding) Overlay</li> <li>• Character Area Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Native Vegetation Overlay</li> <li>• State Significant Native Vegetation Overlay</li> <li>• Ramsar Wetlands Overlay</li> <li>• River Murray Flood Plain Overlay</li> <li>• Sloping Land Overlay</li> <li>• Future Road Widening Overlay where an existing access is altered or a new access is created</li> <li>• Key Railway Crossings Overlay where an existing access is altered or a new access is created</li> </ul>	<ol style="list-style-type: none"> <li>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>2 It is ancillary to a dwelling erected on the site</li> <li>3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary</li> <li>4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</li> <li>5 Total floor area - does not exceed 40m<sup>2</sup></li> <li>6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end)</li> <li>7 Building height - does not exceed 5m</li> <li>8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:                         <ol style="list-style-type: none"> <li>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</li> <li>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</li> </ol> </li> <li>9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):                         <ol style="list-style-type: none"> <li>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</li> </ol> </li> </ol>

<b>Class of Development</b> The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	<b>Accepted Development Classification Criteria</b>
<ul style="list-style-type: none"> <li>• Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created</li> <li>• Major Urban Transport Routes Overlay where an existing access is altered or a new access is created</li> <li>• Non-stop Corridor Overlay where an existing access is altered or a new access is created</li> <li>• Urban Transport Routes Overlay where an existing access is altered or a new access is created</li> </ul> Water Resources Overlay	<p>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</p> <p>10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 50% of the area of the allotment</p> <p>11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>12 The carport:</p> <p>(a) is located so that vehicle access:</p> <ul style="list-style-type: none"> <li>i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or</li> <li>ii. will use a driveway that: <ul style="list-style-type: none"> <li>A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</li> <li>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</li> </ul> </li> <li>iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</li> </ul> <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
<b>Demolition</b> Except where any of the following apply:	None.

## Class of Development

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

## Accepted Development Classification Criteria

- Historic Area Overlay
  - A Local Heritage Place identified in the Local Heritage Place Overlay
  - State Heritage Area Overlay
- A State Heritage Place identified in the State Heritage Place Overlay

### Internal building work

Except where any of the following apply:

- A Local Heritage Place identified in the Local Heritage Place Overlay
  - State Heritage Area Overlay
- A State Heritage Place identified in the State Heritage Place Overlay

- 3 There will be no increase in the total floor area of the building
- 4 There will be no alteration to the external appearance of the building.

### Outbuilding (in the form of a garage)

Except where any of the following apply:

- Character Preservation District Overlay
- Coastal Areas Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Hazards (Flooding) Overlay
- Character Area Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 It is detached from and ancillary to a dwelling erected on the site.
- 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary
- 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)
- 5 Total floor area - does not exceed 40m<sup>2</sup>
- 6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)
- 7 Building height - does not exceed 5m
- 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:

<b>Class of Development</b> The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	<b>Accepted Development Classification Criteria</b>
<ul style="list-style-type: none"> <li>• Ramsar Wetlands Overlay</li> <li>• River Murray Flood Plain Overlay</li> <li>• Sloping Land Overlay</li> <li>• Future Road Widening Overlay where an existing access is altered or a new access is created</li> <li>• Key Railway Crossings Overlay where an existing access is altered or a new access is created</li> <li>• Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created</li> <li>• Major Urban Transport Routes Overlay where an existing access is altered or a new access is created</li> <li>• Non-stop Corridor Overlay where an existing access is altered or a new access is created</li> <li>• Urban Transport Routes Overlay where an existing access is altered or a new access is created</li> </ul> <p>Water Resources Overlay</p>	<ul style="list-style-type: none"> <li>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</li> <li>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</li> </ul> <p>9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <ul style="list-style-type: none"> <li>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</li> <li>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</li> </ul> <p>10 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 50%</p> <p>11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>12 The garage:</p> <ul style="list-style-type: none"> <li>(a) is located so that vehicle access: <ul style="list-style-type: none"> <li>i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or</li> <li>ii. will use a driveway that: <ul style="list-style-type: none"> <li>A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</li> <li>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</li> </ul> </li> <li>iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</li> </ul> </li> </ul>

**Class of Development**

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

**Accepted Development Classification Criteria**

- (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and
  - (c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access
- 2 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.

**Outbuilding (not being a garage)**

Except where any of the following apply:

- Character Preservation District Overlay
- Coastal Areas Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Hazards (Flooding) Overlay
- Character Area Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 It is detached from and ancillary to a dwelling erected on the site
- 3 Primary street setback – at least as far back as the building line of the building to which it is ancillary
- 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)
- 5 Side boundary setbacks – at least 900mm from the boundary of the allotment
- 6 Total floor area does not exceed 40m<sup>2</sup>
- 7 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)
- 8 Building height - does not exceed 5m
- 9 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:
  - (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
  - (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent

**Class of Development**

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

**Accepted Development Classification Criteria**

10 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):  
(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and  
(b) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure  
11 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 50%  
If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.

**Shade sail**

Except where any of the following apply:

- Character Preservation District Overlay
- Coastal Areas Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Character Area Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- State Significant Native Vegetation Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 Shade sail consists of permeable material
- 3 The total area of the sail - does not exceed 40m<sup>2</sup>
- 4 No part of the shade sail will be:
  - (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment
  - (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment
- 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary
- 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m
- 15 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure

**Class of Development**

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

**Accepted Development Classification Criteria**

together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.

**Solar photovoltaic panels (roof mounted)**

Except where any of the following apply:

- Historic Area Overlay
  - A Local Heritage Place identified in the Local Heritage Place Overlay
  - State Heritage Area Overlay
- A State Heritage Place identified in the State Heritage Place Overlay

- 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof
  - 2 Panels and associated components do not overhang any part of the roof
- Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.

**Spa pool  
Swimming pool**

Except where any of the following apply:

- Character Preservation District Overlay
- Coastal Areas Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Hazards (Flooding) Overlay
- Character Area Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Ramsar Wetlands Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 It is ancillary to a dwelling erected on the site
- 3 Allotment boundary setback – not less than 1m
- 4 Primary street setback – at least as far back as the building line of the building to which it is ancillary
- 5 Location of filtration system from a dwelling on an adjoining allotment:
  - (a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise
 not less than 12m in any other case.

## Class of Development

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

## Accepted Development Classification Criteria

- River Murray Flood Plain Overlay
  - Sloping Land Overlay
- Water Resources Overlay.

### Verandah

Except where any of the following apply:

- Character Preservation District Overlay
- Coastal Areas Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Hazards (Flooding) Overlay
- Character Area Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay

Water Resources Overlay

### Water tank (above ground)

Except where any of the following apply:

- Character Preservation District Overlay
- Coastal Areas Overlay
- Hazards (Flooding) Overlay
- Character Area Overlay
- Historic Area Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 It is ancillary to a dwelling erected on the site
- 3 Primary street setback – as far back as the building line of the building to which it is ancillary
- 4 Total floor area - does not exceed 40m<sup>2</sup>
- 5 Post height - does not exceed 3m measured from natural ground level
- 6 Building height - does not exceed 5m
- 7 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment
- 17 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 50%.

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 The tank is part of a roof drainage system
- 3 Total floor area - not exceeding 15m<sup>2</sup>
- 4 The tank is located wholly above ground
- 5 Tank height – does not exceed 4m above natural ground level

**Class of Development**

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

**Accepted Development Classification Criteria**

- Local Heritage Place Overlay
  - State Heritage Area Overlay
  - State Heritage Place Overlay
  - Native Vegetation Overlay
  - State Significant Native Vegetation Overlay
  - Ramsar Wetlands Overlay
  - River Murray Flood Plain Overlay
  - Sloping Land Overlay
- Water Resources Overlay

- 6 Primary street setback – at least as far back as the building line of the building to which it is ancillary
- 8 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.

**Water tank (underground)**

Except where any of the following apply:

- Character Preservation District Overlay
  - Coastal Areas Overlay
  - Hazards (Acid Sulfate Soils) Overlay
  - Native Vegetation Overlay
  - State Significant Native Vegetation Overlay
  - Ramsar Wetlands Overlay
  - Sloping Land Overlay
- Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

<b>Class of Development</b> The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	<b>Deemed-to-Satisfy Development Classification Criteria</b> Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
<b>Ancillary accommodation</b>  Except where Located within the Underground Subzone Aircraft Noise Exposure Overlay Building Near Airfields Overlay Character Area Overlay Character Preservation District Overlay Coastal Areas Overlay Hazards (Bushfire-High Risk) Overlay Hazards (Medium-Risk) Overlay		Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2	All	Airport Building Heights (Aircraft Landing Areas) Overlay: All Airport Building Heights (Regulated) Overlay: All Major Urban Transport Routes Overlay [Corner Cut-Offs]: All Key Railway Crossings Overlay: All Native Vegetation Overlay [Environmental Protection]: DTS 1.1 State Significant Native Vegetation Areas Overlay [Environmental Protection]: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All

**Class of Development**

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

**Deemed-to-Satisfy Development Classification Criteria**

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
-------------	-------------------------------------	--	--

- Hazards (General-Risk) Overlay
- Hazards (Urban Interface) Overlay
- Hazards (Flooding) Overlay
- Historic Areas Overlay
- Local Heritage Place Overlay
- Marine Parks (Managed Use) Overlay
- Mt Lofty Ranges Catchment (Area 2) Overlay
- Noise and Air Emission Overlay
- Ramsar Wetlands Overlay
- River Murray Tributaries Overlay

Urban Transport Routes Overlay  
[Corner Cut-Offs]: All

**Class of Development**  
 The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

**Deemed-to-Satisfy Development Classification Criteria**  
 Provisions referred to are Deemed-to-Satisfy Criteria  
 Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
-------------	-------------------------------------	--	--

River Murray Flood Plain Overlay  
 Significant Industry Interface Overlay  
 State Heritage Area Overlay  
 State Heritage Place Overlay  
 Sloping Land Overlay

**Carport**  
**Outbuilding (in the form of a garage)**  
 Except where the following apply:  
 Character Area Overlay

Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2  
 Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1

Airport Building Heights (Aircraft Landing Areas) Overlay: All  
 Airport Building Heights (Regulated) Overlay: All  
 Key Outback and Rural Route: All  
 Key Railway Crossings Overlay: All

**Class of Development**

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

**Deemed-to-Satisfy Development Classification Criteria**

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
Character Preservation District Overlay Coastal Areas Overlay Historic Areas Overlay Hazards (Bushfire-High Risk) Overlay Hazards (Medium-Risk) Overlay Hazards (General-Risk) Overlay Hazards (Urban Interface) Overlay Hazards (Flooding) Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay		Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: All Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.4, 3.5		Major Urban Transport Routes Overlay: All Native Vegetation Overlay [Environmental Protection]: DTS 1.1 State Significant Native Vegetation Areas Overlay [Environmental Protection]: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Urban Transport Routes Overlay: All

**Class of Development**  
 The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

**Deemed-to-Satisfy Development Classification Criteria**  
 Provisions referred to are Deemed-to-Satisfy Criteria  
 Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
-------------	-------------------------------------	--	--

Mt Lofty Ranges Catchment (Area 2) Overlay  
 Non-Stop Corridors Overlay  
 River Murray Tributaries Overlay  
 River Murray Flood Plain Overlay  
 State Heritage Area Overlay  
 State Heritage Place Overlay  
 Sloping Land Overlay

**Dwelling addition**  
 Except where

[Site Coverage]: PO 3.1  
 [Building Height]: PO 4.1

Clearance from Overhead Powerlines: DTS 1.1  
 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2

All

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

**Class of Development**

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

**Deemed-to-Satisfy Development Classification Criteria**

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
Located in the Underground Subzone  Aircraft Noise Exposure Overlay  Building Near Airfields Overlay  Character Area Overlay  Character Preservation District Overlay  Coastal Areas Overlay  Hazards (Bushfire-High Risk) Overlay  Hazards (Medium-Risk) Overlay  Hazards (General-Risk) Overlay	[Primary Street Setback]: PO 5.1 [Secondary Street Setback]: PO 6.1 [Boundary Walls] PO 7.1, 7.2 [Side Boundary Setback] PO 8.1 [Rear Boundary Setback] PO 9.1	Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2  Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1  Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1  Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1, 19.2, 19.3  Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: DTS 20.1  Design in Urban Areas [All Residential Development – 3 Building Levels or		Key Outback and Rural Route: All  Key Railway Crossings Overlay: All  Major Urban Transport Routes Overlay [Access – Safe Entry and Exit: All  Native Vegetation Overlay [Environmental Protection]: DTS 1.1  State Significant Native Vegetation Areas Overlay [Environmental Protection]: DTS 1.1  Future Road Widening Overlay: All  Hazards (Acid Sulfate Soils) Overlay: All

**Class of Development**

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

**Deemed-to-Satisfy Development Classification Criteria**

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
Hazards (Urban Interface) Overlay Hazards (Flooding) Overlay Historic Areas Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay Mt Lofty Ranges Catchment (Area 2) Overlay Non-Stop Corridors Overlay Noise and Air Emission Overlay Ramsar Wetlands Overlay River Murray Tributaries Overlay		Less –Private Open Space]: DTS 21.1, 21.2  Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: DTS 22.1, 22.2  Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1  Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2  Interface Between Land Uses [Activities Generating Noise or Vibration]: DTS 4.4  Site Contamination: DTS 1.1		Urban Transport Routes Overlay: All

**Class of Development**

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

**Deemed-to-Satisfy Development Classification Criteria**

Provisions referred to are Deemed-to-Satisfy Criteria  
 Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
-------------	-------------------------------------	--	--

River Murray Flood Plain Overlay  
 Significant Industry Interface Overlay  
 State Heritage Area Overlay  
 State Heritage Place Overlay  
 Sloping Land Overlay

[Site Dimensions and Land Division]: DTS 2.1, 2.2  
 [Site Coverage]: DTS 3.1  
 [Building Height]: DTS 4.1  
 [Primary Street Setback]: 5.1

Clearance from Overhead Powerlines: DTS 1.1  
 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2  
 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2

All

Affordable Housing Overlay: All  
 Airport Building Heights (Aircraft Landing Areas) Overlay: All  
 Airport Building Heights (Regulated) Overlay: All  
 Key Outback and Rural Route Overlay: All

**Detached Dwelling (not being in a Battle-axe arrangement)**  
 Except where:  
 located within the Underground Subzone;  
 Aircraft Noise Exposure Overlay

**Class of Development**

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

**Deemed-to-Satisfy Development Classification Criteria**

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
Building Near Airfields Overlay Character Area Overlay Character Preservation District Overlay Coastal Areas Overlay Hazards (Bushfire-High Risk) Overlay Hazards (Medium-Risk) Overlay Hazards (General-Risk) Overlay Hazards (Urban Interface) Overlay Hazards (Flooding) Overlay Historic Areas Overlay	[Secondary Street Setback]: DTS 6.1 [Boundary Walls]: DTS 7.1, 7.2 [Side Boundary Setbacks]: DTS 8.1 [Rear Boundary Setbacks]: 9.1	Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 Design in Urban Areas [All Development – Car Parking Appearance]: DTS 6.1 Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1, 14.2 Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1 Design in Urban Areas [All Residential Development – Access and Servicing]: DTS 16.1 Design in Urban Areas [All Residential Development – Flooding]: DTS 18.1 Design in Urban Areas [All Residential Development – 3 Building Levels or		Key Railway Crossings Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay [Environmental Protection]: DTS 1.1 State Significant Native Vegetation Areas Overlay [Environmental Protection]: DTS 1.1 Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Urban Transport Routes Overlay: All

**Class of Development**

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

**Deemed-to-Satisfy Development Classification Criteria**

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
-------------	-------------------------------------	--	--

- Local Heritage Place Overlay
- Marine Parks (Managed Use) Overlay
- Mt Lofty Ranges Catchment (Area 2) Overlay
- Non-Stop Corridors Overlay
- Noise and Air Emission Overlay
- Ramsar Wetlands Overlay
- River Murray Tributaries Overlay
- River Murray Flood Plain Overlay
- Significant Industry Interface Overlay
- State Heritage Area Overlay

Less – External Appearance]: DTS 19.1, 19.2, 19.3

Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: DTS 20.1

Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: DTS 21.1, 21.2

Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: DTS 22.1, 22.2

Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: DTS 23.1, 23.2, 23.3

Design in Urban Areas [All Residential Development – 3 Building Levels or

**Class of Development**

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

**Deemed-to-Satisfy Development Classification Criteria**

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
-------------	-------------------------------------	--	--

State Heritage Place Overlay  
Sloping Land Overlay

Less – Car Parking and Manoeuvrability]: DTS 24.1, 24.2, 24.3, 24.4, 24.5, 24.6

Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1

Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2

Interface Between Land Uses [Interface Between Rural Activities]: DTS 9.3, 9.4, 9.5

Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas): DTS 10.1

Site Contamination: DTS 1.1

**Class of Development**

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

**Deemed-to-Satisfy Development Classification Criteria**

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
-------------	-------------------------------------	--	--

**Dwelling, dwellings or residential flat building undertaken by:**

**a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or**

**b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority**

located within the Underground Subzone;

Housing Renewal: All DTS

- Affordable Housing Overlay [Land Division] DTS 1.1
- Airport Building Heights (Aircraft Landing Areas) Overlay: All
- Airport Building Heights (Regulated) Overlay: All
- Key Outback and Rural Route: All
- Key Railway Crossings Overlay: All
- Major Urban Transport Routes Overlay: All
- Native Vegetation Overlay [Environmental Protection]: DTS 1.1
- State Significant Native Vegetation Areas Overlay [Environmental Protection]: DTS 1.1

**Class of Development**

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

**Deemed-to-Satisfy Development Classification Criteria**

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
-------------	-------------------------------------	--	--

- Aircraft Noise Exposure Overlay
- Building Near Airfields Overlay
- Character Area Overlay
- Character Preservation District Overlay
- Coastal Areas Overlay
- Hazards (Bushfire-High Risk) Overlay
- Hazards (Medium-Risk) Overlay
- Hazards (General-Risk) Overlay
- Hazards (Urban Interface) Overlay
- Hazards (Flooding) Overlay

- Future Road Widening Overlay: All
- Hazards (Acid Sulfate Soils) Overlay: All
- Urban Transport Routes Overlay: All

**Class of Development**

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

**Deemed-to-Satisfy Development Classification Criteria**

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
-------------	-------------------------------------	--	--

- Historic Areas Overlay
- Local Heritage Place Overlay
- Marine Parks (Managed Use) Overlay
- Mt Lofty Ranges Catchment (Area 2) Overlay
- Non-Stop Corridors Overlay
- Noise and Air Emission Overlay
- Ramsar Wetlands Overlay
- River Murray Tributaries Overlay
- River Murray Flood Plain Overlay
- Significant Industry Interface Overlay

**Class of Development**

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

**Deemed-to-Satisfy Development Classification Criteria**

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
-------------	-------------------------------------	--	--

State Heritage Area Overlay  
 State Heritage Place Overlay  
 Sloping Land Overlay

**Excavation and filling**  
 Except where  
 Character Area Overlay  
 Character Preservation District Overlay  
 Coastal Areas Overlay  
 Hazards (Flooding) Overlay  
 Historic Areas Overlay

Design in Urban Areas [ All Development – Fences and Walls]: DTS 8.2

Native Vegetation Overlay [Environmental Protection]: DTS 1.1  
 State Significant Native Vegetation Areas Overlay [Environmental Protection]: DTS 1.1

**Class of Development**

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

**Deemed-to-Satisfy Development Classification Criteria**

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
-------------	-------------------------------------	--	--

- Local Heritage Place Overlay
- Marine Parks (Managed Use) Overlay
- Mt Lofty Ranges Catchment (Area 2) Overlay
- Ramsar Wetlands Overlay
- River Murray Tributaries Overlay
- River Murray Flood Plain Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Sloping Land Overlay

**Class of Development**

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

**Deemed-to-Satisfy Development Classification Criteria**

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
-------------	-------------------------------------	--	--

**Outbuilding (not being a garage)**

**Verandah**

Except where the following apply:

- Character Area Overlay
- Character Preservation District Overlay
- Coastal Areas Overlay
- Hazards (Flooding) Overlay
- Historic Areas Overlay
- Local Heritage Place Overlay
- Marine Parks (Managed Use) Overlay
- Mt Lofty Ranges Catchment (Area 2) Overlay

Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2

- Major Urban Transport Routes Overlay [Corner Cut-Offs]: All
- Native Vegetation Overlay [Environmental Protection]: DTS 1.1
- State Significant Native Vegetation Areas Overlay [Environmental Protection]: All
- Future Road Widening Overlay: All
- Hazards (Acid Sulfate Soils) Overlay: All
- Urban Transport Routes Overlay [Corner Cut-Offs]: All

**Class of Development**

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

**Deemed-to-Satisfy Development Classification Criteria**

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
-------------	-------------------------------------	--	--

- River Murray Tributaries Overlay
- River Murray Flood Plain Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Sloping Land Overlay

--	--	--	--

Table 3 - Applicable Policies for Performance Assessed Development

Class of Development	<b>Applicable Policies</b> The following policies 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.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<b>Ancillary accommodation</b>		Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2		Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Character Preservation District Overlay: All Coastal Areas Overlay: All Character Area Overlay: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Hazards (Bushfire-High Risk) Overlay: All Hazards (Medium-Risk) Overlay: All Hazards (General-Risk) Overlay: All Hazards (Urban Interface) Overlay: All Hazards (Flooding) Overlay: All Historic Areas Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Mt Lofty Ranges Catchment (Area 2) Overlay: All Native Vegetation Overlay: All Noise and Air Emission Overlay: All Ramsar Wetlands Overlay: All River Murray Tributaries Overlay: All River Murray Flood Plain Overlay: All Significant Industry Interface Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Significant Native Vegetation Areas Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Sloping Land Overlay: All
<b>Carport</b> <b>Outbuilding (in the form of a garage)</b>		Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2  Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1  Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: All  Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.4, 3.5		Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Coastal Areas: All  Future Road Widening: All  Hazards (Flooding): All  Historic Area: All  Local Heritage Place: All  Major Urban Transport Routes: All  Noise and Air Emissions: All  Regulated Trees: All  Sloping Land: All  State Heritage Area: All  State Heritage Place: All  Local Heritage Place Overlay: All  Character Area Overlay: All  Historic Areas Overlay: All  Urban Transport Routes: All  Key Outback and Rural Route Overlay All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Key Railway Crossings Overlay: All Major Urban Transport Routes: All Native Vegetation Overlay [Environmental Protection]: All State Significant Native Vegetation Areas Overlay: All Mt Lofty Ranges Catchment (Area 2) Overlay: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Non-Stop Corridors Overlay: All Character Preservation District Overlay: All Hazards (Flooding) Overlay: All Coastal Areas Overlay : All River Murray Tributaries Overlay: All River Murray Flood Plain Overlay: All
<b>Consulting room</b> <b>Office</b> <b>Preschool</b>	[Land Use and Intensity]: PO 1.3, 1.4, PO 1.5, PO 1.6 [Site Coverage]: PO 3.1 [Building Height]: PO 4.1 [Primary Street Setback]: PO 5.1 [Secondary Street Setback]: PO 6.1 [Boundary Walls]: PO 7.1 [Side Boundary Setback]: PO 8.1	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [External Appearance]: PO 1.4 Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5 Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3 Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2		Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Character Area Overlay: All Character Preservation District: All Coastal Areas: All Future Road Widening: All Hazards (Acid Sulfate Soils): All Hazards (Bushfire – High Risk): All Hazards (Bushfire – Medium Risk): All Hazards (Bushfire – General Risk): All Hazards (Bushfire – Urban Interface): All Hazards (Bushfire – Regional): All Hazards (Flooding): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>			
	[Rear Boundary Setback]: PO 9.1	Transport, Access and Parking [Movement Systems]: PO 1.4  Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2  Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6  Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1  Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6  Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1		Historic Area: All  Key Outback and Rural Routes Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes: All Mt Lofty Ranges Catchment (Area 2) Overlay: All Marine Parks (Managed Use) : All Murray Darling Basin : All Native Vegetation : All Noise and Air Emissions: All Non-stop Corridor Overlay: All Ramsar Wetlands Overlay: All River Murray Flood Plain Overlay : All River Murray Tributaries Area Overlay : All Significant Industry Interface Overlay: All Sloping Land Overlay : All State Heritage Area Overlay : All State Heritage Place Overlay : All State Significant Native Vegetation Overlay : All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay : All Urban Transport Routes Overlay : All Water Protection Area Overlay : All Water Resources Overlay: All
<b>Demolition of a State or Local Heritage Place</b>	None	None	None	Local Heritage Place: All  State Heritage Place: All
<b>Demolition within an Historic Areas Overlay area or State Heritage Area</b>	None	None	None	Historic Areas: All  State Heritage Area: All
<b>Dwelling addition</b>	[Land Use and Intensity]: PO 1.2 [Site Coverage]: PO 3.1 [Building Height]: PO 4.1	Clearance from Overhead Powerlines: PO 1.1  Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2  Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2		Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Building Near Airfields: All  Character Area Overlay: All Character Preservation District: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>			
	<p>[Primary Street Setback]: PO 5.1  [Secondary Street Setback]: PO 6.1  [Boundary Walls]: PO 7.1, 7.2  [Side Boundary Setback]: PO 8.1  [Rear Boundary Setback]: PO 9.1</p>	<p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 21.1, 21.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		<p>Coastal Areas: All</p> <p>Defence Aviation Area Overlay: All  Future Road Widening: All</p> <p>Hazards (Acid Sulfate Soils): All  Hazards (Bushfire – High Risk): All  Hazards (Bushfire – Medium Risk): All  Hazards (Bushfire – General Risk): All  Hazards (Bushfire – Urban Interface): All  Hazards (Bushfire – Regional): All  Hazards (Flooding): All  Historic Area: All</p> <p>Key Outback and Rural Routes Overlay: All  Key Railway Crossings Overlay: All  Local Heritage Place Overlay: All  Major Urban Transport Routes: All  Marine Parks (Managed Use) : All  Mt Lofty Ranges Catchment (Area 2) Overlay: All  Murray Darling Basin : All  Native Vegetation : All  Noise and Air Emissions: All  Non-stop Corridor Overlay: All  Ramsar Wetlands Overlay: All  Regulated Trees Overlay: All  River Murray Flood Plain Overlay: All  River Murray Tributaries Area Overlay: All  Significant Industry Interface Overlay: All  Sloping Land Overlay: All  State Heritage Area Overlay: All  State Heritage Place Overlay: All  State Significant Native Vegetation Overlay: All  Strategic Infrastructure (Gas Pipelines) Overlay: All  Traffic Generating Development Overlay: All  Urban Transport Routes Overlay: All  Water Protection Area Overlay: All  Water Resources Overlay: All</p>
<b>Detached dwelling (not being in a Battle-axe arrangement)</b>	[Land Use and Intensity]: PO 1.2	Clearance from Overhead Powerlines: PO 1.1		Aircraft Noise Exposure Overlay: All

Class of Development	<b>Applicable Policies</b> The following policies 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.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<b>Semi-detached dwelling</b>	[Site Dimensions and Land Division]: 2.1, 2.2 [Site Coverage]: PO 3.1 [Building Height]: PO 4.1 [Primary Street Setback]: PO 5.1 [Secondary Street Setback]: PO 6.1 [Boundary Walls]: PO 7.1, 7.2 [Side Boundary Setback]: PO 8.1 [Rear Boundary Setback]: PO 9.1	Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2  Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2  Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6  Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1  Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1  Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2  Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1  Design in Urban Areas [All Residential Development – Access and Servicing]: PO 16.1  Design in Urban Areas [All Residential Development – Flooding]: PO 18.1  Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3  Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 20.1  Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 21.1, 21.2  Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 22.1, 22.2		Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Building Near Airfields: All  Character Area Overlay: All Character Preservation District: All Coastal Areas: All  Defence Aviation Area Overlay: All Future Road Widening: All  Hazards (Acid Sulfate Soils): All Hazards (Bushfire – High Risk): All Hazards (Bushfire – Medium Risk): All Hazards (Bushfire – General Risk): All Hazards (Bushfire – Urban Interface): All Hazards (Bushfire – Regional): All Hazards (Flooding): All Historic Area: All  Key Outback and Rural Routes Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes: All Marine Parks (Managed Use) : All Mt Lofty Ranges Catchment (Area 2) Overlay: All Murray Darling Basin : All Native Vegetation : All Noise and Air Emissions: All Non-stop Corridor Overlay: All Ramsar Wetlands Overlay: All Regulated Trees Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Significant Industry Interface Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 23.1, 23.2, 23.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 24.1, 24.2, 24.3, 24.4, 24.5, 24.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Interface Between Rural Activities]: PO 9.3, 9.4, 9.5</p> <p>Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: PO 10.1</p> <p>Site Contamination: PO 1.1</p>		<p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Protection Area Overlay: All</p> <p>Water Resources Overlay: All</p>
<p><b>Dwelling, dwellings or residential flat building undertaken by:</b></p> <p><b>a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or</b></p> <p><b>b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority</b></p>		Housing Renewal: All		<p>Aircraft Noise Exposure Overlay: All</p> <p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields: All</p> <p>Building Near Airfields: All</p> <p>Character Area Overlay: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Bushfire – High Risk): All</p> <p>Hazards (Bushfire – Medium Risk): All</p> <p>Hazards (Bushfire – General Risk): All</p> <p>Hazards (Bushfire – Urban Interface): All</p> <p>Hazards (Bushfire – Regional): All</p> <p>Hazards (Flooding): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Historic Area: All</p> <p>Key Outback and Rural Routes Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use) : All</p> <p>Mt Lofty Ranges Catchment (Area 2) Overlay: All</p> <p>Murray Darling Basin : All</p> <p>Native Vegetation : All</p> <p>Noise and Air Emissions: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Ramsar Wetlands Overlay: All</p> <p>Regulated Trees Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p> <p>Significant Industry Interface Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Strategic Infrastructure (Gas Pipelines) Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Protection Area Overlay: All</p> <p>Water Resources Overlay: All</p>
<b>Excavation and filling</b>		Design in Urban Areas [ All Development – Fences and Walls]: PO 8.2		<p>Coastal Areas: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Regulated Trees: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Sloping Land: All State Heritage Area: All State Heritage Place: All Local Heritage Place Overlay: All Character Area Overlay: All Historic Areas Overlay: All Urban Transport Routes: All Key Outback and Rural Route Overlay All Key Railway Crossings Overlay: All Major Urban Transport Routes: All Mt Lofty Ranges Catchment (Area 2) Overlay: All Native Vegetation Overlay [Environmental Protection]: All State Significant Native Vegetation Areas Overlay: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Non-Stop Corridors Overlay: All Character Preservation District Overlay: All Hazards (Flooding) Overlay: All Coastal Areas Overlay : All River Murray Tributaries Overlay: All River Murray Flood Plain Overlay: All
<b>Fence</b>		Design in Urban Areas [ All Development – Fences and Walls]: PO 8.1		Coastal Areas: All Future Road Widening: All

**Class of Development**

**Applicable Policies**

The following policies 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.

<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
-------------	-------------------------------------	--	--

- Hazards (Flooding): All
- Historic Area: All
- Local Heritage Place: All
- Major Urban Transport Routes: All
- Noise and Air Emissions: All
- Regulated Trees: All
- Sloping Land: All
- State Heritage Area: All
- State Heritage Place: All
- Local Heritage Place Overlay: All
- Character Area Overlay: All
- Historic Areas Overlay: All
- Urban Transport Routes: All
- Key Outback and Rural Route Overlay All
- Key Railway Crossings Overlay: All
- Major Urban Transport Routes: All
- Mt Lofty Ranges Catchment (Area 2) Overlay: All
- Native Vegetation Overlay [Environmental Protection]: All
- State Significant Native Vegetation Areas Overlay: All
- Future Road Widening Overlay: All
- Hazards (Acid Sulfate Soils) Overlay: All
- Non-Stop Corridors Overlay: All
- Character Preservation District Overlay: All
- Hazards (Flooding) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Coastal Areas Overlay : All River Murray Tributaries Overlay: All River Murray Flood Plain Overlay: All
<b>Land division</b>	[Site Dimensions and Land Division] PO 2.1, 2.2	Land Division in Urban Areas: All		Affordable Housing Overlay: All Building Near Airfields Overlay : All Character Area Overlay : All Character Preservation District Overlay : All Coastal Areas Overlay : All Environment and Food Production Area Overlay : All Future Road Widening Overlay : All Hazards (Acid Sulfate Soils) Overlay : All Hazards (Bushfire – High Risk) Overlay : All Hazards (Bushfire – Medium Risk) Overlay : All Hazards (Bushfire – General Risk) Overlay : All Hazards (Bushfire – Urban Interface) Overlay : All Hazards (Bushfire – Regional) Overlay : All Hazards (Flooding) Overlay : All Historic Area Overlay : All Key Outback and Rural Routes Overlay : All Key Railway Crossings Overlay : All Local Heritage Place Overlay : All Limited Land Division Overlay: All Major Urban Transport Routes Overlay : All Marine Parks (Managed Use) Overlay : All Murray Darling Basin Overlay : All Native Vegetation Overlay : All Noise and Air Emissions Overlay : All Non-stop Corridor Overlay : All Ramsar Wetlands Overlay : All Regulated Trees Overlay : All River Murray Flood Plain Overlay : All River Murray Tributaries Area Overlay : All Sloping Land Overlay : All State Heritage Area Overlay : All State Heritage Place Overlay : All State Significant Native Vegetation Overlay : All Strategic Infrastructure (Gas Pipelines) Overlay : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Traffic Generating Development Overlay : All Urban Transport Routes Overlay : All Water Protection Area Overlay : All Water Resources Overlay: All
<b>Retirement facility</b>  <b>Supported accommodation</b>	[Land Use and Intensity] PO 1.2, 1.5 [Site Dimensions and Land Division] PO 2.1 [Site Coverage]: PO 3.1 [Building Height]: PO 4.1 [Primary Street Setback]: PO 5.1 [Secondary Street Setback]: PO 6.1 [Boundary Walls]: PO 7.1, 7.2 [Side Boundary Setback]: PO 8.1 [Rear Boundary Setback]: PO 9.1	Clearance from Overhead Powerlines: PO 1.1  Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2  Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2  Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, 3.9  Transport, Access and Parking [ Access for People with Disabilities]: All  Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1  Transport, Access and Parking [Vehicle Parking Areas]: All  Transport, Access and parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All  Design in Urban Areas [All Development]: All  Design in Urban Areas [All Residential Development]: All  Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All  Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All  Design in Urban Areas [ Supported Accommodation, Housing for Aged Persons, and People with Disabilities]: All All Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2		Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Building Near Airfields: All  Character Area Overlay: All Character Preservation District: All Coastal Areas: All  Defence Aviation Area Overlay: All Future Road Widening: All  Hazards (Acid Sulfate Soils): All Hazards (Bushfire – High Risk): All Hazards (Bushfire – Medium Risk): All Hazards (Bushfire – General Risk): All Hazards (Bushfire – Urban Interface): All Hazards (Bushfire – Regional): All Hazards (Flooding): All Historic Area: All  Key Outback and Rural Routes Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes: All Marine Parks (Managed Use) : All Mt Lofty Ranges Catchment (Area 2) Overlay: All Murray Darling Basin : All Native Vegetation : All Noise and Air Emissions: All Non-stop Corridor Overlay: All Ramsar Wetlands Overlay: All Regulated Trees Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [ Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4</p> <p>Interface Between Land Uses [ Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [ Light Spill]: All</p> <p>Site Contamination: PO 1.1</p>		<p>Significant Industry Interface Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Strategic Infrastructure (Gas Pipelines) Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Protection Area Overlay: All</p> <p>Water Resources Overlay: All</p>
<b>Shop</b>	<p>[Land Use and Intensity] PO 1.3, 1.4, 1.5, 1.6</p> <p>[Site Coverage]: PO 3.1</p> <p>[Building Height]: PO 4.1</p> <p>[Primary Street Setback]: PO 5.1</p> <p>[Secondary Street Setback]: PO 6.1</p> <p>[Boundary Walls]: PO 7.1, 7.2</p> <p>[Side Boundary Setback]: PO 8.1</p> <p>[Rear Boundary Setback]: PO 9.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [External Appearance]: PO 1.4</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5</p> <p>Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p>		<p>Aircraft Noise Exposure Overlay: All</p> <p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields: All</p> <p>Building Near Airfields: All</p> <p>Character Area Overlay: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Future Road Widening: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Bushfire – High Risk): All</p> <p>Hazards (Bushfire – Medium Risk): All</p> <p>Hazards (Bushfire – General Risk): All</p> <p>Hazards (Bushfire – Urban Interface): All</p> <p>Hazards (Bushfire – Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Routes Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use) : All</p> <p>Mt Lofty Ranges Catchment (Area 2) Overlay: All</p> <p>Murray Darling Basin : All</p> <p>Native Vegetation : All</p> <p>Noise and Air Emissions: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1  Interface Between Lands Uses [Air Quality]: PO 5.2		Non-stop Corridor Overlay: All Ramsar Wetlands Overlay : All River Murray Flood Plain Overlay : All River Murray Tributaries Area Overlay : All Significant Industry Interface Overlay: All Sloping Land Overlay : All State Heritage Area Overlay : All State Heritage Place Overlay : All State Significant Native Vegetation Overlay : All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay : All Urban Transport Routes Overlay : All Water Protection Area Overlay : All Water Resources Overlay: All
<b>Tree damaging activity</b>				Regulated Trees Overlay: All
<b>All other Code Assessed Development</b>				

Table 4 – Restricted Development Classification

<b>Class of Development</b> The following Classes of Development are classified as Restricted subject to any 'Exclusions'	<b>Exclusions</b>
<b>Shop</b>	<b>With a gross leasable area less than 1000m<sup>2</sup>.</b>

## Assessment Provisions (AP)

### Desired Outcome (DO)

#### DO 1

Low or very low-density housing that is consistent with the existing local context and development pattern. Services and community facilities will contribute to making the neighbourhood a convenient place to live without compromising residential amenity and character.

#### DO 2

Development on sloping land that is sensitive to the topography of the area and minimises environmental and visual impacts.

## Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

### Land Use and Intensity

#### PO 1.1

Residential development and supporting uses that provide housing and supporting services and facilities that preserve a low density residential character.

#### DTS 1.1

Development comprises one or more of the following land uses:

Community facility

Dwelling

Educational establishment

Office

Pre-school

Recreation area

Shop.

#### PO 1.2

Dwellings complement the low-density or very-low density character of the neighbourhood.

#### DTS 1.2

None are applicable.

#### PO 1.3

Shops, consulting rooms and offices of a scale to maintain the amenity of nearby residents.

#### DTS 1.3

Other than a change in the use of an existing building that has been lawfully used as a shop, office or consulting room (or any combination thereof), shops, offices and consulting rooms do not exceed 100m<sup>2</sup> in gross leasable floor area (individually or combined).

#### PO 1.4

Larger scale shops, offices and consulting rooms established on higher order roads and adjacent existing commercial and retail precincts.

DTS/DPF 1.4

Shop, consulting room and office:

- (a) floor area does not exceed 200m<sup>2</sup>; and
- (b) are located on sites with a frontage to an arterial or collector road or adjacent a Main Street or Activity Centre Zone.

PO 1.5

Non-residential development located and designed to improve community accessibility to services, primarily in the form of:

- (a) commercial uses including small scale offices, personal and domestic services and consulting rooms;
- (b) community services such as educational establishments, community centres, places of worship, pre-schools, childcare and other health and welfare services;
- (c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities;
- (d) open space and recreation facilities.

DTS 1.5

None are applicable

PO 1.6

Non-residential development compatible with the low density suburban character and amenity.

DTS 1.6

None are applicable

## Site Dimensions and Land Division

PO 2.1

Allotments/sites created for residential purposes are of suitable size and dimension and are compatible with the housing pattern consistent to the locality.

DTS/DPF 2.1

Where the allotment has a slope less than 12.5% (1-in-8), development accords with the following:

- a) site areas (or allotment areas in the case of land division) not less than the minimum allotment size specified in the *Minimum Allotment Size Technical and Numeric Variation Overlay*; and
- b) site frontages not less than the minimum allotment frontage specified in the *Minimum Allotment Frontage Technical and Numeric Variation Overlay*.

PO 2.2

Allotments/sites created for residential purposes are of suitable size and dimension to accommodate residential development that is sensitive to the topography of the locality.

DTS/DPF 2.2

Where the allotment has a slope equal to or greater than 12.5% (1-in-8), development accords with the greater of the following:

- (a) the site areas and site frontages specified in DTS/DPF 2.1; or  
 (b) the site areas and site frontages specified below:

Development Type	Gradient	Minimum Site Area (m <sup>2</sup> )	Minimum Frontage (m)
All Dwelling Types	> 1:8 & < 1:4	1000	15
	≥ 1:4	1500	20

## Site coverage

PO 3.1

Building footprints consistent with the character and pattern of a low-density suburban neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.

DTS / DPF 3.1

The development does not result in a total roofed area (excluding eaves of a dwelling) on the site exceeding 50%.

## Building Height

PO 4.1

Buildings contribute to a low-rise suburban character and complement the height of nearby buildings.

DTS/DPF 4.1

Building height (excluding garages, carports and outbuildings) no greater than that specified in the *Building Height Technical and Numeric Variations Overlay*.

## Primary Street Setback

PO 5.1

Buildings are setback from primary street boundaries to complement the existing suburban streetscape character.

DTS/DPF 4.1

Buildings are setback from the primary street boundary either:

- (a) at least the average of existing buildings on the adjoining sites which face the same street; or
- (b) in relation to a site on the corner of two streets or adjacent a public space or thoroughfare, at least the distance of existing buildings on the adjacent site or the closest site away from the corner, public space or thoroughfare that contains a building facing the same primary street without crossing another street, public space or thoroughfare; or
- (c) at least 8m where no buildings exist on the adjoining or adjacent sites.

## Secondary Street Setback

PO 6.1

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

#### DTS/DPF 6.1

Buildings are set back at least 900mm from the boundary of the allotment with the secondary street frontage, or if a dwelling on any adjoining allotment is closer to the secondary street than 900 millimetres, the distance of that dwelling from the boundary with the secondary street (being, if relevant, the lesser of the 2 distances).

### Boundary Walls

#### PO 7.1

Boundary walls are limited in height and length to manage impacts on adjoining properties.

#### DTS/DPF 7.1

Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, dwellings with side boundary walls are sited on only one side boundary, and either:

- (a) adjoin or abut a boundary wall of a building on adjoining land for the same length and height; or
- (b) do not exceed the following:
  - (i) 3m in height from the top of the footings;
  - (ii) 10m in length;
  - (iii) when combined with other walls on the boundary of the subject development site, maximum 45% of the length of the boundary; and
  - (iv) setback at least 3 metres from any other existing or proposed boundary walls on the subject land.

#### PO 7.2

Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a low density suburban streetscape character.

#### DTS / DPF 7.2

Dwellings in a semi-detached, row or terrace arrangement are setback from side boundaries shared with allotments outside the development site at least the minimum distance identified in DTS / DPF 6.1.

### Side Boundary Setback

#### PO 8.1

Buildings are set back from side boundaries to provide:

- (a) separation between dwellings in a way that complements the established character of the locality; and
- (b) access to natural light and ventilation for neighbours.

#### DTS/DPF 8.1

Buildings are setback from the side boundary at least:

- A. On sites greater than 800m<sup>2</sup>:
  - (i) Other than a wall facing a southern boundary 1900mm
  - (ii) At least 1900mm plus a 1/3 of the wall height above 3m measured from the top of the footings for walls facing a southern boundary
  
- B. On sites less than 800m<sup>2</sup>, and other than walls located on a side boundary:
  - (i) at least 900mm where the wall is up to 3m measured from the top of the footings;

- (ii) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m measured from the top of the footings; and
- (iii) at least 1900mm plus 1/3 of the wall height above 3m measured from the top of the footings for walls facing a southern side boundary.

## Rear Boundary Setback

### PO 9.1

Buildings are set back from rear boundaries to provide:

- (a) separation between dwellings in a way that complements the established character of the locality;
- (b) access to natural light and ventilation for neighbours;
- (c) private opens space; and
- (d) space for landscaping and vegetation.

### DTS/DPF 9.1

Buildings are set back from the rear boundary at least:

- (a) 3m for the first building level; and
- (b) 5m for any second building level.

## Procedural Matters (PM)

### Notification

All classes of performance assessed development are excluded from notification except where they involve any of the following:

- (a) the site of the development is adjacent land to land in a different zone
- (b) development identified as "all other code assessed development" in Suburban Neighbourhood (Low Density) Zone Table 3;
- (c) development involving the creation of four or more additional dwellings or allotments; or
- (d) development exceed the height specified in DTS / DPF 4.1.

## Urban Corridor (Boulevard) Zone

Table 1 – Accepted Development Classification

<b>Class of Development</b> The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	<b>Accepted Development Classification Criteria</b>
<b>Air handling unit, air conditioning system or exhaust fan including any</b>	1 The item will be installed on or within an existing building

<p><b>associated components and any associated building alteration or addition necessary or incidental to its installation</b></p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<p>2 The item being installed does not encroach on a public street or affect the ability of the building to resist the spread of fire.</p> <p>If the associated building is in a Local Heritage Area Overlay or State Heritage Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street.</p>
<p><b>Internal building work</b></p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• A Local Heritage Place identified in the Local Heritage Place Overlay</li> <li>• A State Heritage Place identified in the State Heritage Place Overlay</li> </ul>	<p>1 There will be no increase in the total floor area of the building</p> <p>2 There will be no alteration to the external appearance of the building.</p>
<p><b>Shade sail</b></p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Hazards (Flooding) Overlay</li> <li>• Character Area Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Sloping Land Overlay</li> </ul>	<p>8 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>9 Shade sail consists of permeable material</p> <p>10 The total area of the sail - does not exceed 40m<sup>2</sup></p> <p>11 No part of the shade sail will be:</p> <p>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</p> <p>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</p> <p>12 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>13 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m</p> <p>14 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment – the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</p>
<p><b>Solar photovoltaic panels (roof mounted)</b></p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Historic Area Overlay</li> </ul>	<p>1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>2 Panels and associated components do not overhang any part of the roof</p>

<ul style="list-style-type: none"> <li>• A Local Heritage Place identified in the Local Heritage Place Overlay</li> <li>• A State Heritage Place identified in the State Heritage Place Overlay</li> </ul>	<p>3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p><b>Water tank (underground)</b>  Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Sloping Land Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>2 The tank (including any associated pump) is located wholly below the level of the ground.</li> </ol>

Table 2 – Deemed-to-Satisfy Development Classification

<b>Class of Development</b> The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	<b>Deemed-to-Satisfy Development Classification Criteria</b> Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
<b>Advertisement</b> Except where any of the following apply: <ul style="list-style-type: none"> <li>Advertising Near Signalised Intersections Overlay</li> <li>Airport Building Heights (Regulated) Overlay</li> <li>Building Near Airfields Overlay</li> <li>Coastal Areas Overlay</li> <li>Design Overlay</li> <li>Hazards (Flooding) Overlay</li> <li>Historic Area Overlay</li> <li>Local Heritage Place Overlay</li> <li>Sloping Land Overlay</li> <li>State Heritage Area Overlay</li> </ul>	None	Clearance from Overhead Powerlines: DTS 1.1  Advertisements [Appearance]: DTS 1.1, 1.3, 1.4  Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2  Advertisements [Advertising Content]: DTS 3.1  Advertisements [Amenity Content]: DTS 4.1  Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	None
<b>Change of use in an existing building (that does not involve any building work or modification that would otherwise require planning consent) from:</b> <ul style="list-style-type: none"> <li>an office to a consulting room or shop</li> <li>a shop to an office or consulting room</li> <li>a dwelling to an office or consulting room</li> <li>an office or consulting room to a dwelling(s) other than on the ground floor</li> </ul>	None	None	None	None
<b>Dwelling, dwellings or residential flat building undertaken by:</b> <ol style="list-style-type: none"> <li>the South Australian Housing Trust either individually or jointly with other persons or bodies; or</li> <li>registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority</li> </ol> Except where any of the following apply: <ul style="list-style-type: none"> <li>Affordable Housing Overlay</li> <li>Airport Building Heights (Regulated) Overlay</li> </ul>	None	Housing Renewal: All	None	Future Road Widening: DTS 1.1 Key Railway Crossings: PO 1.1 Major Urban Transport Routes: DTS 1.1, 2.1, 3.1, 4.1, 5.1, 7.1, 8.1, 9.1, 10.1 Urban Transport Routes: DTS 1.1, 2.1, 3.1, 4.1, 5.1, 7.1, 8.1, 9.1, 10.1

<b>Class of Development</b> The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	<b>Deemed-to-Satisfy Development Classification Criteria</b> Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
<ul style="list-style-type: none"> <li>• Coastal Areas Overlay</li> <li>• Design Overlay</li> <li>• Hazards (Flooding) Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Noise and Air Emissions Overlay</li> <li>• Sloping Land Overlay</li> <li>• State Heritage Area Overlay</li> </ul>	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)

Table 3 - Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>			
	None	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Advertisements [Appearance]: PO 1.1, 1.3, 1.4</p> <p>Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2</p> <p>Advertisements [Advertising Content]: PO 3.1</p> <p>Advertisements [Amenity Content]: PO 4.1</p> <p>Advertising [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5</p>	<p>Hard-edged Built Form: All</p> <p>Soft-edged Landscaped: All</p>	<p>Advertising Near Signalised Intersections: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Coastal Areas: All</p> <p>Future Road Widening: PO1.1</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: PO 8.1, 10.1</p> <p>Noise and Air Emissions: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>Urban Transport Routes: PO 8.1, 10.1</p>
Apartment	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p>	<p>Hard-edged Built Form: All</p> <p>Soft-edged Landscaped: All</p>	<p>Affordable Housing: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Character Area Overlay: All</p> <p>Design Overlay: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>		
		<p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		
<b>Child Care Centre</b>	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All P</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p>	<p>Hard-edged Built Form: All</p> <p>Soft-edged Landscaped: All</p>	<p>Affordable Housing: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Character Area Overlay: All</p> <p>Design Overlay: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
<b>Consulting Room</b>	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All	Hard-edged Built Form: All Soft-edged Landscaped: All	Airport Building Heights (Regulated): All Character Area Overlay: All Design Overlay: All Future Road Widening: All Hazards (Flooding): All Historic Area: All Key Railway Crossings: All Local Heritage Place: All Major Urban Transport Routes: All Sloping Land: All State Heritage Place: All Traffic Generating Development: All Urban Transport Routes: All
<b>Demolition of a State or Local Heritage Place</b>	None	None	None	Local Heritage Place: All State Heritage Place: All
<b>Demolition with the Historic Area Overlay</b>	All	Noe	None	Historic Area: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>			
<b>Dwelling</b>	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>	<p>Hard-edged Built Form: All</p> <p>Soft-edged Landscaped: All</p>	<p>Advertising Near Signalised Intersections: All</p> <p>Affordable Housing: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Character Area Overlay: All</p> <p>Design Overlay: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>
<p><b>Dwelling, dwellings or residential flat building undertaken by:</b></p> <p>a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or</p> <p>b) registered Community Housing providers participating in housing renewal programs endorsed by the South</p>	None	Housing Renewal: All	<p>Hard-edged Built Form: All</p> <p>Soft-edged Landscaped: All</p>	<p>Advertising Near Signalised Intersections: All</p> <p>Affordable Housing: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Character Area Overlay: All</p> <p>Design Overlay: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<b>Australian Housing Authority</b>	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>			
				<p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>
<b>Hotel</b>	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p>	<p>Hard-edged Built Form: All</p> <p>Soft-edged Landscaped: All</p>	<p>Affordable Housing: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Character Area Overlay: All</p> <p>Design Overlay: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
<b>Office</b>	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All P</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>	<p>Hard-edged Built Form: All</p> <p>Soft-edged Landscaped: All</p>	<p>Advertising Near Signalised Intersections: All</p> <p>Affordable Housing: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Character Area Overlay: All</p> <p>Design Overlay: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>
<b>Residential Flat Building</b>	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p>	<p>Hard-edged Built Form: All</p> <p>Soft-edged Landscaped: All</p>	<p>Advertising Near Signalised Intersections: All</p> <p>Affordable Housing: All</p> <p>Airport Building Heights (Regulated): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>		
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		<p>Character Area Overlay: All</p> <p>Design Overlay: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>
<b>Restaurant</b>	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p>	<p>Hard-edged Built Form: All</p> <p>Soft-edged Landscaped: All</p>	<p>Advertising Near Signalised Intersections: All</p> <p>Affordable Housing: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Character Area Overlay: All</p> <p>Design Overlay: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>		
		<p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>
<b>Shop</b>	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p>	<p>Hard-edged Built Form: All</p> <p>Soft-edged Landscaped: All</p>	<p>Advertising Near Signalised Intersections: All</p> <p>Affordable Housing: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Character Area Overlay: All</p> <p>Design Overlay: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>		
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
<b>Student Accommodation</b>	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, 3.9</p> <p>Transport, Access and Parking [Access for People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p>	<p>Hard-edged Built Form: All</p> <p>Soft-edged Landscaped: All</p>	<p>Affordable Housing: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Character Area Overlay: All</p> <p>Design Overlay: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [All Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Design in Urban Areas [Student Accommodation]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4</p> <p>Interface Between Land Uses [ Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [ Light Spill]: All</p> <p>Site Contamination: PO 1.1</p>		
<b>Tree damaging activity</b>	None	None	None	Regulated Trees: All
<b>All other Code Assessed Development</b>	All	All	<p>Hard-edged Built Form: All</p> <p>Soft-edged Landscaped: All</p>	Any Relevant Overlay: All

Table 4 – Restricted Development Classification

<b>Class of Development</b> The following Classes of Development are classified as Restricted subject to any 'Exclusions'	<b>Exceptions</b>
<b>Industry</b>	<b>Light Industry</b>
<b>Shop</b>	<b>Restaurant</b> <b>Shop with a gross leasable floor area less than 4000m<sup>2</sup></b>

## Assessment Criteria (AC)

### Desired Outcomes (DO)

#### DO 1

Buildings that achieve a consistent, tall, uniform facade to frame the primary road corridor generally well set back with areas of significant open space. Buildings accommodate a mix of compatible residential and non-residential uses including contain small scale shops and mixed business development at ground and lower floor levels with residential land uses above.

### Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

#### Land Use and Intensity

##### PO 1.1

A vibrant mix of land uses adding to the vitality of the area and extend activities outside shop hours including restaurants, educational, community and cultural facilities and visitor and residential accommodation.

##### DTS/DPF 1.1

(a) Development comprises one or more of the following land uses:

- (a) Apartments
- (b) Child Care Centre
- (c) Consulting Room
- (d) Dwelling
- (e) Educational Establishment
- (f) Hotel
- (g) Licensed Entertainment Premises
- (h) Licensed Premises
- (i) Office
- (j) Residential Flat Building
- (k) Restaurant
- (l) Shop
- (m) Supported Accommodation
- (n) Student Accommodation
- (o) Tourist Accommodation

##### PO 1.2

Shops, offices and consulting rooms that provide a range of goods and services to the local community and the surrounding district.

##### DTS/DPF 1.2

Shop, office or consulting room uses not exceeding a maximum gross leasable floor area of 2,000m<sup>2</sup> in a single building.

##### PO 1.3

Dwellings developed in conjunction with non-residential uses that positively contribute to making the public realm of the primary road corridor, open space frontage and pedestrian thoroughfares safe, walkable, comfortable, pleasant and vibrant places.

##### DTS/DPF 1.3

Dwellings in mixed use buildings to be located at the upper floor levels of buildings.

PO 1.4

Development of medium to high density accommodation options either as part of a mixed use development or wholly residential development.

DTS/DPF 1.4

Residential development (other than residential development in a mixed use building) achieves a minimum net residential density of at least 75 dwellings per hectare.

PO 1.5

Ground floor uses positively contribute to an active primary road corridor and open space frontage.

DTS/DPF 1.5

Shop, restaurant, office, or consulting room uses located on the ground floor level of mixed use buildings.

## Built Form and Character

PO 2.1

Buildings contribute to a consistent framing of the primary road corridor, open space and public spaces and provide visual relief from building mass at street level.

DTS/DPF 2.1

Buildings:

- (a) include a clearly defined podium or street wall with a maximum building height of 2 building levels or 8 metres in height; and
- (b) have levels above the defined podium or street wall setback a minimum of 2m from that wall.

PO 2.2

Buildings are adaptable and flexible to suit a range residential and non-residential of land uses.

DTS/DPF 2.2

The ground floor of buildings contain a minimum floor to ceiling height of 3.5m.

PO 2.3

Buildings designed to create visual connection between the public realm and ground level interior, to ensure an active interface with the primary street frontage and maximise passive surveillance.

DTS/DPF 2.3

Minimum 50% of the ground floor primary frontage of buildings are visually permeable, transparent or clear glazed.

PO 2.4

Building height consistent with the form expressed in the *Maximum Building Height Levels Technical and Numeric Variation Overlay* and the *Maximum Building Height Metres Technical and Numeric Variation Overlay* and positively responds to the local context including the site's frontage, depth, and adjacent primary corridor or street width.

DTS/DPF 2.4

Building height is not greater than any maximum, or less than any minimum, specified in the *Maximum Building Height Levels Technical and Numeric Variation Overlay*, the *Maximum Building Height Metres Technical and Numeric Variation Overlay*, or the *Minimum Building Height Levels Technical and Numeric Variation Overlay*.

PO 2.5

Buildings setback from the primary street boundaries to provide a consistent streetscape edge with generous landscaping and tall articulated building facades.

DTS/DPF 2.5

Buildings setback from the primary street frontage in accordance with either of the following (whichever is the lesser):

- (a) not less than 6m; or
- (b) the average of the setback of the existing building on each adjoining site fronting the same street.

PO 2.6

Buildings set back from secondary street boundaries to contribute to a consistent established streetscape.

DTS/DPF 2.6

Buildings setback from a secondary street frontage not less than 2m.

PO 2.7

Buildings set back from side boundaries (other than street and zone boundaries) to provide separation between buildings in a way that complements the established character of the locality and enables access to natural sunlight and ventilation for neighbouring buildings.

DTS/DPF 2.7

Buildings with no window/s or balcony/s fronting the boundary, setback from side boundaries as follows:

- (a) no minimum on the boundary, within the first 18m from the front property boundary for any building level;
- (b) no minimum for remaining length for ground level only; and
- (c) 2m for 1st level and above for building parts more than 18 metres from the front property boundary.

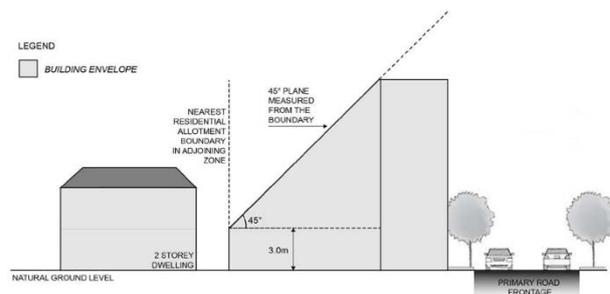
PO 2.8

Buildings set back from rear boundaries (other than street boundaries) to minimise negative impacts on neighbouring properties, including access to natural sunlight and ventilation.

DTS/DPF 2.8

Buildings setback from rear boundaries as follows:

- (a) 5m or more where the subject land directly abuts an allotment of a different zone; or
- (b) 3m or more in all other cases, except where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land.



#### PO 2.9

Buildings set back from street boundaries (in the case of rear access ways) to provide adequate manoeuvrability for vehicles.

#### DTS/DPF 2.9

Buildings setback from the rear access way:

- (a) no requirement where the access way is not less than 6.5m wide; or
- (b) where the access way is less than 6.5m wide, the distance equal to the additional width required to make the access way at least 6.5m wide.

### Interface Height

#### PO 3.1

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

#### DTS/DPF 3.1

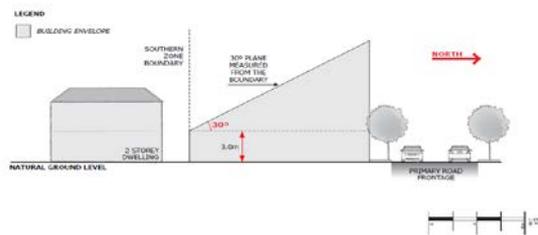
Buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3 metres above natural ground level at the allotment boundary of a residential allotment within a neighbourhood zone as shown in the following diagram (except where this boundary is a southern boundary in which case DTS/DPF 3.2 will apply, or where this boundary is the primary street boundary):

#### PO 3.2

Buildings designed to minimise overshadowing of sensitive receivers in the Suburban Neighbourhood  
Buildings mitigate overshadowing of residential development within a neighbourhood zone.

#### DTS/DPF 3.2

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



### Significant Development Sites

#### PO 4.1

Consolidation of significant development sites (a site with a frontage over 25m to a primary road corridor and over 2500m<sup>2</sup> in area, which may include one or more allotment) to achieve increased development yield provided that off-site impacts can be managed and broader community benefit is achieved in terms of design quality, community services, affordable housing provision, or sustainability features.

#### DTS/DPF 4.1

Development on significant development sites up to 30% above the maximum building height specified in DTS/DPF 2.4 where it:

- (a) incorporates the retention, conservation and reuse of a building which is a listed heritage place or an existing built form and context that positively contributes to the character of the local area;
- (b) includes more than 15% of dwellings as affordable housing; or
- (c) includes at least:
  - i. three of the following:
    - A. high quality open space that is universally accessible and is directly connected to, and well integrated with, public realm areas of the street;
    - B. high quality, safe and secure, universally accessible pedestrian linkages that connect through the development site;
    - C. active uses are located on the public street frontages of the building, with any above ground car parking located behind;
    - D. a range of dwelling types that includes at least 10% of 3+ bedroom apartments;
    - E. a child care centre; and
  - ii. three of the following sustainable design measures are provided:
    - A. a communal useable garden integrated with the design of the building that covers the majority of a rooftop area supported by services that ensure ongoing maintenance;
    - B. living landscaped vertical surfaces of at least 50m<sup>2</sup> supported by services that ensure ongoing maintenance;
    - C. passive heating and cooling design elements including solar shading integrated into the building;
    - D. higher amenity through provision of private open space in excess of minimum requirements by 25% for at least 50% of dwellings.

#### PO 4.2

Development on a significant development site designed to minimise impacts on residential uses in adjacent zones with regard to intensity of use, overshadowing, massing and building proportions.

#### DTS/DPF 4.2

Development that:

- (a) is constructed within zone's Interface Building Height provision as specified DTS/DPF 3.1 and 3.2;
- (b) locates non-residential activities and higher density elements towards the primary road corridor; and
- (c) locates taller building elements towards the primary road corridor.

### Movement, parking and access

#### PO 5.1

Development does not result in additional crossovers on the primary street frontage, except where rationalising existing crossovers on consolidated sites and is designed to minimise conflicts with pedestrians and cyclists and minimise disruption to the continuity of built form.

#### DTS/DPF 5.1

Vehicular access to be provided:

- (a) via side streets or rear lanes provided there is no negative impact on residential amenity within the zone and in adjacent zones; or
- (b) where it consolidates or replaces existing crossovers.

PO 5.2

Development is designed to ensure car parking is located avoid negative impacts on the primary corridor streetscape.

DTS/DPF 5.2

Vehicle parking garages located behind buildings away from the primary main street frontage.

Procedural Matters (PM)

### Notification of Performance assessed development

All classes of development are excluded from notification except where it involves any of the following:

- (a) the site of the development is adjacent land to land in a different zone
- (b) development identified as "all other code assessed development" in Urban Corridor (Boulevard) Zone Table 3
- (c) development exceeding the maximum building height specified in DTS/DPF 2.4
- (d) development exceeding the defined building envelope specified in DTS/DPF 3.1 or 3.2
- (e) shop, office or consulting room in excess of the gross leasable floor area specified in DTS/DPF 1.2.

## Soft-edged Landscaped Sub-Zone

Assessment Criteria (AC)

Desired Outcomes (DO)

DO 1

A Sub-Zone that accommodates a variety of compatible non-residential and residential land uses providing a transitional soft-edged landscaped frame to the main road corridor.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Built Form and Character

#### PO 1.1

Development with landscaping provided on primary and secondary road frontages to enhance streetscapes, make a positive contribution to the public realm and provide a more amenable pedestrian environment adjacent to the road corridor.

#### DTS/DPF 1.1

None are applicable.

#### PO 1.2

Buildings with shallow front setbacks from the primary street boundaries to transition the character of the primary road corridor to a more open and landscaped environment.

#### DTS/DPF 1.2

Development with a 3 metre setback from the primary street frontage.

## Urban Corridor (Business) Zone

Table 1 – Accepted Development Classification

<b>Class of Development</b> The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	<b>Accepted Development Classification Criteria</b>
<b>Internal building work</b> Except where any of the following apply: <ul style="list-style-type: none"> <li>• A Local Heritage Place identified in the Local Heritage Place Overlay</li> <li>• A State Heritage Place identified in the State Heritage Place Overlay</li> </ul>	3 There will be no increase in the total floor area of the building 4 There will be no alteration to the external appearance of the building.
<b>Shade sail</b> Except where any of the following apply: <ul style="list-style-type: none"> <li>• Hazards (Flooding) Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Sloping Land Overlay</li> </ul>	15 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 16 Shade sail consists of permeable material 17 The total area of the sail - does not exceed 40m <sup>2</sup> 18 No part of the shade sail will be: <ul style="list-style-type: none"> <li>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</li> <li>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</li> </ul> 19 Primary street setback – at least as far back as the building line of the building to which it is ancillary 20 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 21 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
<b>Solar photovoltaic panels (roof mounted)</b> Except where any of the following apply: <ul style="list-style-type: none"> <li>• Historic Area Overlay</li> </ul>	4 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 5 Panels and associated components do not overhang any part of the roof

<ul style="list-style-type: none"> <li>• A Local Heritage Place identified in the Local Heritage Place Overlay</li> <li>• A State Heritage Place identified in the State Heritage Place Overlay</li> </ul>	<p>6 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p><b>Water tank (underground)</b>  Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Sloping Land Overlay</li> </ul>	<p>3 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>4 The tank (including any associated pump) is located wholly below the level of the ground.</p>

Table 2 – Deemed-to-Satisfy Development Classification

<b>Class of Development</b> The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	<b>Deemed-to-Satisfy Development Classification Criteria</b> Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
<b>Advertisement</b> Except where any of the following apply: <ul style="list-style-type: none"> <li>• Advertising Near Signalised Intersections Overlay</li> <li>• Affordable Housing Overlay</li> <li>• Airport Building Heights (Regulated) Overlay</li> <li>• Design Overlay</li> <li>• Hazards (Flooding) Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Regulated Trees Overlay</li> <li>• Sloping Land Overlay</li> </ul>	None	Clearance from Overhead Powerlines: DTS 1.1  Advertisements [Appearance]: DTS 1.1, 1.3, 1.4  Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2  Advertisements [Advertising Content]: DTS 3.1  Advertisements [Amenity Content]: DTS 4.1  Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Future Road Widening: DTS 1.1  Major Urban Transport Routes: DTS 8.1, 10.1  Urban Transport Routes Overlay: DTS 8.1, 10.1

<b>Class of Development</b> The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	<b>Deemed-to-Satisfy Development Classification Criteria</b> Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> <li>State Heritage Place Overlay</li> </ul>				
<b>Change of use in an existing building (that does not involve any building work or modification that would otherwise require planning consent) from:</b> <ul style="list-style-type: none"> <li>an office to a consulting room or shop</li> <li>a shop to an office or consulting room</li> <li>a dwelling to an office or consulting room</li> <li>an office or consulting room to a dwelling(s) other than on the ground floor</li> </ul>	None	None	None	None

<b>Class of Development</b>  The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	<b>Deemed-to-Satisfy Development Classification Criteria</b>  Provisions referred to are Deemed-to-Satisfy Criteria  Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b>  (applies only in the area affected by the Subzone)	<b>Overlay</b>  (applies only in the area affected by the Overlay)
<b>Dwelling, dwellings or residential flat building undertaken by:</b>  a) <b>the South Australian Housing Trust either individually or jointly with other persons or bodies;</b>  b) <b>registered Community Housing providers participating in housing renewal programs endorsed by the South Australia</b>	None	Housing Renewal: All	None	Future Road Widening: DTS 1.1  Major Urban Transport Routes: DTS 1.1, 2.1, 3.1, 4.1, 5.1, 7.1, 8.1, 9.1, 10.1  Urban Transport Routes: DTS 1.1, 2.1, 3.1, 4.1, 5.1, 7.1, 8.1, 9.1, 10.1

<p><b>Class of Development</b></p> <p>The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'</p>	<p><b>Deemed-to-Satisfy Development Classification Criteria</b></p> <p>Provisions referred to are Deemed-to-Satisfy Criteria</p> <p>Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.</p>			
	<p><b>Zone</b></p>	<p><b>General Development Policies</b></p>	<p><b>Subzone</b> (applies only in the area affected by the Subzone)</p>	<p><b>Overlay</b> (applies only in the area affected by the Overlay)</p>
<p><b>n Housing Authority</b></p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Affordable Housing Overlay</li> <li>• Airport Building Heights (Regulated) Overlay</li> <li>• Design Overlay</li> <li>• Hazards (Flooding) Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Noise and Air Emissions Overlay</li> <li>• Sloping Land Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Traffic Generating</li> </ul>				

<b>Class of Development</b>  The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	<b>Deemed-to-Satisfy Development Classification Criteria</b>  Provisions referred to are Deemed-to-Satisfy Criteria  Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
Development Overlay	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b>  (applies only in the area affected by the Subzone)	<b>Overlay</b>  (applies only in the area affected by the Overlay)

Table 3 - Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	None	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Advertisements [Appearance]: PO 1.1, 1.3, 1.4</p> <p>Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2</p> <p>Advertisements [Advertising Content]: PO 3.1</p> <p>Advertisements [Amenity Content]: PO 4.1</p> <p>Advertising [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Design: All</p> <p>Future Road Widening: PO 1.1</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: PO 8.1, 10.1</p> <p>Noise and Air Emissions: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Urban Transport Routes: PO 8.1, 10.1
Apartment	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4</p>	None	<p>Affordable Housing: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>		<p>or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses</p>		<p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>[Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [ Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		
<b>Child Care Centre</b>	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All P</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to</p>		<p>Sloping Land Overlay: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
<b>Consulting Room</b>	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Non Residential Development]: All P</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p>		<p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>		<p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>			
<b>Demolition of a State or Local Heritage Place</b>	None	None	None	Local Heritage Place: All State Heritage Place: All
<b>Demolition within the Historic Area Overlay</b>	All	None	None	Historic Area: All
<b>Dwelling</b>	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Affordable Housing: All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General</p>		<p>Sloping Land Overlay: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [ Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		
<p><b>Dwelling, dwellings or residential flat building undertaken by:</b></p> <p>    <b>a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or</b></p> <p><b>5 registered Community Housing</b></p>	None	Housing Renewal: All	None	<p>Airport Building Heights (Regulated): All</p> <p>Affordable Housing: All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>providers participating in housing renewal programs endorsed by the South Australian Housing Authority</p>				<p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>
<p>Hotel</p>	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>		<p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p>		<p>Major Urban Transport Routes: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>		<p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<b>Licensed Entertainment Premises</b>	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>			
	None	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>		<p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
Licensed Premises	None	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>		<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p>		<p>Sloping Land Overlay: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>		<p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>			
<b>Office</b>	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All P</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
<b>Residential Flat Building</b>	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Affordable Housing: All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General</p>		<p>Noise and Air Emissions: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [ Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		
<b>Restaurant</b>	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>		<p>Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat</p>		<p>Noise and Air Emissions: All</p> <p>Prescribed Wells Area: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		
<b>Service Trade Premises</b>	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p>		<p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>		<p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Parking in Designated Areas]: All		
Shop	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>		<p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
<b>Student Accommodation</b>	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2,</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Advertising Near Signalised Intersections: All</p> <p>Affordable Housing: All</p> <p>Building Near Airfields: All</p> <p>Design: All</p> <p>Future Road Widening: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>3.3, 3.4, 3.5, 3.6, 3.8, 3.9</p> <p>Transport, Access and Parking [ Access for People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p>		<p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Prescribed Wells Area: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>		<p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [All Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Design in Urban Areas [Student Accommodation]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [ Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4</p> <p>Interface Between Land Uses [ Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [ Light Spill]: All</p> <p>Site Contamination: PO 1.1</p>		
<b>Tree damaging activity</b>	None	None	None	Regulated Trees: All
<b>Warehouse</b>	None	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All P</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p>		<p>Major Urban Transport Routes: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
<b>All other Code Assessed Development</b>	All	All	None	Any Relevant Overlay: All

Table 4 – Restricted Development Classification

<b>Class of Development</b> The following Classes of Development are classified as Restricted subject to any 'Exclusions'	<b>Exclusion</b>
<b>Industry</b>	<b>Light Industry</b>
<b>Shop</b>	<b>Restaurant</b> <b>Shop with a gross leasable floor area less than 1000m<sup>2</sup></b>

## Assessment Criteria (AC)

### Desired Outcomes (DO)

#### DO 1

A medium rise mixed use zone with a strong focus on employment, which accommodates a diverse range of commercial and light industrial land uses together with compatible medium density residential development oriented towards a primary road corridor.

### Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

#### Land Use and Intensity

##### PO 1.1

A diverse range of employment land uses, educational and community facilities in conjunction with residential accommodation.

##### DTS/DPF 1.1

Development comprises one or more of the following land uses:

- Apartments
- Child Care Centre
- Consulting Room
- Dwelling
- Educational Establishment
- Hotel
- Licensed Entertainment Premises
- Licensed Premises
- Office
- Residential Flat Building
- Retail Fuel Outlet
- Restaurant
- Service Industry
- Service Trade Premises
- Shop
- Store
- Student Accommodation
- Supported Accommodation
- Tourist Accommodation
- Warehouse

##### PO 1.2

A range of small to medium scale non-residential uses, services and facilities such as shops, offices and consulting rooms that meet the day to day needs of the local community.

##### DTS/DPF 1.2

Shop, office or consulting room uses not exceeding a maximum gross leasable floor area of 500m<sup>2</sup>.

##### PO 1.3

Development of non-residential uses such as educational facilities, child care facility, health and welfare services to service the local community as well as a wider catchment.

DTS/DPF 1.3

None are applicable.

PO 1.4

Dwellings primarily developed in conjunction with non-residential uses to support local business, activities and contribute to making the primary road corridor and pedestrian thoroughfares safe, walkable, comfortable, pleasant and vibrant places.

DTS/DPF 1.4

Dwellings developed in conjunction with non-residential uses sited:

- (a) at upper levels of buildings with non-residential uses located at ground level; or
- (b) behind non-residential uses on the same allotment.

PO 1.5

Ground floor uses positively contribute to an active primary road corridor.

DTS/DPF 1.5

Shop, restaurant, office, or consulting room uses located on the ground floor level of mixed use buildings.

PO 1.6

Residential accommodation sited and designed to not impede ongoing operations of existing commercial activity.

DTS/DPF 1.6

None are applicable

## Built Form and Character

PO 2.1

Buildings are adaptable and flexible to suit a range residential and non-residential of land uses.

DTS/DPF 2.1

The ground floor of buildings contain a minimum floor to ceiling height of 3.5m.

PO 2.2

Buildings designed to create visual connection between the public realm and ground level interior, to ensure an active interface with the primary street frontage and maximise passive surveillance.

PO / DPF 2.2

Minimum 50% of the ground floor primary frontage of buildings are visually permeable, transparent or clear glazed.

PO 2.3

Building height consistent with the form expressed in the *Maximum Building Height Levels Technical and Numeric Variation Overlay* and the *Maximum Building Height Metres Technical and Numeric Variation Overlay* and positively responds to the local context including the site's frontage, depth, and adjacent primary corridor or street width.

DTS/DPF 2.3

Building height is not greater than any maximum, or less than any minimum, specified in the *Maximum Building Height Levels Technical and Numeric Variation Overlay*, the *Maximum Building Height Metres Technical and Numeric Variation Overlay*, or the *Minimum Building Height Levels Technical and Numeric Variation Overlay*.

PO 2.4

Buildings setback from the primary street boundaries to contribute to the consistent established streetscape.

DTS/DPF 2.4

Buildings setback from the primary street frontage (whichever is the lesser):

- (a) not less than 3m; or
- (b) the average of the setback of the existing building on each adjoining site fronting the same street.

PO 2.5

Buildings set back from secondary street boundaries to contribute to a consistent established streetscape.

DTS/DPF 2.5

Buildings setback from a secondary street frontage of not less than 2m.

PO 2.6

Buildings set back from rear boundaries (other than street boundaries) to minimise impacts on neighbouring properties, including access to natural sunlight and ventilation.

DTS/DPF 2.6

Buildings setback from rear boundaries as follows:

- (a) 5m or more where the subject land directly abuts an allotment of a different zone; or
- (b) 3m or more in all other cases, except where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land.

PO 2.7

Buildings set back from side boundaries (other than street and zone boundaries) to provide separation between buildings in a way that complements the established character of the locality and enables access to natural sunlight and ventilation for neighbouring buildings.

DTS/DPF 2.7

Buildings with no window/s or balcony/s fronting the boundary, setback from side boundaries as follows:

- (a) no minimum on the boundary within the first 18m from the front property boundary for any building level;
- (b) no minimum for remaining length for ground level only; and
- (c) 2m for 1st level and above for building parts more than 18m from the front property boundary.

PO 2.8

Buildings set back from street boundaries (in the case of rear access ways) to provide adequate manoeuvrability for vehicles.

DTS/DPF 2.8

Buildings setback from the rear access way:

- (a) no requirement where the access way is not less than 6.5m wide; or
- (b) where the access way is less than 6.5m wide, the distance equal to the additional width required to make the access way at least 6.5m wide.

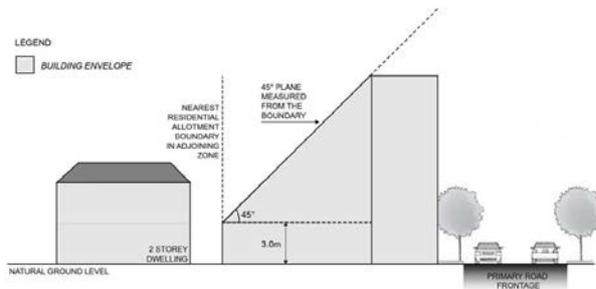
## Interface Height

### PO 3.1

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

### DTS/DPF 3.1

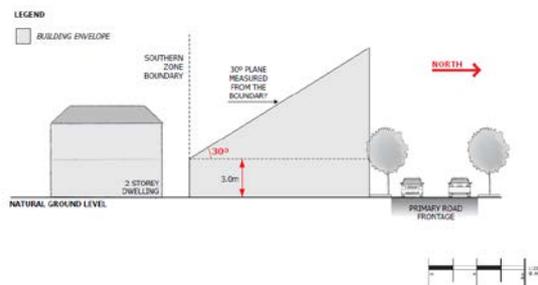
Buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3 metres above natural ground level at the allotment boundary of a residential allotment within a neighbourhood zone as shown in the following diagram (except where this boundary is a southern boundary in which case DTS/DPF 3.2 will apply, or where this boundary is the primary street boundary):



### PO 3.2

Buildings mitigate overshadowing of residential development within a neighbourhood zone.

### DTS/DPF 3.2



## Significant Development Sites

### PO 4.1

Consolidation of significant development sites (a site with a frontage over 25m to a primary road corridor and over 2500m<sup>2</sup> in area, which may include one or more allotment) to achieve increased development yield provided that off-site impacts can be managed and broader community benefit is achieved in terms of design quality, community services, affordable housing provision, or sustainability features.

### DTS/DPF 4.1

Development on significant development sites up to 30% above the maximum building height specified in DTS/DPF 2.3 where it:

- incorporates the retention, conservation and reuse of a building which is a listed heritage place or an existing built form and context that positively contributes to the character of the local area;
- includes more than 15% of dwellings as affordable housing; or
- includes at least:

- i. three of the following:
  - A. high quality open space that is universally accessible and is directly connected to, and well integrated with, public realm areas of the street;
  - B. high quality, safe and secure, universally accessible pedestrian linkages that connect through the development site;
  - C. active uses are located on the public street frontages of the building, with any above ground car parking located behind;
  - D. a range of dwelling types that includes at least 10% of 3+ bedroom apartments;
  - E. a child care centre; and
- ii. three of the following sustainable design measures are provided:
  - A. a communal useable garden integrated with the design of the building that covers the majority of a rooftop area supported by services that ensure ongoing maintenance;
  - B. living landscaped vertical surfaces of at least 50m<sup>2</sup> supported by services that ensure ongoing maintenance;
  - C. passive heating and cooling design elements including solar shading integrated into the building;
  - D. higher amenity through provision of private open space in excess of minimum requirements by 25% for at least 50% of dwellings.

#### PO 4.2

Development on a significant development site (a site with a frontage to a primary road corridor and over 2500m<sup>2</sup>, which may include one or more allotment) designed to minimise impacts on residential uses in adjacent zones with regard to intensity of use, overshadowing, massing and building proportions.

#### DTS/DPF 4.2

Development that:

- (a) is constructed within zone's Interface Building Height provision as specified DTS/DPF 3.1 and 3.2;
- (b) locates non-residential activities and higher density elements towards the primary road corridor; and
- (c) locates taller building elements towards the primary road corridor.

### Movement, parking and access

#### PO 5.1

Development does not result in additional crossovers on the primary street frontage, except where rationalising existing crossovers on consolidated sites and is designed to minimise conflicts with pedestrians and cyclists and minimise disruption to the continuity of built form.

#### DTS/DPF 5.1

Vehicular access to be provided:

- (a) via side streets or rear lanes provided there is no negative impact on residential amenity within the zone and in adjacent zones; or
- (b) where it consolidates or replaces existing crossovers.

### Procedural Matters (PM)

#### Notification of Performance assessed development

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

## Notification of Performance assessed development

- (a) the site of the development is adjacent land to land in a different zone
- (b) development identified as “all other code assessed development” in Urban Corridor (Business) Zone Table 3
- (c) development exceeding the maximum building height specified in DTS / DPF 2.3
- (d) development exceeding the defined building envelope specified in DTS / DPF 3.1 or 3.2
- (e) shop, office or consulting room in excess of the gross leasable floor area specified in DTS / DPF 1.2.

## Placement of Notices – Exemptions for Performance Assessed Development

None specified.

## Placement of Notices – Exemptions for Restricted Development

None specified.

## Urban Corridor (Main Street) Zone

Table 1 – Accepted Development Classification

<b>Class of Development</b> The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	<b>Accepted Development Classification Criteria</b>
<p><b>Air handling unit, air conditioning system or exhaust fan including any associated components and any associated building alteration or addition necessary or incidental to its installation</b></p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<p>3 The item will be installed on or within an existing building</p> <p>4 The item being installed does not encroach on a public street or affect the ability of the building to resist the spread of fire.</p> <p>5 If the associated building is in a Local Heritage Area Overlay or State Heritage Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street.</p>
<p><b>Internal building work</b></p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• A Local Heritage Place identified in the Local Heritage Place Overlay</li> <li>• A State Heritage Place identified in the State Heritage Place Overlay</li> </ul>	<p>5 There will be no increase in the total floor area of the building</p> <p>6 There will be no alteration to the external appearance of the building.</p>
<p><b>Shade sail</b></p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Hazards (Flooding) Overlay</li> <li>• Character Area Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Sloping Land Overlay</li> <li>• Water Resources Overlay</li> </ul>	<p>22 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>23 Shade sail consists of permeable material</p> <p>24 The total area of the sail - does not exceed 40m<sup>2</sup></p> <p>25 No part of the shade sail will be:</p> <p>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</p> <p>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</p> <p>26 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p>

	<p>27 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m</p> <p>28 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</p>
<p><b>Solar photovoltaic panels (roof mounted)</b>  Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Historic Area Overlay</li> <li>• A Local Heritage Place identified in the Local Heritage Place Overlay</li> <li>• A State Heritage Place identified in the State Heritage Place Overlay</li> </ul>	<p>7 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>8 Panels and associated components do not overhang any part of the roof</p> <p>9 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p><b>Water tank (underground)</b>  Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Sloping Land Overlay</li> </ul>	<p>6 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>7 The tank (including any associated pump) is located wholly below the level of the ground.</p>

Table 2 – Deemed-to-Satisfy Development Classification

<b>Class of Development</b>  The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	<b>Deemed-to-Satisfy Development Classification Criteria</b>  Provisions referred to are Deemed-to-Satisfy Criteria  Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b>  (applies only in the area affected by the Subzone)	<b>Overlay</b>  (applies only in the area affected by the Overlay)
<b>Advertisement</b> Except where any of the following apply: <ul style="list-style-type: none"> <li>Advertising Near Signalised Intersections Overlay</li> <li>Airport Building Heights (Regulated) Overlay</li> <li>Character Area Overlay</li> <li>Design Overlay</li> <li>Hazards (Flooding) Overlay</li> <li>Historic Area Overlay</li> <li>Key Railway Crossings Overlay</li> <li>Local Heritage Place Overlay</li> <li>Noise and Air Emissions Overlay</li> </ul>	None	Clearance from Overhead Powerlines: DTS 1.1  Advertisements [Appearance]: DTS 1.1, 1.3, 1.4  Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2  Advertisements [Advertising Content]: DTS 3.1  Advertisements [Amenity Content]: DTS 4.1  Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Future Road Widening: DTS 1.1  Major Urban Transport Routes: DTS 8.1, 10.1  Urban Transport Routes Overlay: DTS 8.1, 10.1

<b>Class of Development</b>  The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	<b>Deemed-to-Satisfy Development Classification Criteria</b>  Provisions referred to are Deemed-to-Satisfy Criteria  Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b>  (applies only in the area affected by the Subzone)	<b>Overlay</b>  (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> <li>State Heritage Place Overlay</li> </ul>				
<b>Change of use in an existing building (that does not involve any building work or modification that would otherwise require planning consent) from:</b> <ul style="list-style-type: none"> <li>an office to a consulting room or shop</li> <li>a shop to an office or consulting room</li> <li>a dwelling to an office or consulting room</li> <li>an office or consulting room to a dwelling(s) other than on the ground floor</li> </ul>	None	None	None	None

<b>Class of Development</b>  The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	<b>Deemed-to-Satisfy Development Classification Criteria</b>  Provisions referred to are Deemed-to-Satisfy Criteria  Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b>  (applies only in the area affected by the Subzone)	<b>Overlay</b>  (applies only in the area affected by the Overlay)
<b>Dwelling, dwellings or residential flat building undertaken by:</b> a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australia	None	Housing Renewal: All	None	Future Road Widening: DTS 1.1  Major Urban Transport Routes: DTS 1.1, 2.1, 3.1, 4.1, 5.1, 7.1, 8.1, 9.1, 10.1  Urban Transport Routes: DTS 1.1, 2.1, 3.1, 4.1, 5.1, 7.1, 8.1, 9.1, 10.1

<p><b>Class of Development</b></p> <p>The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'</p>	<p><b>Deemed-to-Satisfy Development Classification Criteria</b></p> <p>Provisions referred to are Deemed-to-Satisfy Criteria</p> <p>Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.</p>			
	<p><b>Zone</b></p>	<p><b>General Development Policies</b></p>	<p><b>Subzone</b> (applies only in the area affected by the Subzone)</p>	<p><b>Overlay</b> (applies only in the area affected by the Overlay)</p>
<p><b>n Housing Authority</b></p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Advertising Near Signalised Intersections Overlay</li> <li>• Affordable Housing Overlay</li> <li>• Aircraft Noise Exposure Overlay</li> <li>• Airport Building Heights (Regulated) Overlay</li> <li>• Building Near Airfields Overlay</li> <li>• Character Area Overlay</li> <li>• Design Overlay</li> <li>• Hazards (Flooding) Overlay</li> <li>• Historic Area Overlay</li> </ul>				

<p><b>Class of Development</b></p> <p>The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'</p>	<p><b>Deemed-to-Satisfy Development Classification Criteria</b></p> <p>Provisions referred to are Deemed-to-Satisfy Criteria</p> <p>Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.</p>			
	<p><b>Zone</b></p>	<p><b>General Development Policies</b></p>	<p><b>Subzone</b> (applies only in the area affected by the Subzone)</p>	<p><b>Overlay</b> (applies only in the area affected by the Overlay)</p>
<ul style="list-style-type: none"> <li>• Key Railway Crossings Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Noise and Air Emissions Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Traffic Generating Development Overlay</li> </ul>				

Table 3 - Applicable Policies for Performance Assessed Development

<b>Applicable Policies</b> The following policies 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.				
	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
<b>Advertisement</b>	None	Clearance from Overhead Powerlines: PO 1.1  Advertisements [Appearance]: PO 1.1, 1.3, 1.4, 1.5  Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2  Advertisements [Advertising Content]: PO 3.1  Advertisements [Amenity Content]: PO 4.1  Advertising [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5	None	Advertising Near Signalised Intersections: All  Airport Building Heights (Regulated): All  Coastal Areas: All  Design: All  Future Road Widening: PO1.1  Historic Area: All  Local Heritage Place: All  Major Urban Transport Routes: PO 8.1, 10.1  Noise and Air Emissions: All  State Heritage Area: All  State Heritage Place: All

<p><b>Applicable Policies</b></p> <p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>				
	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
				Urban Transport Routes: PO 8.1, 10.1
<b>Apartment</b>	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4</p>	None	<p>Advertising Near Signalised Intersections: All</p> <p>Affordable Housing: All</p> <p>Aircraft Noise Exposure: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p>

## Applicable Policies

The following policies 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.

	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
		<p>or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses</p>		<p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Regulated Trees: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes Overlay</p>

## Applicable Policies

The following policies 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.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>[Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		
<b>Child Care Centre</b>	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All P</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p>	None	<p>Advertising Near Signalised Intersections: All</p> <p>Affordable Housing: All</p> <p>Aircraft Noise Exposure: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p>

## Applicable Policies

The following policies 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.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to</p>		<p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Regulated Trees: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes Overlay</p>

## Applicable Policies

The following policies 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.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		People with Disabilities]: All  Transport, Access and Parking [Vehicle Parking Rates]: All  Transport, Access and Parking [Vehicle Parking Areas]: All  Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All  Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
<b>Consulting Room</b>	All	Clearance from Overhead Powerlines: PO 1.1  Design in Urban Areas [All Development]: All  Design in Urban Areas [All Development – 4 or More Building Levels]: All	None	Airport Building Heights (Regulated): All  Building Near Airfields: All  Character Area: All  Design: All  Future Road Widening: All

## Applicable Policies

The following policies 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.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Non Residential Development]: All P</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p>		<p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Regulated Trees: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes Overlay</p>

## Applicable Policies

The following policies 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.

	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		

	<b>Applicable Policies</b>			
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>			
	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
<b>Demolition of a State or Local Heritage Place</b>	None	None	None	Local Heritage Place: All  State Heritage Place: All
<b>Demolition with the Historic Area Overlay</b>	All	None	None	Historic Area: All
<b>Dwelling</b>	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>	None	<p>Advertising Near Signalised Intersections: All</p> <p>Affordable Housing: All</p> <p>Aircraft Noise Exposure: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p>

## Applicable Policies

The following policies 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.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General</p>		<p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes Overlay</p>

	<b>Applicable Policies</b>			
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>			
	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
		Land Use Compatibility]: PO 1.1  Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2  Interface Between Land Uses [ Activities Generating Noise or Vibration]: PO 4.4  Site Contamination: PO 1.1		
<b>Dwelling, dwellings or residential flat building undertaken by:</b>  <b>a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or</b>  <b>b) registered Community Housing providers participating</b>	None	Housing Renewal: All	None	Advertising Near Signalised Intersections: All  Affordable Housing: All  Aircraft Noise Exposure: All  Airport Building Heights (Regulated): All  Building Near Airfields: All  Character Area: All  Design: All

	<b>Applicable Policies</b>			
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>			
	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
<b>in housing renewal programs endorsed by the South Australian Housing Authority</b>				Future Road Widening: All Hazards (Flooding): All Historic Area: All Key Railway Crossings: All Local Heritage Place: All Major Urban Transport Routes: All Noise and Air Emissions: All State Heritage Place: All Traffic Generating Development: All Urban Transport Routes Overlay
<b>Hotel</b>	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4	None	Airport Building Heights (Regulated): All Character Area: All Design: All Future Road Widening: All

## Applicable Policies

The following policies 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.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p>		<p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes Overlay</p>

## Applicable Policies

The following policies 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.

	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground</p>		

<b>Applicable Policies</b> The following policies 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.				
	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
		Garaging and Parking of Vehicles]: All  Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
<b>Licensed Entertainment Premises</b>	None	Clearance from Overhead Powerlines: PO 1.1  Design in Urban Areas [All Development]: All  Design in Urban Areas [All Development – 4 or More Building Levels]: All  Design in Urban Areas [All Non Residential Development]: All  Interface Between Land Uses [Hours of Operation]: PO 2.1  Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2  Interface Between Land Uses [Activities Generating Noise or	None	Airport Building Heights (Regulated): All  Character Area: All  Design: All  Future Road Widening: All  Hazards (Flooding): All  Historic Area: All  Key Railway Crossings: All  Local Heritage Place: All  Major Urban Transport Routes: All  State Heritage Place: All  Traffic Generating Development: All

## Applicable Policies

The following policies 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.

	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
		<p>Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to</p>		<p>Urban Transport Routes Overlay</p>

## Applicable Policies

The following policies 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.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		People with Disabilities]: All  Transport, Access and Parking [Vehicle Parking Rates]: All  Transport, Access and Parking [Vehicle Parking Areas]: All  Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All  Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
<b>Licensed Premises</b>	None	Clearance from Overhead Powerlines: PO 1.1  Design in Urban Areas [All Development]: All  Design in Urban Areas [All Development – 4 or More Building Levels]: All	None	Airport Building Heights (Regulated): All  Building Near Airfields: All  Character Area: All  Design: All  Future Road Widening: All

## Applicable Policies

The following policies 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.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy</p>		<p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes Overlay</p>

## Applicable Policies

The following policies 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.

	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
		<p>Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p>		

<p><b>Applicable Policies</b></p> <p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>				
	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
<b>Office</b>	All	Clearance from Overhead Powerlines: PO 1.1  Design in Urban Areas [All Development]: All  Design in Urban Areas [All Development – 4 or More Building Levels]: All  Design in Urban Areas [All Non Residential Development]: All P  Interface Between Land Uses [Hours of Operation]: PO 2.1  Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2  Interface Between Land Uses [Activities Generating Noise or	None	Airport Building Heights (Regulated): All  Character Area: All  Design: All  Future Road Widening: All  Hazards (Flooding): All  Historic Area: All  Key Railway Crossings: All  Local Heritage Place: All  Major Urban Transport Routes: All  State Heritage Place: All  Traffic Generating Development: All  Urban Transport Routes Overlay

## Applicable Policies

The following policies 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.

	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
		<p>Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p>		

## Applicable Policies

The following policies 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.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
<b>Residential Flat Building</b>	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p>	None	<p>Affordable Housing: All</p> <p>Aircraft Noise Exposure: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Design: All</p>

## Applicable Policies

The following policies 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.

	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p>		<p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes Overlay</p>

<p><b>Applicable Policies</b></p> <p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>				
	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [ Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		
<b>Restaurant</b>	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Design: All</p>

## Applicable Policies

The following policies 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.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p>		<p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes Overlay</p>

## Applicable Policies

The following policies 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.

	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground</p>		

<p><b>Applicable Policies</b></p> <p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>				
	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
		<p>Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
<b>Shop</b>	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p>

## Applicable Policies

The following policies 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.

	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
		<p>Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p>		<p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

<p><b>Applicable Policies</b></p> <p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>				
	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
<b>Student Accommodation</b>	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p>	None	<p>Affordable Housing: All</p> <p>Aircraft Noise Exposure: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Design: All</p>

## Applicable Policies

The following policies 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.

	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, 3.9</p> <p>Transport, Access and Parking [ Access for People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p>		<p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

## Applicable Policies

The following policies 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.

	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [All Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Design in Urban Areas [Student Accommodation]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p>		

	<b>Applicable Policies</b>			
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>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.</p> <p>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.</p>			
	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b> (applies only in the area affected by the Subzone)	<b>Overlay</b> (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [ Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4</p> <p>Interface Between Land Uses [ Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [ Light Spill]: All</p> <p>Site Contamination: PO 1.1</p>		
<b>Tree damaging activity</b>	None	None	None	Regulated Trees: All
<b>All other Code Assessed Development</b>	All	All	None	Any Relevant Overlay: All

Table 4 – Restricted Development Classification

<b>Class of Development</b> The following Classes of Development are classified as Restricted subject to any 'Exclusions'	<b>Exclusions</b>
<b>Industry</b>	<b>Light Industry</b>



## Assessment Criteria (AC)

### Desired Outcomes (DO)

#### DO 1

A safe, walkable and vibrant shopping, entertainment and commercial main street precinct with an active day and evening economy supported by medium density residential development.

#### DO 2

Development with built form positively contributing to:

- (a) a streetscape that is visually interesting at human-scale comprising articulated buildings with a high level of fenestration and balconies oriented towards the street; and
- (b) a fine-grain public realm comprising buildings with active frontages that are designed to reinforce the street rhythm, that consider the facades, articulation and massing of existing buildings and any spaces between them, and provide narrow tenancy footprints at ground level.

## Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

### Land Use and Intensity

#### PO 1.1

A vibrant mix of land uses adding to the vitality of the area and extend activities outside shop hours including restaurants, educational, community and cultural facilities and visitor and residential accommodation.

#### DTS/DPF 1.1

Development comprises one or more of the following land uses:

- (a) Apartments
- (b) Child Care Centre
- (c) Consulting Room
- (d) Dwelling
- (e) Hotel
- (f) Educational Establishment
- (g) Licensed Entertainment Premises
- (h) Licensed Premises
- (i) Office
- (j) Restaurant
- (k) Shop
- (l) Student Accommodation
- (m) Supported Accommodation
- (n) Tourist Accommodation

#### PO 1.2

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

#### DTS/DPF 1.2

Except in the Activity Centre Subzone, shops, office or consulting room uses not exceeding a maximum gross leasable floor area of 2,000m<sup>2</sup> in a single building.

#### PO 1.3

Ground floor uses contribute to a safe, active and vibrant main street.

#### DTS/DPF 1.3

Shop, restaurant, office, or consulting room uses located on the ground floor level of buildings.

#### PO 1.4

Dwellings developed in conjunction with non-residential uses to support business, entertainment and recreational activities that contribute to making the main street locality and pedestrian thoroughfares safe, walkable, comfortable, pleasant and vibrant places.

#### DTS/DPF 1.4

Dwellings developed in conjunction with non-residential uses sited:

- (a) at upper levels of buildings with non-residential uses located at ground level; or
- (b) behind non-residential uses on the same allotment.

#### PO 1.5

Development of diverse medium density accommodation options either as part of a mixed use development or wholly residential development.

#### DTS/DPF 1.5

Residential development (other than residential development in a mixed use building) achieves a minimum net residential density of at least 70 dwellings per hectare.

#### PO 1.6

Land uses promote movement and activity during daylight and evening hours, including restaurants, educational, health, community and cultural facilities, and visitor and residential accommodation.

#### DTS/DPF 1.6

None are applicable.

## Built Form and Character

#### PO 2.1

Buildings sensitively frame the main street and public spaces and provide overall visual relief from building height and mass.

#### DTS/DPF 2.1

Buildings:

- (a) include a clearly defined podium or street wall with a maximum building height of 2 building levels or 8m, or higher where it matches the existing street wall of adjoining buildings; and
- (b) have levels above the defined podium or street wall setback a minimum of 2m from that wall.

#### PO 2.2

Buildings and structures designed to complement and respond to the established fine grained main street character by:

- (a) ensuring the veranda profile, and materials of construction are consistent with and positively respond to adjacent traditional main street buildings; and
- (b) complementing the traditional shop-front elements, such as narrow buildings and tenancy footprints, with frequently repeated frontages, and clear-glazed narrow shop front displays above raised display levels [base stall boards] and recessed entries.

#### DTS/DPF 2.2

None are applicable.

#### PO 2.3

Buildings designed to create visual connection between the public realm and ground level interior, to ensure an active interface with the main street and maximise passive surveillance.

#### DTS/DPF 2.3

The ground floor primary frontage of buildings provide at least 5m or 60% of the street frontage (whichever is the greater) as an entry / foyer or display window to a shop or other community or commercial use that provides pedestrian interest and activation.

#### PO 2.4

Buildings provide a high amenity pedestrian environment by providing shelter and shade over footpaths.

#### DTS/DPF 2.4

Buildings that provide a continuity of verandas, canopies, awnings or other pedestrian shelters.

#### PO 2.5

Buildings are adaptable and flexible to accommodate a range of residential and non-residential land uses on the ground floor.

#### DTS/DPF 2.5

The ground floor of buildings contain a minimum floor to ceiling height of 3.5m.

#### PO 2.6

Building height consistent with the form expressed in the *Maximum Building Height Levels Technical and Numeric Variation Overlay* and the *Maximum Building Height Metres Technical and Numeric Variation Overlay* and positively responds to the local context including the site's frontage, depth, and adjacent primary corridor or street width.

#### DTS/DPF 2.6

Building height is not greater than any maximum, or less than any minimum, specified in the *Maximum Building Height Levels Technical and Numeric Variation Overlay*, the *Maximum Building Height Metres Technical and Numeric Variation Overlay*, or the *Minimum Building Height Levels Technical and Numeric Variation Overlay*.

#### PO 2.7

Buildings sited on the primary street boundary to achieve a continuity of built form frontage to the main street, with the occasional section of building set back to create outdoor dining areas, visually interesting building entrances and intimate but vibrant spaces.

#### DTS/DPF 2.7

Buildings with a 0m setback from the primary street boundary, with the exception of minor setbacks to accommodate outdoor dining areas.

#### PO 2.8

Buildings with no setback from the secondary street boundary to contribute to a consistent established streetscape.

#### DTS/DPF 2.8

Buildings with a 0m setback from the secondary street boundary.

#### PO 2.9

Buildings with no side boundaries setback to achieve a continuity of street façade to the main street.

## DTS/DPF 2.9

Buildings with a 0m setback from the side boundary.

## PO 2.10

Buildings set back from rear boundaries (other than street boundaries) to minimise negative impacts on neighbouring properties, including access to natural sunlight and ventilation.

## DTS/DPF 2.10

Buildings setback from rear boundaries as follows:

- (a) 5m or more where the subject land directly abuts an allotment of a different zone; or
- (b) 3m or more in all other cases, except where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land.

## PO 2.11

Buildings set back from street boundaries (in the case of rear access ways) to provide adequate manoeuvrability for vehicles.

## DTS/DPF 2.11

Buildings setback from the rear access way:

- (a) no requirement where the access way is not less than 6.5m wide; or
- (b) where the access way is less than 6.5m wide, the distance equal to the additional width required to make the access way at least 6.5m wide.

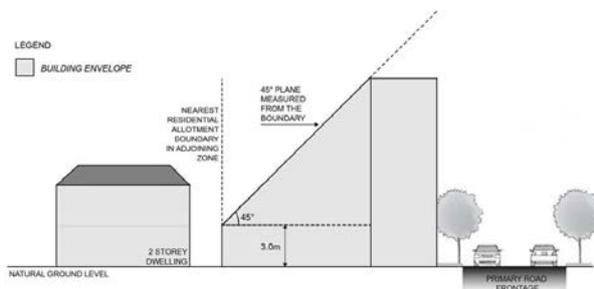
## Interface Height

### PO 3.1

Buildings mitigate visual impacts of building massing on residential development within a neighbourhood zone, except where this

## DTS/DPF 3.1

Buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3 metres above natural ground level at the allotment boundary of a residential allotment within a neighbourhood zone as shown in the following diagram (except where this boundary is a southern boundary in which case DTS/DPF 3.2 will apply, or where this boundary is the primary street boundary):

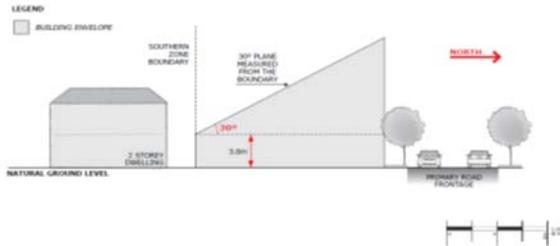


### PO 3.2

Buildings mitigate overshadowing of residential development within a neighbourhood zone.

#### DTS/DPF 3.2

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



## Significant Development Sites

### PO 4.1

Consolidation of significant development sites (a site with a frontage over 25m to a primary road corridor and over 2500m<sup>2</sup> in area, which may include one or more allotment) to achieve increased development yield provided that off-site impacts can be managed and broader community benefit is achieved in terms of design quality, community services, affordable housing provision, or sustainability features.

#### DTS/DPF 4.1

Development on significant development sites up to 30% above the maximum building height specified in DTS/DPF 2.6 where it:

- (a) incorporates the retention, conservation and reuse of a building which is a listed heritage place or an existing built form and context that positively contributes to the character of the local area;
- (b) includes more than 15% of dwellings as affordable housing; or
- (c) includes at least:
  - i. three of the following:
    - A. high quality open space that is universally accessible and is directly connected to, and well integrated with, public realm areas of the street;
    - B. high quality, safe and secure, universally accessible pedestrian linkages that connect through the development site;
    - C. active uses are located on the public street frontages of the building, with any above ground car parking located behind;
    - D. a range of dwelling types that includes at least 10% of 3+ bedroom apartments;
    - E. a child care centre; and
  - ii. three of the following sustainable design measures are provided:
    - A. a communal useable garden integrated with the design of the building that covers the majority of a rooftop area supported by services that ensure ongoing maintenance;
    - B. living landscaped vertical surfaces of at least 50m<sup>2</sup> supported by services that ensure ongoing maintenance;
    - C. passive heating and cooling design elements including solar shading integrated into the building;

- D. higher amenity through provision of private open space in excess of minimum requirements by 25% for at least 50% of dwellings.

#### PO 4.2

Development on a significant development site (a site with a frontage to a primary road corridor and over 2500m<sup>2</sup>, which may include one or more allotment) designed to minimise impacts on residential uses in adjacent zones with regard to intensity of use, overshadowing, massing and building proportions.

#### DTS/DPF 4.2

Development that:

- (a) is constructed within zone's Interface Building Height provision as specified DTS/DPF 3.1 and 3.2;
- (b) locates non-residential activities and higher density elements towards the primary road corridor; and
- (c) locates taller building elements towards the primary road corridor.

### Movement, parking and access

#### PO 5.1

Development does not result in additional crossovers on the main street, except where rationalising existing crossovers on consolidated sites and is designed to minimise conflicts with pedestrians and cyclists and minimise disruption to the continuity of built form.

#### DTS/DPF 5.1

Vehicular access to be provided:

- (a) via side streets or rear lanes provided there is no negative impact on residential amenity within the zone and in adjacent zones; or
- (b) where it consolidates or replaces existing crossovers.

#### PO 5.2

Development is designed to ensure car parking is located avoid negative impacts on the main street rhythm and activation.

#### DTS/DPF 5.2

Vehicle parking garages located behind buildings away from the primary main street frontage.

### Procedural Matters (PM)

#### Notification of Performance assessed development

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

- (e) the site of the development is adjacent land to land in a different zone
- (f) development identified as "all other code assessed development" in Urban Corridor (Main Street) Zone Table 3
- (g) development exceeding the maximum building height specified in DTS / DPF 2.6
- (h) development exceeding the defined building envelope specified in DTS / DPF 3.1 or 3.2.

#### Placement of Notices – Exemptions for Performance Assessed Development

## Notification of Performance assessed development

None specified.

## Placement of Notices – Exemptions for Restricted Development

None specified.

### Part 3 – Overlays

## Advertising Near Signalised Intersections Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Provision of a safe road environment by reducing driver distraction at key points of conflict on the road.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Advertisements Near Signalised Intersections

PO 1.1

Advertising near signalised intersections does not cause unreasonable distraction to road users through excessive size or illumination.

DTS/DPF 1.1

None are applicable.

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
Development includes an advertisement or advertising hoarding; that: a) is within 100m of a: (i) signalised intersection; or (ii) signalised pedestrian crossing; and b) will: (i) be internally illuminated; (ii) incorporate a moving or changing display or message; or (iii) incorporate a flashing light.	Commissioner of Highways	To provide expert technical assessment on potential risks relating to pedestrian and road safety which may arise from advertisements near intersections.

## Affordable Housing Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1.

Affordable housing that includes a range of affordable dwelling types is integrated into residential and mixed use development.

DO 2

Development that caters for a variety of household structures.

## Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

### Land Division

#### PO 1.1

Development comprising 20 or more dwellings provides housing suited to a range of incomes including households with low – moderate incomes.

#### DTS/DPF 1.1

Development comprising 20 or more dwellings or residential allotments includes a minimum of 15% affordable housing except where:

- a. it can be demonstrated that any shortfall in affordable housing has been provided in a previous stage of development; or
- b. it can be demonstrated that any shortfall in affordable housing will be accommodated in a subsequent stage or stages of development.

#### PO 1.2

Affordable housing is distributed throughout the development to avoid an overconcentration of affordable housing.

#### DTS/DPF 1.2

None are applicable.

### Built Form and Character

#### PO 2.1

Affordable housing is designed to complement the design and character of residential development within the development area.

#### DTS/DPF 2.1

None are applicable.

### Affordable Housing Incentives

#### PO 3.1

Allotments created for affordable housing are a suitable size and dimension that provide a high standard of occupant amenity and integrate with residential neighbourhoods.

#### DTS/DPF 3.1

Where constituting affordable housing, the minimum site area specified for a dwelling can be reduced by up to 20%.

#### PO 3.2

To support the provision of affordable housing building heights may be increased above the maximum specified in the *Building Heights Technical and Numeric Variations Data Overlay*.

#### DTS/DPF 3.2

Where a mixed-use development or apartment building includes at least 15% affordable housing, the maximum building height specified can be increased by 1 storey in City Living, General Neighbourhood, Housing Diversity Neighbourhood Greenfield Neighbourhood, Masterplanned Suburban Neighbourhood zones, and up to 30% in any other zone.

### Movement and Car Parking

#### PO 4.1

Sufficient car parking is provided to meet the needs of occupants of affordable housing.

#### DTS/DPF 4.1

Dwellings constituting affordable housing are provided with car parking in accordance with the following:

- a. 0 carparks for an apartment; and
- b. 1 carpark per dwelling for any other dwelling.

#### Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
Development for the purposes of the provision of affordable housing (applying the criteria determined under regulation 4 of the <i>South Australian Housing Trust Regulations 2010</i> )	Minister responsible for administering the <i>South Australian Housing Trust Act 1995</i>	To enable commitment and obligations on the provision of dwellings or allotments for affordable housing to be executed.

## Aircraft Noise Exposure Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Development sensitive to aircraft noise designed to manage noise intrusion to reduce land use conflict and protect human health.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

PO 1.1

Buildings that accommodate activities that are sensitive to aircraft noise designed to minimise aircraft noise intrusion and provide appropriate interior acoustic amenity.

DTS/DPF 1.1

None are applicable

#### Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
None	None	None

## Airport Building Heights (Regulated) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Management of potential impacts of buildings on the operational and safety requirements of certified commercial and military airfields, airports, airstrips and helicopter landing sites.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Built Form

PO 1.1

Building height does not pose a hazard to the operation of a certified aerodrome.

DTS/DPF 1.1

Building height does not exceed the Obstacle Limitations Surface (OLS) in the *Airport Building Heights (Regulated) Technical and Numeric Variation Overlay*.

PO 1.2

Development is adequately separated from runways and other operational facilities within certified aerodromes to minimise the potential for building generated turbulence and windshear.

DTS/DPF 1.2

The distance from any part of a runway centreline to the closest point of the building is 35 times building height or more

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
Development of a building height which would exceed the Obstacle Limitation Surface.	Commonwealth Secretary for the Department of Infrastructure, Regional Development and Cities	To provide expert assessment and direction to the relevant authority on potential impacts on the safety and operation of aviation activities

## Building Near Airfields Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Management of lighting and bird attraction impacts on the operational and safety requirements of certified commercial and military airfields, airports, airstrips and helicopter landing sites.

## Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

### PO 1.1

Outdoor lighting does not pose a hazard to commercial or military aircraft operations.

### DTS/DPF 1.1

Development does not include outdoor floodlighting

### PO 1.2

Development likely to attract birds adequately separated from airfields to minimise the potential for aircraft bird strike.

### DTS/DPF 1.2

Development incorporating one or more of the following land uses is located not less than 3km from the boundaries of an airport used by commercial or military aircraft:

- a. food packing/processing plant;
- b. horticulture;
- c. intensive animal husbandry;
- d. showground;
- e. waste management facility;
- f. waste transfer station;
- g. wetland; or
- h. wildlife sanctuary.

### PO 1.3

Buildings and structures that are sensitive to aircraft noise designed to minimise aircraft noise intrusion and provide appropriate interior amenity.

### DTS/DPF 1.3

None are applicable

## Procedural Matters

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
None	None	None

## Character Area Overlay

### Assessment Provisions (AP)

#### Desired Outcome (DO)

##### DO 1

Reinforce valued streetscape characteristics through contextually responsive development, design and adaptive reuse that responds to the attributes expressed in the Character Area Statement.

#### Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

##### Built Form

###### PO 1.1

The form of new buildings and structures that are visible from the public realm consistent with the valued streetscape characteristics of the character area.

###### DTS 1.1

None are applicable.

###### PO 1.2

Development is consistent with the prevailing building and wall heights in the character area.

###### DTS 1.2

None are applicable.

###### PO 1.3

Design and architectural detailing of street facing buildings consistent with the prevailing characteristics in the character area.

###### DTS 1.3

None are applicable.

###### PO 1.4

Development is consistent with the prevailing front and side boundary setback pattern in the character area.

###### DTS 1.4

None are applicable.

###### PO 1.5

Materials are either consistent with or complement those within the character area.

###### DTS 1.5

None are applicable.

## Alterations and Additions

### PO 2.1

Additions and alterations do not adversely impact on the streetscape character.

#### DTS/DPF 2.1

Additions and alterations:

- (a) fully contained within the roof space of an existing building with no external alterations made to the building elevation facing the primary street; or
- (b) where including a second storey addition, the additions are not visible from the primary street assuming a 45 degree view angle measured from the primary frontage allotment boundary; and

- (c) do not include any development forward of the front façade building line; and
- (d) that comprise side or rear extensions that are no closer to the side boundary than the existing building and are not visible from the primary street.

#### PO 2.2

Encourage the adaptive reuse of buildings that complement the prevailing characteristics of the locality, by enabling complementary changes to buildings to accommodate new land uses.

#### DTS 2.2

None are applicable.

### Ancillary Development

#### PO 3.1

Ancillary development, including carports, outbuildings and garages, complements the character of the area and associated building(s).

#### DTS 3.1

None are applicable.

#### PO 3.2

Ancillary development, including carports, outbuildings and garages, is located behind the building line of the principal building(s).

#### DTS 3.2

None are applicable.

#### PO 3.3

Advertising and advertising hoardings are located and designed to complement the building, be unobtrusive, not conceal or obstruct significant architectural elements and detailing, or dominate the building or its setting.

#### DTS 3.3

None are applicable.

#### PO 3.4

Front fencing and gates should be consistent with the traditional period, style and form of the associated built form.

#### DTS 3.4

None are applicable.

### Land Division

#### PO 4.1

Land division creates allotments that are capable of accommodating buildings of a bulk and scale that reflect existing buildings and setbacks in the character area.

#### DTS 4.1

None are applicable.

### Context and Streetscape Amenity

#### PO 5.1

The width of driveways and other vehicle access ways are consistent with the prevalent width of existing driveways in the character area.

#### DTS 5.1

None are applicable.

PO 5.2

Development maintains the valued landscape pattern and characteristics that contribute to the character area, except where they compromise safety, create nuisance, or impact adversely on existing buildings or infrastructure.

DTS 5.2

None are applicable.

Procedural Matters (PM)

<b>Referrals</b>		
<b>Class of Development / Activity</b>	<b>Referral Body</b>	<b>Purpose of Referral</b>
None	None	None

## Character Area Statement

Character Area Overlays identify areas that comprise variable, but cohesive high quality streetscape. They are characterised by a generally consistent rhythm of building setting and spacing, allotment patterns, landscape features and the scale, proportion and form of the buildings and their key elements. Development within the Overlay will preserve these attributes.

Existing building stock that contributes to these attributes should be redeveloped in a manner as to retain their contribution to the prevailing streetscape.

New development will remain consistent, or enhance these streetscape attributes through maintaining a compatible siting, form, rhythm and/or visual consistency to the prevailing streetscape.

### Example – 1950s – 1960s Housing Trust

Characteristics	Examples
Historical Period	- Late 1950's and early 1960's.
Subdivision Pattern	-Irregular allotment shapes and curvilinear street pattern. -Detached, 300 sqm , 10m min frontage Semi-detached, 270 sqm, 9m min frontage Single storey row dwelling, 200 sqm, 7m min frontage Double storey row dwelling, 180 sqm, 6m min frontage.
Architectural Buildings	-Single storey semi-detached dwellings (double-unit) -Detached dwellings
Materials	-Brick or concrete block with stylistic treatments varying house to house. -Roofs should remain clad in corrugated iron
Setting and Public Realm	-Large proportion of open space as parks and gardens -Established mature trees in landscaped road reserves
Fencing	-The incorporation of fences and gates in keeping with the height, scale and type of fences in the locality.
Height	-Low density detached and semi-detached dwellings. -Low-medium density row dwellings up to two storeys in height. - Two storey extensions should be set well back from the principal elevation and should not dominate the front section of the dwelling.

### Example – 1920s – 1950s Mixed Residential

Characteristics	Prevailing Characteristics
Era of Development	-1920 to 1950.
Subdivision Pattern	-Strong uniformity of layout and buildings. -Medium sized detached housing on substantial allotments.

Architectural Buildings	-Predominantly Bungalow and Tudor. -Some examples of Spanish Mission, Dutch Gable and Art Deco.
Materials	-Freestone. -Red brick. -Stucco and baked brick. -Exposed by ornate timber work. -Terracotta Tiles. -Galvanised Iron.
Setting and Public Realm	-Traditional well-maintained gardens. -Abundant mature vegetation. -Tree lined streets. -Woodville Oval (precinct's main focus).
Fencing	-Low brick, stucco or wire (integral with design of the house).
Height	-Generally single storey. -Consistent with the character of the precinct.

## Design Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Development that positively contributes to the liveability, durability and sustainability of the built environment through high-quality design.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

General

PO 1.1

Medium to high rise buildings and state significant development demonstrate high quality design.

DTS/DPF 1.1

None are applicable.

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
<p>Development:</p> <p>2) within the area of the overlay located within the Corporation of the City of Adelaide where the total amount to be applied to any work, when all stages of the development are completed, exceeds \$10,000,000;</p> <p>3) within the area of the overlay located within the City of Port Adelaide Enfield where the total amount to be applied to any work, when all stages of the development are completed, exceeds \$3 000 000;</p> <p>4) within all other areas of the overlay, that involves the erection or construction of a building that exceeds 4 building levels;</p> <p>5) except where it relates to a variation of an application if the development has previously—            (a) been referred to the Government Architect; or</p>	<p>Government Architect</p>	<p>To provide expert design advice to the Relevant Authority, including how development:</p> <ul style="list-style-type: none"> <li>• responds to the surrounding context and contributes to the quality and character of a place;</li> <li>• contributes to inclusiveness, connectivity, and universal design of the built environment;</li> <li>• enables buildings and places that are fit for purpose, adaptable and long-lasting;</li> <li>• contributes to desirable places and communities</li> </ul>

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
(b) been given development authorisation under the Act.		<p>that promote investment;</p> <ul style="list-style-type: none"> <li>• optimises performance and public benefit; and</li> <li>• supports sustainable and environmentally responsible development.</li> </ul>

## Future Road Widening Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Development which is consistent with and will not compromise efficient delivery of future road widening requirements.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Future Road Widening Overlay

PO 1.1

Development does not compromise or is located and designed to minimise its impact on future road widening requirements.

DTS/DPF 1.1

Development does not involve building work, or building work is located wholly outside the land shown in the Future Road Widening Overlay.

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
Other than where all deemed-to-satisfy criteria for all policies relevant to this referral are met, development (including the division of land) that is within or may encroach within a Future Road Widening Area.	Commissioner of Highways	To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
		as described in the Planning and Design Code.

## Historic Area Overlay

### Assessment Provisions (AP)

#### DO 1

Reinforce historic themes and characteristics through conservation and contextually responsive development, design and adaptive reuse that responds to existing coherent patterns in streetscapes and built form as expressed in the Historic Area Statement.

#### Built Form

##### PO 1.1

The form of new buildings and structures that are visible from the public realm are consistent with the prevailing historic attributes and characteristics of the historic area.

##### DTS 1.1

None are applicable

##### PO 1.2

Development is consistent with the prevailing building and wall heights in the historic area.

##### DTS 1.2

None are applicable

##### PO 1.3

Design and architectural detailing of street facing buildings complement the prevailing characteristics in the historic area.

##### DTS 1.3

None are applicable

##### PO 1.4

Development is consistent with the prevailing front and side boundary setback pattern in the historic area.

##### DTS 1.4

None are applicable

##### PO 1.5

Materials are either consistent with or complement those within the historic area.

##### DTS 1.5

None are applicable

## Alterations and additions

### PO 2.1

Alterations and additions complement the subject building and are sited to ensure they do not dominate the primary facade, and employ a contextual design approach.

### DTS 2.1

Alterations and additions are fully contained within the roof space of an existing building with no external alterations made to the building elevation facing the primary street.

### PO 2.2

Encourage the adaptive reuse of buildings that complement the prevailing historic values and character of the locality, by enabling complementary changes to buildings to accommodate new land uses.

### DTS 2.2

None are applicable

## Ancillary development

### PO 3.1

Ancillary development, including carports, outbuildings and garages, complements the historic character of the area and associated buildings.

### DTS 3.1

None are applicable

### PO 3.2

Ancillary development, including carports, outbuildings and garages, are located behind the building line of the principal building(s).

### DTS 3.2

None are applicable

### PO 3.3

Advertising and advertising hoardings are located and designed to complement the building, be unobtrusive, not conceal or obstruct significant architectural elements and detailing, or dominate the building or its setting.

### DTS 3.3

None are applicable

### PO 3.4

Front fencing and gates are consistent with the traditional period, style and form of the associated built form.

### DTS 3.4

None are applicable

## Land Division

### PO 4.1

Land division creates allotments that are capable of accommodating buildings of a bulk and scale that reflect existing buildings and setbacks in the historic area.

### DTS 4.1

None are applicable

## Context and Streetscape Amenity

### PO 5.1

The width of driveways and other vehicle access ways are consistent with the prevalent width of existing driveways of the historic area.

### DTS 5.1

None are applicable

### PO 5.2

Development maintains the valued landscape patterns and characteristics that contribute to the historic area, except where they compromise safety, create nuisance, or impact adversely on existing buildings or infrastructure.

### DTS 5.2

None are applicable

## Demolition

### PO 6.1

Buildings and structures that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished, unless:

- (a) the front elevation of the building has been substantially altered and cannot be reasonably, economically restored in a manner consistent with the building's original style; or
- (b) the building façade does not contribute to the historic character of the streetscape; or
- (c) the structural integrity or condition of the building is beyond economic repair.

### DTS 6.1

None are applicable

### PO 6.2

Partial demolition of a building where that portion to be demolished does not contribute to the historic character of the streetscape.

### DTS 6.2

None are applicable

### PO 6.3

Buildings, or elements of buildings, that do not conform with the values described in the historic areas statement may be demolished.

### DTS 6.3

None are applicable

## Ruins

### PO 7.1

Development that conserves and complements features and ruins associated with former activities of significance including those associated with mining, farming and industry.

### DTS 7.1

None are applicable

Procedural Matters (PM)

<b>Referrals</b>	
<b>Development Type</b>	<b>Referral Body</b>
None	None

## Historic Area Statement

Historic Area Overlays identify areas that comprise unified, consistent streetscape characteristics of an identifiable historic, economic or social theme associated with an earlier era of development. They comprise built form characteristics, and at times natural features and sub-division patterns that provide a legible connection to the historic development of the local area. Development within the Overlay will preserve these attributes.

The redevelopment of existing places, through refurbishment or adaptive reuse, will maintain, and where possible enhance or reinforce, this unified, consistent historic streetscape character.

New development will be generally limited to the replacement of places that either do not contribute towards this unified, consistent historic streetscape character, or towards the rear of sites that do, so as to not adversely impact the legibility and interpretation of the prevailing historic, economic or social themes as viewed from the public realm.

### Example – Large Estate

<b>Heritage Characteristics</b>	<b>Prevailing Characteristics</b>
Era of Development	-1880 to 1900. -1930 to 1940.
Subdivision Pattern	-Site areas of 1500- 3000 square metres. -Street frontages, 30 metres. -Generous front set-backs (e.g. 11 metres). -Side set-backs between 4 and 8 metres so as to maintain a total spacing between neighbouring dwelling walls, of some 12 metres.
Architectural Buildings	-Victorian and Turn-of-the-Century Villas/Mansions. -Tudors and Bungalows (1930-40's).
Materials	-Consistent with the materials contained within the architectural building.
Setting and Public Realm	-Wide streets. -Substantial trees. -Expansive allotments, street frontages and gardens. -Heywood Park.
Fencing	-Low and essentially open-style fencing. -May also include masonry pier and plinth fence with decorative open sections of up to 1.8 metres in total height.
Height	-Single storey built scale to the streetscape. -Second storey elements should be integrated sympathetically into the dwelling design.

### Example – Large allotments, single level

<b>Heritage Characteristics</b>	<b>Examples</b>
Historical Period	-1900s-1920s

Subdivision Pattern	<ul style="list-style-type: none"> <li>-Large allotments, fronting wide</li> <li>-Single-storey detached</li> <li>-Detached dwellings should have a primary street frontage not less than 18 metres.</li> </ul>
Architectural Buildings	<ul style="list-style-type: none"> <li>- Bungalows</li> <li>- Edwardian (Queen Anne)</li> <li>- Federation</li> <li>- Tudor Style</li> </ul>
Materials	<ul style="list-style-type: none"> <li>-Retention of original finishes and unpainted stone</li> </ul>
Setting and Public Realm	<ul style="list-style-type: none"> <li>-Tree lined avenues</li> <li>-Front gardens important design element</li> <li>-Landscaping around the dwelling</li> </ul>
Fencing	<ul style="list-style-type: none"> <li>-Front fencing is compatible with the period and style of the dwelling</li> <li>-Solid and high front fences are generally inappropriate (may be considered on roads of high traffic volume)</li> <li>-Lower more open fencing that allows an appreciation of the detailing of the dwelling, such as timber picket and paling, wire mesh with timber or tube framing, woven crimped wire, and masonry with galvanised steel ribbon.</li> <li>- Side and rear fences in traditional materials.</li> </ul>
Height	<ul style="list-style-type: none"> <li>-No more than one storey above natural ground level, except where the predominant height in the immediate locality is two storey.</li> <li>-In this instance development should not be more than two storeys above the natural ground level.</li> </ul>

### Example – Narrow Village

<b>Heritage Characteristics</b>	<b>Examples</b>
Historical Period	-Late 19 <sup>th</sup> Century (1870s to 1890s)
Subdivision Pattern	<ul style="list-style-type: none"> <li>-Narrow allotments of varying widths</li> <li>-Closely spaced early small dwellings and narrow streets</li> <li>-Centred on the triangle created by Main North Road, Carter Street, Highbury Street and Argyle street.</li> </ul>
Architectural Buildings	<ul style="list-style-type: none"> <li>-Single fronted cottages</li> <li>-Attached cottages</li> <li>-Corner shops</li> <li>-Church</li> </ul>

Materials	<ul style="list-style-type: none"> <li>-Bluestone or sandstone with brick quoins around doors and window openings and wall corners</li> <li>-Sometimes rendered quoins</li> <li>-Side and rear walls are usually red brick or random rubble (stone) or river stone construction.</li> <li>-Roof cladding corrugated iron with OF profile gutters</li> </ul>
Setting and Public Realm	<ul style="list-style-type: none"> <li>-Village Character</li> <li>-Narrow Streets</li> </ul>
Fencing	-Original front fences should be maintained and restored.
Height	- PDC refers to maximum height of 9 metres or 2 storeys.

#### Example – Grand/Mansion 1 – 750+

<b>Heritage Characteristics</b>	<b>Prevailing Characteristics</b>
Era and/or style of development	-Predominantly turn of the 20 <sup>th</sup> century, with valued dwellings to approximately 1940
Subdivision Pattern	<ul style="list-style-type: none"> <li>-Site areas of 750 - 1200 square metres.</li> <li>-Street frontages of around 15 metres.</li> <li>-Front set-backs in the order of 7 metres.</li> <li>-Side set-backs between 1 and 4 metres so as to maintain a total spacing between neighbouring dwelling walls, of some 4metres.</li> </ul>
Architectural Buildings	<ul style="list-style-type: none"> <li>-Victorian and Turn-of-the-Century Villas (asymmetrical and symmetrical)</li> <li>-double-fronted cottages</li> <li>-limited complementary, Inter-war era styles</li> </ul>
Materials	-Consistent with the materials associated with the architectural styles of the subject building and streetscape.
Setting and Public Realm	<ul style="list-style-type: none"> <li>-Wide streets.</li> <li>-Substantial trees.</li> <li>-Expansive allotments, street frontages and gardens.</li> <li>-Original parks and street layouts.</li> </ul>
Fencing	<ul style="list-style-type: none"> <li>- Low, open fencing reflective of the architectural style of the subject building</li> <li>-May also include masonry pier and plinth fence with decorative open sections of up to 1.8 metres in total height.</li> </ul>
Height	<ul style="list-style-type: none"> <li>-Single and two storey built scale to the streetscape.</li> <li>-building wall heights in the order of 3.6 metres</li> <li>- total roof heights in the order of 5.6 metres or 6.5 metres</li> <li>-roof pitches in the order of 27 degrees and 35 degrees.</li> </ul>

Example – Grand/Mansion 2 – 1200+

<b>Heritage Characteristics</b>	<b>Prevailing Characteristics</b>
Era and/or style of development	-Predominantly turn of the 20 <sup>th</sup> century, with valued dwellings to approximately 1940
Subdivision Pattern	-Site areas of 1200- 3000 square metres. -Street frontages of 30 metres or more. -Generous front set-backs (e.g. 11 metres). -Side set-backs between 4 and 8 metres so as to maintain a total spacing between neighbouring dwelling walls, of some 12 metres.
Architectural Buildings	-Victorian and Turn-of-the-Century Villas/Mansions. -1930s-1940s International Styles -Gentleman’s Tudors and Bungalows
Materials	-Consistent with the materials associated with the architectural styles of the subject building and streetscape.
Setting and Public Realm	-Wide streets. -Substantial trees. -Expansive allotments, street frontages and gardens. -Original parks and street layouts.
Fencing	- Low, open fencing reflective of the architectural style of the subject building -May also include masonry pier and plinth fence with decorative open sections of up to 1.8 metres in total height.
Height	-Single and two storey built scale to the streetscape.

Example – Township (mixed / residential)

<b>Heritage Characteristics</b>	<b>Prevailing Characteristics</b>
Era and/or style of development	- Turn of 20 <sup>th</sup> Century
Subdivision Pattern	- Traditional grid land division pattern - Within the main street/town centre, consistent setbacks and strong building line with little interruption. Buildings square to the street.
Architectural Buildings	-Within the main street/town centre, distinctive built form reflecting mix of civic, commercial and retail activities -Verandahs and parapets - Traditional railway architecture including workshops and industrial buildings - Small, humble worker’s accommodation, including single and double fronted cottages and row cottages -More prosperous stone/masonry villas surrounded by gardens/landscaping

Materials	<ul style="list-style-type: none"> <li>-Consistent with the materials associated with the architectural styles of the subject building and streetscape.</li> <li>-CGI roofing</li> <li>-Weatherboard/fibro</li> <li>-Local stone/masonry</li> </ul>
Setting and Public Realm	<ul style="list-style-type: none"> <li>- Stone kerbing</li> <li>- Wide streets in original layout</li> <li>- Traditional parks/gardens</li> <li>- Maintenance of rural character and scenic views</li> </ul>
Fencing	<ul style="list-style-type: none"> <li>-Rural style fencing</li> <li>- Low, open fencing reflective of the architectural style of the subject building</li> </ul>
Height	<ul style="list-style-type: none"> <li>-Predominantly single storey where residential or retail</li> <li>-Two storeys associated with grand, civic or commercial activities</li> <li>-Roof pitches between 30-45 degrees, reflecting traditional styles</li> </ul>

## Key Railway Crossings Overlay

### Assessment Provisions (AP)

#### Desired Outcome (DO)

##### DO 1

Safe, efficient and uninterrupted operation of key railway crossings.

### Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

#### Access Design and Function

##### PO 1.1

Site access does not interfere or impact on the safe operation of a railway crossing.

##### DTS/DPF 1.1

Development does not involve a new or modified access or an increase in traffic through an existing access that is located within the following distance from a railway crossing:

- i. 110 km/h road – 190m
- ii. 100 km/h road – 165m
- iii. 90 km/h road – 140m
- iv. 80 km/h road – 110m
- v. 70 km/h road – 90m
- vi. 60 km/h road – 70m
- vii. 50km/h or less road – 50m

### Procedural Matters

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
None	None	None

## Local Heritage Place Overlay

### Assessment Provisions (AP)

#### Desired Outcome (DO)

##### DO 1

Development maintains the heritage and cultural values of Local Heritage Places through conservation, ongoing use and adaptive reuse.

#### Built Form

##### PO 1.1

The form of new buildings and structures maintains the heritage values of the Place.

##### DTS 1.1

None are applicable.

##### PO 1.2

Massing and scale of development maintains the heritage values of the Place.

### DTS 1.2

None are applicable.

### PO 1.3

Design and architectural detailing maintains the heritage values of the Place.

### DTS 1.3

None are applicable.

### PO 1.4

Development is consistent with boundary setbacks and setting.

### DTS 1.4

None are applicable.

### PO 1.5

Materials and colours are either consistent with or complement the heritage values of the Place.

### DTS 1.5

None are applicable.

### PO 1.6

New buildings are not placed or erected between the front street boundary and the façade of a Local Heritage Place.

### DTS 1.6

None are applicable.

### PO 1.7

Development of a Local Heritage Place retains elements contributing to its heritage value.

### DTS 1.7

None are applicable.

## Alterations and Additions

### PO 2.1

Alterations and additions complement the subject building and are sited to be unobtrusive, not conceal or obstruct heritage elements and detailing, or dominate the Place or its setting.

### DTS 2.1

None are applicable.

### PO 2.2

Encourage the adaptive reuse of Local Heritage Places by enabling compatible changes to buildings to accommodate new land uses.

### DTS 2.2

None are applicable.

## Ancillary Development

### PO 3.1

Ancillary development, including carports, outbuildings and garages, complements the heritage values of the Place.

### DTS 3.1

None are applicable.

### PO 3.2

Ancillary development, including carports, outbuildings and garages, is located behind the building line of the principle building(s).

### DTS 3.2

None are applicable.

### PO 3.3

Advertising and advertising hoardings should be designed to complement the Local Heritage Place, be unobtrusive, not conceal or obstruct heritage elements and detailing, or dominate the building or its setting.

### DTS 3.3

None are applicable.

## Land Division

### PO 4.1

Land division creates allotments that:

- (a) are compatible with the surrounding pattern of subdivision of the Local Heritage Place; and
- (b) are of a dimension to accommodate new development that reinforces and is compatible with the heritage values of the Local Heritage Place.

### DTS 4.1

None are applicable.

## Landscape Context and Streetscape Amenity

### PO 5.1

Individually heritage listed trees, parks, historic gardens and memorial avenues retained unless:

- (a) trees / plantings are, or have the potential to be, a danger to life or property; or
- (b) trees / plantings are significantly diseased and their life expectancy is short.

### DTS 5.1

None are applicable.

## Demolition

### PO 6.1

Local Heritage Places are not demolished, destroyed or removed in total or in part unless either of the following apply:

- (a) the portion of the Place to be demolished, destroyed or removed is excluded from the extent of listing that is of heritage value;
- (b) the structural integrity or condition of the building represents an unacceptable risk to public or private safety and is irredeemably beyond repair.

### DTS 6.1

None are applicable.

### PO 6.2

The demolition, destruction or removal of a building, portion of a building or other feature or attribute is appropriate where it does not contribute to the heritage values of the Place.

### DTS 6.2

None are applicable.

## Conservation Works

### PO 7.1

Conservation works to the exterior of a Place match existing materials to be repaired and utilise traditional work methods.

### DTS 7.1

None are applicable.

## Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
None	None	None

# Major Urban Transport Routes Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Safe and efficient operation of major urban transport routes for all road users.

DO 2

Provision of safe and efficient access to and from major urban transport routes.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Access – Safe Entry and Exit (Traffic Flow)

PO 1.1

Access points designed to allow safe entry and exit to and from a site to meet the needs of development, to ensure traffic flow interference associated with access movements is minimised.

DTS/DPF 1.1

An access point is designed to ensure:

- a. the following for the largest vehicle expected to access the site:
  - (ii) entry and exit movements are left turn only;
  - (iii) access to and from the site is in a forward direction, with on-site manoeuvring available through circulation around the site of no more than a 3-point turn;
  - (iv) vehicles cross the property boundary at an angle between 70 degrees and 90 degrees; and
- b. access to and from the site fully within the kerbside lane of the road; and where the access point services, or is intended to service:
  - (ii) a single dwelling, the access point has a width of between 3m and 4m (measured at the site boundary); or
  - (iii) between 2 and 6 dwellings, the access point has a width of between 6m and 7m (measured at the site boundary); or
  - (iv) over 6 dwellings or any other non-residential land uses, then:
    - A. where vehicles 6.4m or less are expected to access the site, the access point has a width of between 7m and 10m (measured at the site boundary); or
    - B. where vehicles up to 8.8m in length are expected to access the site, the access point has a width of between 12m and 16m (measured at the site boundary); and
- c. the access point is located 1m or more from any roadside infrastructure or trees.

Access – On-Site Queuing

PO 2.1

Sufficient accessible on-site queuing adjacent to access points is provided to meet the needs of development so that all vehicle queues are contained fully within the boundaries of the development site, to minimise interruption on the functional performance of the road and safe vehicle movement.

DTS/DPF 2.1

An access point:

- (a) will not service, or is not intended to service, more than 6 dwellings and there are no internal driveways, intersections, car parking spaces or gates within 6.0m of the access point; or
- (b) will service development that will generate less than 60 vehicle movements per day; and

- i. where vehicles no greater than 6.4m in length are expected to access the site, there are no internal driveways, intersections, car parking spaces, car park isles or any other internal obstructions within 10.5m of the access point; or
- ii. where vehicles no greater than 8.8m in length are expected to access the site, there are no internal driveways, intersections, car parking spaces, car park isles or any other internal obstructions within 14.5m of the access point; or
- iii. where vehicles over 8.8m in length are expected to access the site, no Deemed-to-Satisfy Criteria applies.

## Access – Existing Access Points

### PO 3.1

Existing access points designed to accommodate the type and volume of traffic likely to be generated by the development.

#### DTS/DPF 3.1

An existing access point:

- (a) will not service and is not intended to service more than 6 dwellings; or
- (b) will service development that will not result in:
  - i. an increase in traffic using an existing access point that is greater than 10% of the traffic volumes using the existing access prior to the development or 60 vehicles per day (whichever is the lesser); or
  - ii. a larger class of vehicle expected to access the site using the existing access.

## Access – Location (Spacing)

### PO 4.1

New access points are widely spaced apart from any existing access point or public road junction to not impede traffic flow and ensure safe and efficient operating conditions are maintained on the road.

#### DTS/DPF 4.1

Where access from an alternative local road at least 25m from the Major Urban Route is not available, and the access is not located on a Controlled Access Road, a new access point is:

- (a) not located on a section affected by double barrier lines between either edge of the access point; and
- (b) at least the following distance from a public road junction, or terminating / merging lane on a public road:
  - B. 110 km/h road – 325m
  - C. 100 km/h road – 280m
  - D. 90 km/h road – 240m
  - E. 80 km/h road – 200m
  - F. 70 km/h road – 165m
  - G. 60 km/h road – 135m
  - H. 50km/h or less road – 105m; and
- (c) at least the following distance from another private (non-public road) access point:
  - A. 110 km/h road – 190m
  - B. 100 km/h road – 165m
  - C. 90 km/h road – 140m
  - D. 80 km/h road – 110m
  - E. 70 km/h road – 90m
  - F. 60 km/h road – 70m

## G. 50km/h or less road – 50m

### Access – Location (Sight Lines)

#### PO 5.1

Access points located and designed to ensure appropriate sight distances are provided so that drivers:

- (a) on the road approaching the access point are able to recognise the presence of the access point and/or see a vehicle turning into or out of the access point in time to slow down or stop in a safe and controlled manner; and
- (b) exiting the access point onto the road can see approaching vehicles to avoid potential conflict.

#### DTS/DPF 5.1

Drivers approaching or exiting a new access point have an unobstructed line of sight to or from the new access point in accordance with the following distances:

- (a) 110 km/h road – 325m
- (b) 100 km/h road – 280m
- (c) 90 km/h road – 240m
- (d) 80 km/h road – 200m
- (e) 70 km/h road – 165m
- (f) 60 km/h road – 135m; and
- (g) 50km/h or less road – 105m.

### Access – Mud and Debris

#### PO 6.1

Access points constructed to minimise mud or other debris being carried or transferred onto the road, to ensure safe road operating conditions.

#### DTS/DPF 6.1

None are applicable.

### Access – Stormwater

#### PO 7.1

Access points designed to minimise negative impact on roadside drainage of water.

#### DTS/DPF 7.1

Development does not:

- (a) decrease the capacity of an existing drainage point; or
- (b) restrict or prevent the flow of stormwater to an existing drainage point and system.

### Building on Road Reserve

#### PO 8.1

Buildings or structures that encroach onto, above or below road reserves designed and sited to minimise impact on safe movements by all road users.

#### DTS/DPF 8.1

No encroachment of buildings or structures onto, above or below the road reserve.

## Public Road Junctions

PO 9.1

New junctions with public roads (including the opening of unmade public road junctions) or modifications to existing road junctions located and designed to ensure safe and efficient road operating conditions.

DTS/DPF 9.1

Development does not involve creation of a new junction with a public road, opening of an unmade public road junction or modification to an existing public road junction.

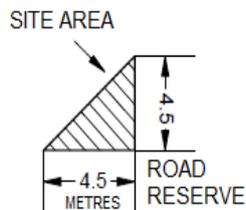
## Corner Cut-Offs

PO 10.1

Development located and designed to ensure drivers can safely turn into and out of public road junctions.

DTS/DPF 10.1

Development does not involve building work, or building work is located wholly outside the land shown as “Site Area” in the following diagram:



## Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
<p>Except where all of the relevant deemed-to-satisfy criteria are met, development (including the division of land) that:</p> <ul style="list-style-type: none"> <li>b. creates a new access or junction; or</li> <li>c. proposes either of the following (except where deemed to be minor in the opinion of the relevant authority):               <ul style="list-style-type: none"> <li>i. alters an existing access or public road junction; or</li> <li>ii. may change the nature of vehicular movements or increase the number or frequency of movements through an existing access;</li> </ul> </li> </ul> <p>on a Major Urban Traffic Route road or within 25m of an intersection with such a road.</p>	Commissioner of Highways	To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.

# Noise and Air Emissions Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Protect community health and amenity from adverse impacts of noise and air emissions.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Siting and Design

PO 1.1

Noise and air quality sensitive development located adjacent to high noise and/or air pollution sources designed and sited to shield sensitive receivers from the emission source using measures such as:

- (a) placing buildings containing non-sensitive receivers (such as retail and commercial) between the emission source and sensitive receivers;
- (b) within individual buildings, placing rooms more sensitive to air quality and noise impacts (such as living rooms and bedrooms) further away from the emission source;
- (c) providing appropriate separation or erecting noise attenuation barriers, provided the requirements for safety, urban design and access can be met;
- (d) the use building design elements such as podiums and jutting, deep or enclosed balconies (including with solid balustrades), provided the requirements for safety, urban design and access can be met.

DTS/DPF 1.1

None are applicable

PO 1.2

Air quality sensitive development located adjacent to high air pollution sources use building design elements such as varying building heights, widths, articulation, setbacks and shapes to increase wind turbulence and the dispersion of air pollutants, provided wind impacts on pedestrian amenity are acceptable.

DTS/DPF 1.2

None are applicable

PO 1.3

Noise and air quality sensitive development located adjacent to high noise and/or air pollution sources locate private open space (including ground level courtyards and balconies), common open space and outdoor play areas within educational establishments and pre-schools away from the emission source.

DTS/DPF1.3

None are applicable

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
None	None	None

## Prescribed Watercourses Overlay

### Assessment Provisions (AP)

#### Desired Outcomes (DO)

##### DO 1

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

### Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

#### PO 1.1

All development, but in particular involving:

- (a) horticulture;
- (b) activities requiring irrigation;
- (c) aquaculture;
- (d) industry;
- (e) intensive animal husbandry; or
- (f) commercial forestry

having a lawful, sustainable and reliable water supply that does not place undue strain on prescribed watercourses.

#### DTS/DPF 1.1

None are applicable.

### Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
Development comprising the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert, or collects or diverts water flowing in a prescribed watercourse.	<p>Where not located in the River Murray Flood Plain Overlay – The Minister responsible for the administration of the <i>Natural Resources Management Act 2004</i></p> <p>Where located in the River Murray Flood Plain Overlay – The Minister for the time being administering the <i>River Murray Act 2003</i>.</p>	To provide expert assessment and direction to the relevant authority on potential impacts from development on the health, sustainability and/or natural flow paths of water resources.
Development involving: <ul style="list-style-type: none"> <li>(a) horticulture;</li> <li>(b) activities requiring irrigation;</li> </ul>	The Chief Executive of the Department of the Minister responsible for the administration of	To provide expert technical assessment and direction to the relevant authority on the taking of water to

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

## Prescribed Wells Area Overlay

### Assessment Provisions (AP)

### Desired Outcomes (DO)

#### DO 1

Sustainable water use in prescribed wells areas.

### Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

#### PO 1.1

All development, but in particular involving:

- (a) horticulture;
- (b) activities requiring irrigation;
- (c) aquaculture;
- (d) industry;
- (e) intensive animal husbandry; or
- (f) commercial forestry

having a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed wells areas.

#### DTS/DPF 1.1

None are applicable.

## Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
Development involving: (a) horticulture; (b) activities requiring irrigation; (c) aquaculture; (d) industry; (e) intensive animal husbandry; (f) which may require water to be taken over and above any allocation that has already been granted under the <i>Natural Resources Management Act 2004</i> , or (g) commercial forestry that requires a forest water licence under Chapter 7 Part 5A of the <i>Natural Resources Management Act 2004</i>	The Chief Executive of the Department of the Minister responsible for the administration of the <i>Natural Resources Management Act 2004</i>	To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably.

## Regulated Tree Overlay

### Assessment Provisions (AP)

### Desired Outcome (DO)

#### DO 1

The conservation of regulated trees to provide aesthetic and environmental benefits and to mitigate tree loss through appropriate development and redevelopment.

### Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

#### Tree Retention and Health

##### PO 1.1

Regulated trees are retained where they make an important visual contribution to local character and amenity.

##### DTS / DPF 1.1

None are applicable.

##### PO 1.2

Regulated trees listed as rare or endangered under the *National Parks and Wildlife Act 1972* are conserved.

##### DTS / DPF 1.2

A tree not listed as rare or endangered.

##### PO 1.3

A tree damaging activity not in connection with other development is undertaken to:

- (a) remove a diseased tree where its life expectancy is short;

- (b) mitigate an unacceptable risk to public or private safety due to limb drop or the like;
- (c) rectify or prevent extensive damage to a building of value :
  - (i) a Local Heritage Place;
  - (ii) a State Heritage Place;
  - (iii) a substantial building of value;

and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity;

- (d) reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire;
- (e) treat disease or otherwise in the general interests of the health of the tree;
- (f) maintain the aesthetic appearance and structural integrity of the tree.

DTS / DPF 1.3

None are applicable.

PO 1.4

A tree damaging activity in connection with other development is undertaken to accommodate the reasonable development of land in accordance with the relevant zone or subzone where it might not otherwise be possible and, in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.

DTS / DPF 1.4

None are applicable.

## Ground work affecting trees

PO 2.1

Regulated trees, including their root systems, are not unduly compromised by excavation and / or filling of land, or the sealing of surfaces within the vicinity of the tree to support their retention and health.

DTS / DPF 2.1

None are applicable.

## Land Division

PO 3.1

Land division results in an allotment configuration that enables its subsequent development and the retention of regulated trees as far as is reasonably practicable.

DTS/DPF 3.1

Land division where:

- (a) there are no regulated trees located within or adjacent to the plan of division; or the application demonstrates that an area exists to accommodate subsequent development of proposed allotments after an allowance has been made for a tree protection zone around any regulated tree within and adjacent to the plan of division.

## Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
None	None	None

## Sloping Land Overlay

### Assessment Provision (AP)

### Desired Outcomes (DO)

#### DO 1

Development on sloping land designed to protect public safety, maintain and improve soil stability and minimise environmental and visual impacts.

### Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

#### Land slip and Soil Erosion

##### PO 1.1

Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.

##### DTS/DPF 1.1

None are applicable.

##### PO 1.2

Steep slopes stabilised through retention and replanting of vegetation.

##### DTS/DPF 1.2

None are applicable.

##### PO 1.3

Development includes site drainage systems that minimise erosion and avoid adverse impacts on slope stability.

##### DTS/DPF 1.3

None are applicable.

##### PO 1.4

Development avoids the alteration and obstruction of natural drainage lines.

##### DTS/DPF 1.4

None are applicable.

## Visual Impacts

#### PO 2.1

Buildings sited and designed to integrate with the natural topography of the land using measures such as split level building construction and other approaches that minimise the extent of cut and fill.

#### DTS/DPF 2.1

None are applicable

### Driveways and Access Tracks

#### PO 3.1

Driveways and access tracks are of a suitable gradient to allow safe and convenient access.

#### DTS/DPF 3.1

Driveways and access tracks do not have a gradient exceeding 25% (1-in-4) at any point along the driveway.

#### PO 3.2

Driveways and access tracks are of suitable construction to allow safe and convenient access.

#### DTS/DPF 3.2

Driveways and access tracks are constructed with an all-weather trafficable surface.

#### PO 3.3

Driveways and access tracks do not cause or contribute to the instability of embankments and cuttings.

#### DTS/DPF 3.3

None are applicable.

#### PO 3.4

Driveways and access tracks are sited and designed to integrate with the natural topography.

#### DTS/DPF 3.4

None are applicable.

#### PO 3.5

Driveways and access tracks provide level transition areas to enable safe movement of people and goods to and from the development.

#### DTS/DPF 3.5

None are applicable.

### Earthworks

#### PO 4.1

Earthworks located outside townships and urban areas is limited and only undertaken to reduce the visual impact of buildings and structures and where it preserves the natural form of the land and native vegetation.

#### DTS/DPF 4.1

Development does not involve either:

- (a) excavation exceeding a vertical height of 0.75m; or
- (b) filling exceeding a vertical height of 0.75m;

and, if the development involves both excavation and filling, the total combined excavation and filling does not exceed a vertical height of 1.5m.

## Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
None	None	None

## State Heritage Place Overlay

### Assessment Provisions (AP)

#### Desired Outcome (DO)

##### DO 1

Development maintains the heritage and cultural values of State Heritage Places through conservation, ongoing use and adaptive reuse.

#### Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

### Built Form

#### PO 1.1

The form of new buildings and structures maintains the heritage values of the Place.

##### DTS 1.1

None are applicable.

#### PO 1.2

Massing and scale of development maintains the heritage values of the Place.

##### DTS 1.2

None are applicable.

#### PO 1.3

Design and architectural detailing maintains the heritage values of the Place.

##### DTS 1.3

None are applicable.

#### PO 1.4

Development is consistent with boundary setbacks and setting.

##### DTS 1.4

None are applicable.

#### PO 1.5

Materials and colours are either consistent with or complement the heritage values of the Place.

##### DTS 1.5

None are applicable.

#### PO 1.6

New buildings are not placed or erected between the front street boundary and the façade of a State Heritage Place.

##### DTS 1.6

None are applicable.

#### PO 1.7

Development of a State Heritage Place retains elements contributing to its heritage value.

#### DTS 1.7

None are applicable.

### Alterations and Additions

#### PO 2.1

Alterations and additions complement the subject building and are sited to be unobtrusive, not conceal or obstruct heritage elements and detailing, or dominate the Place or its setting.

#### DTS 2.1

None are applicable.

### Ancillary Development

#### PO 3.1

Ancillary development, including carports, outbuildings and garages, complement the heritage values of the Place.

#### DTS 3.1

None are applicable.

#### PO 3.2

Ancillary development, including carports, outbuildings and garages, is located behind the building line of the principal building(s).

#### DTS 3.2

None are applicable.

#### PO 3.3

Advertising and advertising hoardings are designed and located to complement the State Heritage Place, be unobtrusive, not conceal or obstruct heritage elements and detailing, or dominate the building or the setting.

#### DTS 3.3

None are applicable.

### Land Division

#### PO 4.1

Land division creates allotments that:

- (a) are compatible with the surrounding pattern of subdivision of the State Heritage Place;  
and
- (b) are of a dimension to accommodate new development that reinforces and is compatible with the heritage values of the State Heritage Place.

#### DTS 4.1

None are applicable.

### Landscape Context and Streetscape Amenity

#### PO 5.1

Individually heritage listed trees, parks, historic gardens and memorial avenues retained unless:

- (a) trees / plantings are, or have the potential to be, a danger to life or property; or

(b) trees / plantings are significantly diseased and their life expectancy is short.

#### DTS 5.1

None are applicable.

### Demolition

#### PO 6.1

State Heritage Places are not demolished, destroyed or removed in total or in part unless either of the following apply:

- (a) the portion of the Place to be demolished, destroyed or removed is excluded from the extent of listing that is of heritage value; or
- (b) the structural condition of the Place represents an unacceptable risk to public or private safety and results from actions and unforeseen events beyond the control of the owner and is irredeemably beyond repair.

#### DTS 6.1

None are applicable.

### Conservation Works

#### PO 7.1

Conservation works to the exterior of a Place and other features of identified heritage value match existing materials to be repaired and utilise traditional work methods.

#### DTS 7.1

None are applicable.

### Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
Except where: <ul style="list-style-type: none"><li>(i) the development is to be undertaken in accordance with a Heritage Agreement under the <i>Heritage Places Act 1993</i>; or</li><li>(ii) the development is, in the opinion of the relevant authority, minor in nature or like for like maintenance and would not warrant a referral when considering the purpose of the referral</li></ul> the following forms of development: <ul style="list-style-type: none"><li>(a) demolition of internal or external significant building fabric;</li><li>(b) freestanding advertisements, signs and associated structures that are visible from a public street, road or</li></ul>	The Minister responsible for administering the <i>Heritage Places Act 1993</i>	To provide expert assessment and direction to the relevant authority on the potential impacts of development on State Heritage Places.

## Referrals

Class of Development / Activity	Referral Body	Purpose of Referral
<p>thoroughfare that abuts the State Heritage Place;</p> <p>(c) alterations or additions to buildings that:</p> <ul style="list-style-type: none"> <li>(i) are visible from a public street, road or thoroughfare that abuts the State Heritage Place;</li> <li>(ii) may materially affect the context of a State Heritage Place; or</li> <li>(iii) involve substantive physical impact to the fabric of significant buildings;</li> </ul> <p>(d) new buildings that:</p> <ul style="list-style-type: none"> <li>(i) are visible from a public street, road or thoroughfare that abuts the State Heritage Place; or</li> <li>(ii) may materially affect the context of the State Heritage Place;</li> </ul> <p>(e) conservation repair works that are not representative of 'like for like' maintenance;</p> <p>(f) solar panels that are visible from a public street, road or thoroughfare that abuts the State Heritage Place;</p> <p>(g) land division;</p> <p>(h) the removal, alteration or installation of fencing where visible from a public street, road or thoroughfare that abuts the State Heritage Place; or</p> <p>(i) the removal of an individual tree or a tree within a garden or park of identified heritage significance.</p>		

## Traffic Generating Development Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Safe and efficient operation of urban transport routes and major urban transport routes for all road users.

DO 2

Provision of safe and efficient access to and from urban transport routes and major urban transport routes.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Traffic Generating Development

PO 1.1

Development designed to minimise its potential impact on the safety, efficiency and functional performance of the state road network.

DTS/DPF 1.1

None are applicable.

PO 1.2

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

DTS/DPF 1.2

Development only has access directly from a Key Outback and Rural Route or Urban Traffic Route.

PO 1.3

Sufficient accessible on-site queuing provided to meet the needs of the development so that queues do not impact on the state road network.

DTS/DPF 1.3

Development only has access directly from a Key Outback and Rural Route, Major Urban Traffic Route or Urban Traffic Route.

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
Other than where all deemed-to-satisfy criteria for all policies relevant to this referral are met, development involving:  (a) land division creating 50 or more additional allotments; or (b) commercial development with a gross floor area of 10,000m <sup>2</sup> or more; or (c) retail development with a gross floor area of 2,000m <sup>2</sup> or more; or	Commissioner of Highways	To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
(d) a warehouse or transport depot with a gross floor area of 8,000m <sup>2</sup> or more; or (e) industry with a gross floor area of 20,000m <sup>2</sup> or more; or (f) educational facilities with a capacity of 250 students or more; that is on, or is to be located within 250m of an Urban Traffic Route or a Major Urban Traffic Route.		of Highways as described in the Planning and Design Code.

## Urban Transport Routes Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Safe and efficient operation of urban transport routes for all road users.

DO 2

Provision of safe and efficient access to and from urban transport routes.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Access – Safe Entry and Exit (Traffic Flow)

PO 1.1

Access points designed to allow safe entry and exit to and from a site to meet the needs of development, to ensure traffic flow interference associated with access movements is minimised.

DTS/DPF 1.1

An access point is designed to ensure:

- a. the following for the largest vehicle expected to access the site:
  - (i) entry and exit movements are left turn only;
  - (ii) access to and from the site is in a forward direction, with on-site manoeuvring available through circulation around the site of no more than a 3-point turn;
  - (iii) vehicles cross the property boundary at an angle between 70 and 90 degrees; and
  - (iv) access to and from the site fully within the kerbside lane of the road; and
- b. where the access point services, or is intended to service:
  - (i) a single dwelling, the access point has a width of between 3m and 4m (measured at the site boundary); or
  - (ii) between 2 and 6 dwellings, the access point has a width of between 6m and 7m (measured at the site boundary); or
  - (iii) over 6 dwellings or any other non-residential land use, then:
    - A. where vehicles 6.4m or less are expected to access the site, the access point has a width of between 7m and 10m (measured at the site boundary); or
    - B. where vehicles between 6.4m and 8.8m in length are expected to access the site, the access point has a width of between 12m and 16m (measured at the site boundary); or

- C. where vehicles up to 12.5m in length are expected to access the site, the access point has a width of between 16m and 22m (measured at the site boundary); and
- c. the access point is located 1m or more from any roadside infrastructure or trees.

## Access – On-Site Queuing

### PO 2.1

Sufficient accessible on-site queuing adjacent to access points is provided to meet the needs of development so that all vehicle queues are contained fully within the boundaries of the development site, to minimise interruption on the functional performance of the road and safe vehicle movement.

### DTS/DPF 2.1

An access point:

- (a) will not service, or is not intended to service, more than 6 dwellings and there are no internal driveways, intersections, car parking spaces or gates within 6.0m of the access point; or
- (b) will service development that will generate less than 60 vehicle movements per day; and
  - (i) where vehicles no greater than 6.4m in length are expected to access the site, there are no internal driveways, intersections, car parking spaces, car park isles or any other internal obstructions within 10.5m of the access point;
  - (ii) where vehicles between 6.4m and 8.8m in length are expected to access the site, there are no internal driveways, intersections, car parking spaces, car park isles or any other internal obstructions within 14.5m of the access point;
  - (iii) where vehicles no greater than 12.5m in length are expected to access the site, there are no internal driveways, intersections, car parking spaces, car park isles or any internal obstructions within 20m of the access point; or
  - (iv) where vehicles over 12.5m in length are expected to access the site, no Deemed-to-Satisfy Criteria applies.

## Access - Existing Access Point

### PO 3.1

Existing access points designed to accommodate the type and volume of traffic likely to be generated by the development.

### DTS/DPF 3.1

An existing access point:

- (a) will not service and is not intended to service more than 6 dwellings; or
- (b) will service development that will not result in:
  - (i) an increase in traffic using an existing access point that is 10% greater than the traffic volumes using the existing access prior to the development or 60 vehicles per day (whichever is the lesser); or
  - (ii) a larger class of vehicle expected to access the site using the existing access.

## Access – Location (Spacing)

### PO 4.1

New access points are widely spaced apart from any existing access point or public road junction to not impede traffic flow and ensure safe and efficient road operating conditions.

### DTS/DPF 4.1

Where access from an alternative local road at least 25m from the Urban Route is not available, and the access is not located on a Controlled Access Road, a new access point is:

- a. not located on a section affected by double barrier lines between either edge of the access point; and
- b. at least the following distance from a public road junction, or terminating / merging lane on a public road:
  - (a) 110 km/h road – 190m
  - (b) 100 km/h road – 165m
  - (c) 90 km/h road – 140m
  - (d) 80 km/h road – 110m
  - (e) 70 km/h road – 90m
  - (f) 60 km/h road – 70m
  - (g) 50km/h or less road – 50m; and
- c. at least the following distance from another private (non-public road) access point:
  - (a) 110 km/h road – 130m
  - (b) 100 km/h road – 105m
  - (c) 90 km/h road – 85m
  - (d) 80 km/h road – 70m
  - (e) 70 km/h road – 55m
  - (f) 60 km/h road – 40m
  - (g) 50km/h or less road – 30m

## Access – Location (Sight Lines)

### PO 5.1

Access points located and designed to ensure appropriate sight distances are provided so that drivers:

- (a) on the road approaching the access point are able to recognise the presence of the access point and/or see a vehicle turning into or out of the access point in time to slow down or stop in a safe and controlled manner; and
- (b) exiting the access point onto the road can see approaching vehicles to avoid potential conflict.

### DTS/DPF 5.1

Drivers approaching or exiting a new access point have an unobstructed line of sight to or from the new access point in accordance with the following distances:

- (a) 110 km/h road – 325m
- (b) 100 km/h road – 280m
- (c) 90 km/h road – 240m
- (d) 80 km/h road – 200m
- (e) 70 km/h road – 165m
- (f) 60 km/h road – 135m; and
- (g) 50km/h or less road – 105m.

## Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
Except where all of the relevant deemed-to-satisfy criteria are met, development (including the division of land) that:	Commissioner of Highways	To provide expert technical assessment and direction to the Relevant

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
(a) creates a new access or junction; or (b) proposes either of the following (except where deemed to be minor in the opinion of the relevant authority): (i) alters an existing access or public road junction; or (ii) may change the nature of vehicular movements or increase the number or frequency of movements through an existing access; on an Urban Traffic Route road or within 25m of an intersection with such a road.		Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.

## Water Resources Overlay

### Assessment Provisions (AP)

#### Desired Outcome (DO)

##### DO 1

Protection of the quality of surface waters.

#### Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

##### Water Catchment

###### PO 1.1

Watercourses and their beds, banks, wetlands and floodplains are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.

###### DTS/DPF 1.1

None are applicable.

###### PO 1.2

Development avoids interfering with the hydrology or water regime of swamps and wetlands.

###### DTS/DPF 1.2

None are applicable.

###### PO 1.3

Wetlands and low-lying areas providing habitat for native flora and fauna are not drained, except temporarily for essential management purposes to enhance environmental values.

###### DTS/DPF 1.3

None are applicable.

PO 1.4

Along watercourses, areas of remnant native vegetation, or areas prone to erosion, that are capable of natural regeneration are fenced off to limit stock access.

DTS/DPF 1.4

None are applicable.

PO 1.5

Development that increases surface water run-off includes a suitably sized strip of vegetated land on each side of a watercourse to filter runoff so as to:

- (a) reduce the impacts on native aquatic ecosystems; and
- (b) minimise soil loss eroding into the watercourse.

DTS/DPF 1.5

A strip of land 20m or more wide measured from the top of existing banks on each side of the watercourse is free from development, livestock use and revegetated with locally indigenous vegetation.

PO 1.6

Development resulting in the depositing or placing of an object or solid material in a watercourse or lake only occurs where it involves:

- (a) the construction of an erosion control structure;
- (b) devices or structures used to extract or regulate water flowing in a watercourse;
- (c) devices used for scientific purposes; or
- (d) the rehabilitation of watercourses.

DTS/DPF 1.6

None are applicable.

PO 1.7

Watercourses, floodplains and wetlands protected and enhanced by retaining and protecting existing native vegetation.

DTS/DPF 1.7

None are applicable.

PO 1.8

Watercourses, floodplains and wetlands protected and enhanced by stabilising watercourse banks and reducing sediments and nutrients entering the watercourse.

DTS/DPF 1.8

None are applicable.

PO 1.9

Dams, water tanks and diversion drains are located and constructed to maintain the quality and quantity of flows required to meet environmental and downstream needs.

DTS/DPF 1.9

None are applicable.

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
None	None	None



Part 4 – General Development Policies

## Advertisements

### Assessment Provisions (AP)

#### Desired Outcome (DO)

##### DO 1

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

### Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

#### Appearance

##### PO 1.1

Advertisements are compatible and integrated with the design of the building and/or land they are located on.

##### DTS/DPF 1.1

Advertisements attached to a building:

- (a) if located below canopy level, are flush with a wall;
- (b) if located at canopy level, are in the form of a fascia sign;
- (c) if located above a canopy:
  - i. are flush with a wall;
  - ii. do not have any part rising above parapet height; and
  - iii. are not attached to the roof of the building.
- (d) if attached to the side of a verandah, do not exceed the width of the verandah or project from the verandah;
- (e) if attached to the front of a verandah, do not exceed the length of the verandah or project from the verandah;
- (f) if attached to a two storey building, have no part located above the finished floor level of the second storey of the building; and
- (g) where they are flush with a wall, do not, in combination with any other existing sign, cover more than 15% of the building facade to which they are attached.

##### PO 1.2

Advertisements designed to conceal their supporting advertising hoarding from view.

##### DTS 1.2

None are applicable.

##### PO 1.3

Advertising located so as to not encroach on public land or the land of an adjacent allotment.

##### DTS/DPF 1.3

Advertisements and/or advertising hoardings are:

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

#### PO 1.4

Where possible advertisements on public land are integrated with existing structures and infrastructure.

#### DTS/DPF 1.4

An advertisement on public land:

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

#### PO 1.5

Advertisements and/or advertising hoarding of a scale and size appropriate to the character of the locality.

#### DTS / DPF 1.5

Advertising and/or advertising hoardings meet the area and height requirements set out in [Advertisements Table 1 – Maximum Size and Height Requirements](#)

### Proliferation of Advertisements

#### PO 2.1

Proliferation of advertisements minimised to avoid visual clutter and untidiness.

#### DTS/DPF 2.1

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

#### PO 2.2

Multiple-business or activity advertisements co-located and coordinated to avoid visual clutter and untidiness.

#### DTS/DPF 2.2

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

### Advertising Content

#### PO 3.1

Content of advertisements primarily limited to information relating to the lawful use of land they are located on.

#### DTS/DPF 3.1

An advertisement does not contain third party content.

### Amenity Impacts

#### PO 4.1

Light spill from advertisement illumination does not unreasonably compromise amenity of adjacent and proximate sensitive receivers.

#### DTS/DPF 4.1

An advertisement does not incorporate any illumination.

### Safety

#### PO 5.1

Advertisements and/or advertising hoardings erected on a verandah or project from a building wall designed and located to allow for safe and convenient pedestrian access.

#### DTS/DPF 5.1

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

#### PO 5.2

Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.

#### DTS/DPF 5.2

No advertisement illumination is proposed.

#### PO 5.3

Advertisements and/or advertising hoardings do not create a hazard to drivers by:

- (a) being liable to interpretation by drivers as an official traffic sign or signal;
- (b) obscuring or impairing a driver's view of official traffic signs or signals; or
- (c) obscuring or impairing a driver's view of features of a road that are potentially hazardous (such as junctions, bends, changes in width and traffic control devices) or other road or rail vehicles at/or approaching level crossings.

#### DTS/DPF 5.3

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

#### PO 5.4

Advertisements and/or advertising hoardings do not create a hazard by distracting drivers from the primary driving task at a location where the demands on driver concentration are high.

#### DTS/DPF 5.4

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

#### PO 5.5

Advertisements and/or advertising hoardings provide sufficient clearance from the road carriageway to allow for safe and convenient movement by all road users

#### DTS/DPF 5.5

Where the advertisement or advertising hoarding is:

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

Table 1 – Maximum Size and Height Requirements

<b>Advertisements and Advertising Hoardings</b>			
<b>P&amp;D Code Zone</b>	<b>Type of Advertisement</b>	<b>Advertised area</b>	<b>Maximum height (metres)</b>
Urban Activity Centre Suburban Activity Centre	Attached to building	Does not exceed 25 per cent of the ground floor wall area on the façade the sign is placed	N/A
	Freestanding	does not exceed 5m <sup>2</sup> per side	8
Township Activity Centre	Attached to building	X	N/A
	Freestanding	Sign face does not exceed 5m <sup>2</sup> per side	6
Suburban Main Street	Attached to building	X	N/A
	Freestanding	Sign face does not exceed 4m <sup>2</sup> per side	6
Township Main Street	Attached to building	X	X
	Freestanding	X	X
Suburban Business and Innovation Business Neighbourhood	Attached to building	Does not exceed 25 per cent of the ground floor wall area on the façade the sign is placed	N/A
	Freestanding	X	X
Employment	Attached to building	X	N/A
	Freestanding	Sign face does not exceed 8m <sup>2</sup> per side	6
Suburban Employment	Attached to building	X	N/A
	Freestanding	X	X
City Living	Attached to building	no greater than 0.2 square metres in area, with the exception of the Wellington Square frontages of non-residential sites in the south eastern part of the Square (sited between 2 and 38 Wellington Square,	N/A

P&D Code Zone	Type of Advertisement	Advertised area	Maximum height (metres)
		where larger advertisements may be appropriate	
	Freestanding	no greater than 0.2 square metres in area, with the exception of the Wellington Square frontages of non-residential sites in the south eastern part of the Square (sited between 2 and 38 Wellington Square, where larger advertisements may be appropriate	X
Urban Corridor (Boulevard)	Attached to building	Does not exceed 25 per cent of the ground floor wall area on the façade the sign is placed	X
Urban Corridor (Business)			
Urban Corridor (Living)			
Urban Corridor (Main Street)	Freestanding	X	X
Rural	Attached to building	2m <sup>2</sup>	X
Horticulture	Freestanding	2m <sup>2</sup>	X
Viticulture			
Peri-Urban	Attached to building	X	X
	Freestanding	X	X
Township	Attached to building	X	X
Settlement	Freestanding	X	X
	Attached to building	X	X
Urban Neighbourhood	Freestanding	X	X
Capital City	Attached to building	X	X
City Main Street	Freestanding	X	X

P&D Code Zone	Type of Advertisement	Advertised area	Maximum height (metres)
Home Industry	Attached to building	X	X
	Freestanding	X	X
Neighbourhood	Attached to building	X	X
Rural Living etc.	Freestanding	X	X

## Animal Keeping and Horse Keeping

### Assessment Provisions (AP)

#### Desired Outcomes (DO)

##### DO 1

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

#### Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

##### Siting and Design

###### PO 1.1

Animal keeping, horse keeping and associated activities do not create adverse impacts on the environment or the amenity of the locality.

###### DTS/DPF 1.1

None are applicable

###### PO 1.2

Animal keeping and horse keeping located and managed to minimise the potential transmission of disease to other operations where animals are kept.

###### DTS/DPF 1.2

None are applicable

##### Horse Keeping

###### PO 2.1

Water from stable wash-down areas directed to appropriate absorption areas and/or drainage pits to minimise pollution of land and water.

###### DTS/DPF 2.1

None are applicable

###### PO 2.2

Stables, horse shelters or associated yards sited appropriate distances away from sensitive receivers and/or allotments in other ownership to avoid adverse impacts from dust, erosion and odour.

###### DTS/DPF 2.2

None are applicable

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

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

###### PO 2.3

All areas accessible to horses separated from septic tank effluent disposal areas to protect the integrity of that system. Kennel flooring constructed with an impervious material to facilitate regular cleaning.

###### DTS/DPF 2.3

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

#### PO 2.4

To minimise environmental harm and adverse impacts on water resources, stables, horse shelters or associated yards are appropriately setback from a watercourse.

#### DTS/DPF 2.4

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

#### PO 2.5

Stables, horse shelters or associated yards are established on slopes that are stable to minimise risk of soil erosion and water run-off.

#### DTS/DPF 2.5

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

### Kennels

#### PO 3.1

Kennel flooring constructed with an impervious material to facilitate regular cleaning.

#### DTS/DPF 3.1

The floor of kennels:

- (a) constructed of impervious concrete; and
- (b) designed to be self-draining when washed down.

#### PO 3.2

Kennels and exercise yards designed and sited to minimise noise nuisance to neighbours through measures such as:

- (a) adopting appropriate separation distances; and
- (b) orientating openings away from sensitive receivers.

#### DTS/DPF 3.2

Kennels sited 500m or more from the nearest sensitive receiver on land in other ownership.

#### PO 3.3

Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive receivers from animal behaviour.

#### DTS/DPF 3.3

Kennels sited in association with a permanent dwelling on the land.

### Wastes

#### PO 4.1

Storage of manure, used litter and other wastes (other than waste water lagoons) is sited, designed, constructed and managed to:

- (a) avoid attracting and harbouring vermin;
- (b) avoid polluting water resources; and
- (c) be located outside 1% AEP flood event areas.

#### DTS/DPF 4.1

None are applicable

# Aquaculture

## Assessment Provisions (AP)

### Desired Outcomes (DO)

#### DO 1

Development of aquaculture facilities in an ecologically, economically and socially sustainable manner to support a fair and equitable sharing of marine, coastal and inland resources and mitigate conflict with other water-based and land-based uses.

## Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

### Land Based Aquaculture

#### PO 1.1

Land-based aquaculture and associated components sited and designed to avoid adverse impacts on nearby sensitive receivers.

#### DTS/DPF 1.1

Land-based aquaculture and associated components located:

- (a) 200m or more from a sensitive receiver in other ownership; or
- (b) 500m or more from the boundary of a zone primarily intended to accommodate sensitive receivers.

#### PO 1.2

Land-based aquaculture and associated components sited and designed to prevent surface flows from entering ponds in a 1% AEP sea flood level event.

#### DTS/DPF 1.2

None are applicable.

#### PO 1.3

Land-based aquaculture and associated components sited and designed to prevent pond leakage that would pollute groundwater.

#### DTS/DPF 1.3

None are applicable.

#### PO 1.4

Land-based aquaculture and associated components sited and designed to prevent farmed species escaping and entering into any waters.

#### DTS/DPF 1.4

None are applicable.

#### PO 1.5

Land-based aquaculture and associated components, including intake and discharge pipes, designed to minimise the need to traverse sensitive areas to minimise impact on the natural environment.

#### DTS/DPF 1.5

None are applicable.

#### PO 1.6

Pipe inlet and outlets associated with land-based aquaculture sited and designed to minimise the risk of disease transmission.

#### DTS/DPF 1.6

None are applicable.

#### PO 1.7

Storage areas associated with aquaculture activity integrated with the use of the land and sited and designed to minimise visual impact on the surrounding environment.

#### DTS/DPF 1.7

None are applicable.

### Marine Based Aquaculture

#### PO 2.1

Marine aquaculture sited and designed to minimise adverse impacts on sensitive ecological areas including:

- (a) creeks, and estuaries;
- (b) wetlands;
- (c) significant seagrass and mangrove communities; and
- (d) marine habitats and ecosystems.

#### DTS/DPF 2.1

None are applicable.

#### PO 2.2

Marine aquaculture sited in areas with adequate water current to disperse sediments to prevent the build-up of waste.

#### DTS/DPF 2.2

None are applicable.

#### PO 2.3

Marine aquaculture incorporates measures to ensure satisfactory removal and disposal of litter, disused material, shells, debris, detritus, dead animals and animal waste from the development to prevent pollution of waters, wetlands, or the nearby coastline.

#### DTS/DPF 2.3

None are applicable.

#### PO 2.4

Marine aquaculture designed to not involve discharge of human waste on the site, on any adjacent land or into nearby waters.

#### DTS/DPF 2.4

None are applicable

#### PO 2.5

Marine aquaculture (other than inter-tidal aquaculture) located an appropriate distance seaward of the high water mark.

#### DTS/DPF 2.5

Marine aquaculture development located 100m or more seaward of the high water mark.

#### PO 2.6

Marine aquaculture sited and designed to not obstruct or interfere with:

- (a) areas of high public use;
- (b) areas, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports.

#### DTS/DPF 2.6

None are applicable

#### PO 2.7

Marine aquaculture sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment.

#### DTS/DPF 2.7

None are applicable

#### PO 2.8

Marine aquaculture sited and designed at a sufficient height above the sea floor and in a manner to minimise seabed damage.

#### DTS/DPF 2.8

None are applicable

#### PO 2.9

Marine aquaculture designed to be as unobtrusive as practicable by incorporating measures such as:

- (a) using feed hoppers that are painted in subdued colours and suspended as close as possible to the water surface;
- (b) positioning of structures to protrude the minimum distance practicable above the water surface;
- (c) avoiding the use of shelters and structures above cages and platforms unless necessary to exclude predators and protected species from interacting with the farming structures and/or stock inside the cages, or for safety reasons; and
- (d) positioning racks, floats and other farm structures in visually unobtrusive locations from the shoreline.

#### DTS/DPF 2.9

None are applicable

#### PO 2.10

Access, launching and maintenance facilities utilise existing established roads, tracks, ramps and paths to or from the sea where possible.

#### DTS/DPF 2.10

None are applicable

#### PO 2.11

Access, launching and maintenance facilities developed as common user facilities and co-located where practicable to mitigate adverse impacts on coastal areas.

#### DTS/DPF 2.11

None are applicable

#### PO 2.12

Marine aquaculture sited to minimise potential impacts on, and to protect the integrity of, reserves under the *National Parks and Wildlife Act 1972*.

#### DTS/DPF 2.12

Marine aquaculture located 1000m or more seaward of the boundary of any reserve under the *National Parks and Wildlife Act 1972*.

#### PO 2.13

Onshore storage, cooling and processing facilities that do not impair the coastline and its visual amenity and:

- (a) sited, designed, landscaped and developed at a scale and using external materials to minimise any adverse visual impact on the coastal landscape;
- (b) sited and designed with appropriate vehicular access arrangement; and
- (c) incorporate appropriate waste treatment and disposal.

#### DTS/DPF 2.13

None are applicable

### Navigation and Safety

#### PO 3.1

Marine aquaculture sites are suitably marked to maintain navigational safety.

#### DTS/DPF 3.1

None are applicable

#### PO 3.2

Marine aquaculture sited to provide adequate separation between farms for safe navigation.

#### DTS/DPF 3.2

None are applicable

#### PO 3.3

Structures secured and/or weighted to prevent drifting from the licensed site.

#### DTS/DPF 3.3

None are applicable

### Environmental Management

#### PO 4.1

Marine aquaculture is maintained to prevent hazards to people and wildlife, including breeding grounds and habitats of native marine mammals and terrestrial fauna, especially migratory species.

#### DTS/DPF 4.1

None are applicable

#### PO 4.2

Marine aquaculture designed to facilitate the relocation or removal of structures in the case of emergency such as oil spills, algal blooms and altered water flows.

DTS/DPF 4.2

None are applicable

PO 4.3

Marine aquaculture that provides for progressive or future reclamation of disturbed areas ahead of, or upon, decommissioning.

DTS/DPF 4.3

None are applicable

## Beverage Production in Rural Areas

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Mitigation of potential amenity and environmental impacts of value-adding beverage production facilities such as wineries, distilleries, cideries and breweries.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Odour and Noise

PO 1.1

Beverage production activities are designed and sited to minimise odour impacts on amenity.

DTS/DPF 1.1

None are applicable

PO 1.2

Beverage production activities are designed and sited to minimise noise impacts on sensitive receivers.

DTS/DPF 1.2

None are applicable

PO 1.3

Fermentation, distillation, manufacturing, storage, packaging and bottling activities occur within enclosed buildings.

DTS/DPF 1.3

None are applicable

PO 1.4

Breweries designed to minimise odours emitted during boiling and fermentation stages of production.

DTS/DPF 1.4

Brew kettles are fitted with a vapour condenser.

PO 1.5

Beverage production solid wastes stored in a manner that minimises odour impacts on sensitive receivers in other ownership.

DTS/DPF 1.5

Solid waste is collected and stored in sealed containers and removed from the site within 48 hours.

## Water Quality

### PO 2.1

Beverage production wastewater management systems (including wastewater irrigation) setback from watercourses to minimise adverse impacts on water resources.

### DTS/DPF 2.1

Wastewater management systems are setback 50m or more from the banks of watercourses and bores.

### PO 2.2

Water resources are protected from pollution by ensuring development does not involve the storage or disposal of chemicals or hazardous substances in a manner that would pose a water pollution risk.

### DTS/DPF 2.2

None are applicable

### PO 2.3

Stormwater run-off from areas subject to contamination by beverage production activities (including vehicle movements and machinery operations) is drained to an onsite stormwater treatment system.

### DTS/DPF 2.3

None are applicable

### PO 2.4

Stormwater run-off from areas not likely to be subject to contamination by beverage production and associated activities (such as roof catchments and clean hard paved surfaces) is diverted away from beverage production areas and wastewater management systems.

### DTS/DPF 2.4

None are applicable

## Wastewater Irrigation

### PO 3.1

Beverage production wastewater irrigation systems designed and located to not contaminate soil and surface and ground water resources or damage crops.

### DTS/DPF 3.1

None are applicable

### PO 3.2

Beverage production wastewater irrigation systems designed and located to minimise impact on amenity and avoid spray drift onto adjoining land.

### DTS/DPF 3.2

Beverage production wastewater is not irrigated within 50 metres of any dwelling in other ownership.

### PO 3.3

Beverage production wastewater is not irrigated onto:

- (a) waterlogged areas;
- (b) land within 50 metres of a creek, swamp or domestic or stock water bore;
- (c) land subject to flooding;
- (d) steeply sloping land; or
- (e) rocky or highly permeable soil overlaying an unconfined aquifer.

DTS/DPF 3.3

None are applicable

## Bulk Handling and Storage Facilities

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Facilities for the bulk handling and storage of agricultural, mineral, petroleum, rock, ore or other similar commodities designed to minimise adverse impacts on transport networks, the landscape and surrounding land uses.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

### Siting and Design

PO 1.1

Bulk handling and storage facilities sited and designed to minimise risks of adverse air quality and noise impacts on sensitive receivers.

DTS/DPF 1.1

Facilities for the handling, storage and dispatch of commodities in bulk (excluding processing), meet the following minimum separation distances from sensitive receivers:

- (a) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility: 300m or more
- (b) bulk petroleum storage: 500m or more
- (c) coal handling with:
  - i. capacity up to 1 tonne per day or a storage capacity up to 50 tonnes: 500m or more
  - ii. capacity exceeding 1 tonne per day or a storage capacity exceeding 50 tonnes: 1,000m or more.

### Buffers and Landscaping

PO 2.1

Bulk handling and storage facilities incorporate a buffer area for the establishment of dense landscaping adjacent road frontages.

DTS/DPF 2.1

None are applicable

PO 2.2

Bulk handling and storage facilities incorporate landscaping to assist with screening and dust filtration.

DTS/DPF 2.2

None are applicable

### Access and Parking

PO 3.1

Roadways and vehicle parking areas associated with bulk handling and storage facilities designed and surfaced to control dust emissions and drag out of material from the site.

#### DTS/DPF 3.1

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

#### Slipways, Wharves and Pontoons

##### PO 4.1

Slipways, wharves and pontoons used for the handling of bulk materials (such as fuel, oil, catch, bait and the like) incorporate catchment devices to avoid the release of materials into adjacent waters.

#### DTS/DPF 4.1

None are applicable.

## Clearance from Overhead Powerlines

### Assessment Provisions (AP)

#### Desired Outcome (DO)

##### DO 1

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

### Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

#### PO 1.1

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

#### DTS/DPF 1.1

One of the following is satisfied:

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

## Design in Urban Areas

### Assessment Provisions (AP)

#### Desired Outcome (DO)

##### DO 1

Development that is:

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

## Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

### ALL DEVELOPMENT

#### External Appearance

##### **PO 1.1**

Buildings that reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).

##### **DTS 1.1**

None are applicable.

##### **PO 1.2**

Where zero or minor setbacks are desirable, development provides shelter over footpaths to positively contribute to the walkability and comfort of the public realm.

##### **DTS 1.2**

None are applicable.

##### **PO 1.3**

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

##### **DTS 1.3**

None are applicable.

##### **PO 1.4**

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

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

##### **DTS / DPF 1.4**

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

##### **PO 1.5**

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

##### **DTS 1.5**

None are applicable.

#### Safety

##### **PO 2.1**

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

##### **DTS 2.1**

None are applicable.

**PO 2.2**

Development designed to differentiate public, communal and private areas.

**DTS 2.2**

None are applicable.

**PO 2.3**

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

**DTS 2.3**

None are applicable.

**PO 2.4**

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

**DTS 2.4**

None are applicable.

**PO 2.5**

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

**DTS 2.5**

None are applicable.

## Landscaping

**PO 3.1**

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

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

**DTS 3.1**

None are applicable.

## Environmental Performance

**PO 4.1**

Buildings sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.

**DTS 4.1**

None are applicable.

**PO 4.2**

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

**DTS 4.2**

None are applicable.

**PO 4.3**

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

**DTS 4.3**

None are applicable.

Water Sensitive Design

**PO 5.1**

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

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

**DTS 5.1**

None are applicable.

Car parking appearance

**PO 6.1**

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

**DTS/DPF 6.1**

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

**PO 6.2**

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

**DTS 6.2**

None are applicable.

**PO 6.3**

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

**DTS 6.3**

None are applicable.

**PO 6.4**

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

**DTS / DPF 6.4**

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

**PO 6.5**

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

**DTS / DPF 6.5**

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

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

**PO 6.6**

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

**DTS 6.6**

None are applicable.

**PO 6.7**

Vehicle parking areas and accessways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with landscaping requirements.

**DTS 6.7**

None are applicable.

## Earthworks

**PO 7.1**

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

**DTS / DPF 7.1**

Development does not involve either:

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

## Fences and walls

**PO 8.1**

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

**DTS 8.1**

None are applicable.

**PO 8.2**

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

**DTS / DPF 8.2**

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

**ALL DEVELOPMENT - 4 OR MORE BUILDING LEVELS**

## External Appearance

**PO 9.1**

Buildings positively contribute to the character of the local area by responding to local context.

**DTS 9.1**

None are applicable.

**PO 9.2**

Fine-grain detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale.

**DTS 9.2**

None are applicable.

**PO 9.3**

Buildings designed to reduce visual mass by breaking up building façades into distinct elements.

**DTS 9.3**

None are applicable.

**PO 9.4**

Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.

**DTS 9.4**

None are applicable.

**PO 9.5**

External materials and finishes are durable and age well to minimise ongoing maintenance requirements.

**DTS / DPF 9.5**

Buildings utilise a combination (or thereof) of the following external materials and finishes:

- (a) masonry;
- (b) natural stone; and
- (c) pre-finished materials that minimise staining, discolouring or deterioration.

**PO 9.6**

Street facing building elevations designed to provide attractive, high quality and pedestrian friendly street frontages.

**DTS / DPF 9.6**

Building street frontages incorporate:

- (a) active uses such as shops or offices;
- (b) prominent entry areas for multi-storey buildings (where it is a common entry);
- (c) habitable rooms of dwellings; and
- (d) areas of communal public realm with public art or the like, where consistent with the Zone and/or sub zone provisions.

**PO 9.7**

Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.

**DTS / DPF 9.7**

Entrances to multi-storey buildings:

- (a) oriented towards the street;
- (b) clearly visible and easily identifiable from the street and vehicle parking areas;
- (c) designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses;
- (d) provide shelter, a sense of personal address and transitional space around the entry;

- (e) located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors; and
- (f) avoid the creation of potential areas of entrapment.

**PO 9.8**

Building services, plant and mechanical equipment screened from view from the public realm.

**DTS 9.8**

None are applicable.

Landscaping

**PO 10.1**

Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.

**DTS / DPF 10.1**

Buildings provide a 4m by 4m deep soil space in front of the building to accommodate a medium to large tree, except where no building setback from front property boundaries is desired.

**PO 10.2**

Deep soil zones provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the appearance of multi storey buildings.

**DTS / DPF 10.2**

Multi-storey development provides deep soil zones and incorporate trees at not less than the following rates, except in a location or zone where full site coverage is desired:

Site-area	Minimum-deep-soil-area	Minimum-dimension	Tree/-deep-soil-zones
<300m <sup>2</sup>	10m <sup>2</sup>	1.5m	1-small-tree/-10m <sup>2</sup> -deep-soil
300-1500m <sup>2</sup>	7%-site-area	3m	1-medium-tree/-30m <sup>2</sup> -deep-soil
>1500m <sup>2</sup>	7%-site-area	6m	1-large-or-medium-tree/-60m <sup>2</sup> -deep-soil
Tree-size-and-site-area-definitions			
Small-tree	4-6m-mature-height-and-<4m-canopy-spread		
Medium-tree	6-12m-mature-height-and-4-8m-canopy-spread		
Large-tree	12m-mature-height-and->8m-canopy-spread		
Site-area	The-total-area-for-development-site, not-average-area-per-dwelling		

### PO 10.3

Deep soil zones provided with access to natural light to assist in maintaining vegetation health.

### DTS 10.3

None are applicable.

### PO 10.4

Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low rise residential development incorporate a deep soil zone along the common boundary, to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more storeys in height.

### DTS / DPF 10.4

Building elements of 3 or more storeys in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated.

### Environmental

### PO 11.1

Development minimises detrimental micro-climatic impacts on adjacent land and buildings.

#### DTS 11.1

None are applicable.

#### PO 11.2

Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting, green walls, and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.

#### DTS 11.2

None are applicable.

#### PO 11.3

Development of 5 or more storeys, or 21m or more in height (as measured from natural ground level and excluding rooftop mounted mechanical plant and equipment), designed to minimise the impacts of wind through measures such as:

- (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street;
- (b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas;
- (c) the placement of buildings and use of setbacks to deflect the wind at ground level; and / or
- (d) avoid tall shear facades that create windy conditions at street level.

#### DTS 11.3

None are applicable.

#### Site Facilities / Waste Storage

#### PO 12.1

Development provides dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.

#### DTS 12.1

None are applicable.

#### PO 12.2

Communal waste storage and collection areas located, enclosed and designed to be screened from view from the public domain, open space and dwellings.

#### DTS 12.2

None are applicable.

#### PO 12.3

Communal waste storage and collection areas designed to be well ventilated and located away from habitable rooms.

#### DTS 12.3

None are applicable.

#### PO 12.4

Communal waste storage and collection areas designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.

#### DTS 12.4

None are applicable.

**PO 12.5**

For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate.

**DTS 12.5**

None are applicable.

## Car Parking

**PO 13.1**

Multi-level vehicle parking structures designed to contribute to active street frontages and complement neighbouring buildings.

**DTS/ DPF 13.1**

Multi-level vehicle parking structures within buildings to:

- (a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages; and
- (b) incorporate facade treatments along major street frontages that are sufficiently enclosed and detailed to complement adjacent buildings.

**PO 13.2**

Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.

**DTS 13.2**

None are applicable.

**ALL RESIDENTIAL DEVELOPMENT**

## External Appearance

**PO 14.1**

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

**DTS/DPF 14.1**

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

**PO 14.2**

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

**DTS/DPF 14.2**

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

## Outlook and Amenity

**PO 15.1**

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

**DTS / DPF 15.1**

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

**PO 15.2**

Bedrooms separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.

**DTS 15.2**

None are applicable.

Ancillary Development

**PO 16.1**

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

**DTS / DPF 16.1**

Residential ancillary buildings and structures:

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

**PO 16.2**

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

**DTS / DPF 16.2**

Ancillary buildings and structures do not result in:

- (a) less private open space than specified in Design in Urban Areas Table 1 – Outdoor Open Space;
- (b) less on-site car parking than specified in Transport, Access and Parking Table 1 - Off-street Car Parking Requirements; and
- (c) the total roofed floor area of all existing or proposed ancillary building(s) or structure(s) exceeding 60m<sup>2</sup>.

**PO 16.3**

Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.

**DTS/DPF 16.3**

The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:

- (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment; or
- (b) located at least 12m from the nearest habitable room located on an adjoining allotment.

Flooding

**PO 17.1**

Residential accommodation sited, designed and constructed to prevent the entry of floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.

**DTS / DPF 17.1**

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

**RESIDENTIAL DEVELOPMENT - 3 BUILDING LEVELS OR LESS**

External appearance

**PO 18.1**

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

**DTS/DPF 18.1**

Garages and carports facing a street:

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

**PO 18.2**

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

**DTS/DPF 18.2**

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

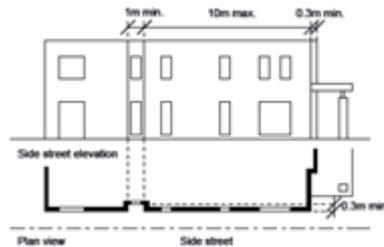
- (a) a minimum of 30% of the façade is setback an additional 300mm from the primary building line;
- (b) a porch or portico that projects at least 1m from the building façade that is open on at least 2 sides;
- (c) a balcony that projects from the building façade;
- (d) a verandah that projects at least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

### PO 18.3

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

### DTS/DPF 18.3

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



Overlooking / Visual Privacy

### PO 19.1

Development mitigates direct overlooking of habitable rooms and private open spaces of dwellings.

### DTS / DPF 19.1

Upper level windows facing side or rear boundaries shared with an allotment put to residential use:

- are permanently obscured to a height of 1.5m above finished floor level that is fixed or not capable of being opened more than 200mm;
- have sill heights greater than or equal to 1.5m above finished floor level; or
- incorporate screening to a height of 1.5m above finished floor level; and
- the building will not have a balcony or terrace on an upper building level, other than where the longest side of that balcony or terrace will face a road (including any road reserve), or reserve (including any land held as open space), and is at least 15m from the private open space of any other dwelling.

Private Open Space

### PO 20.1

Dwellings provided with suitable sized areas of usable private open space to meet the needs of occupants.

### DTS / DPF 20.1

Private open space provided in accordance with Design in Urban Areas Table 1 - Outdoor Open Space.

### PO 20.2

Private open space positioned to provide convenient access from internal living areas.

### DTS / DPF 20.2

Private open space is directly accessible from a habitable room, other than a bedroom or study.

### PO 20.3

Private open space is positioned and designed to:

- provide useable outdoor space that suits the needs of occupants;
- take advantage of desirable orientation and vistas;
- animate the street frontage by encouraging activity between buildings and public streets;
- adequately define public and private space when located forward of the building; and
- prolong activity along street frontages by protecting against inclement weather.

**DTS / DPF 20.3**

A portion of the private open space specified in DTS 20.1 can be provided forward of the primary building line where:

- (a) the area is fenced to a maximum height of 1.8m;
- (b) the area incorporates a verandah with a minimum dimension of 1.5m
- (c) an area is provided behind the primary building line that has the minimum dimensions identified in DTS 20.1;

Landscaping

**PO 21.1**

Soft landscaping incorporated into development to:

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

**DTS / DPF 21.1**

Residential development incorporates areas for soft landscaping with a minimum dimension of 0.5 metres provided in accordance with the following:

(a)

Dwelling-site-area-(or-in-the-case-of-residential-flat-or-group-average-site-area)-(square-metres)⌘	%-of-site-⌘
<200⌘	15%⌘
201--450⌘	20%⌘
>450⌘	25%⌘

; and

- (b) 25% of any land between the road boundary and the primary building line is provided for soft landscaping with a minimum dimension of 0.5 metres.

**PO 21.2**

Tree planting provided to:

- (a) contribute shade and shelter;
- (b) improve outlook for occupants of buildings;
- (c) reduce the apparent mass of buildings;
- (d) contribute to biodiversity;
- (e) mitigate urban heat; and
- (f) improve the amenity and character of streetscapes and contribute to attractive vistas.

**DTS / DPF 21.2**

Tree planting is provided in accordance with the following tables:

(a)

Allotment-size	Tree-size* and-number-required-per-dwelling
<450m <sup>2</sup>	1 small tree per dwelling
450-800m <sup>2</sup>	1 medium tree
800m <sup>2</sup> +	1 large tree

\*refer Table DTS 21.2 Tree Size

Table-DTS-21.2-Tree-Size			
Tree-Size	Mature-Height	Mature-spread	Min-soil-area
Small	4-6m	2-4m	10m <sup>2</sup> and min dimension of 1.5m
Medium	6-12m	4-8m	30m <sup>2</sup> and min dimension of 2m
Large	>12m	>8m	60m <sup>2</sup> and min dimension of 4m

Table DTS 21.2 Tree Size

(b) The following discounts apply where existing trees are retained on the subject land that are not a species identified in Regulation 3F(4)(b):

Retained-tree-height	Retained-tree-spread	Retained-soil-area-within-development-site	Discount-applied
4-6m	<4m	10m <sup>2</sup> and min dimension of 1.5m	2 small
6-12m	4-8m	30m <sup>2</sup> and min dimension of 3m	2 medium
>12m	>8m	60m <sup>2</sup> and min dimension of 6m	2 large

(c) Trees can be replaced with smaller trees in accordance with the following rates:

Tree-size*	Equivalent-planting
Medium tree	2 small trees
Large tree	4 small trees or 2 medium trees

\*refer Table DTS 21.2 Tree Size

Water Sensitive Design

**PO 22.1**

Residential development designed to capture and re-use stormwater to:

(a) maximise conservation of water resources;

- (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded; and
- (c) manage stormwater runoff quality.

**DTS / DPF 22.1**

Residential development in the form of:

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

Table 1: Retention Rainwater Tank

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

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

Table 2: Retention Rainwater Tank Option

Allotment size (m <sup>2</sup> )	Site % perviousness	Rainwater tank volume (L)
<200	15%	2,000
201-400	20%	3,000
401-500	25%	5,000

**PO 22.2**

Development creating 5-19 dwellings 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 22.2**

Development creating 5-19 dwellings is accompanied by an approved Stormwater Management Plan that achieves the following stormwater runoff outcomes:

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

**PO 22.3**

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

### **DTS 22.3**

Development creating 5-19 dwellings

- (a) maintains:
  - i. a pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 5-year ARI (18.1% AEP) 30 minute storm; and
  - ii. the stormwater runoff time to peak to match that of the pre-development condition; or
- (b) capture and retain the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for a 5-year ARI (18.1% AEP) 30 minute storm; and
- (c) manage site generated stormwater runoff up to and including the 100 –year ARI flood event (1% AEP) to avoid flooding of buildings.

Car parking, access and manoeuvrability

### **PO 23.1**

Covered car parking spaces are of dimensions to be functional, accessible and convenient.

### **DTS / DPF 23.1**

Covered car parking spaces:

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

### **PO 23.2**

Uncovered car parking space are of dimensions to be functional, accessible and convenient.

### **DTS / DPF 23.2**

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

### **PO 23.3**

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

### **DTS / DPF 23.3**

Driveways and access points:

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

### **PO 23.4**

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

#### **DTS / DPF 23.4**

Vehicle access to designated car parking spaces:

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

#### **PO 23.5**

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

#### **DTS/ DPF 23.5**

Driveways are designed and sited so that:

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

#### **PO 23.6**

Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking (where on-street parking is appropriate).

#### **DTS / DPF 23.6**

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

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

Waste storage

#### **PO 24.1**

Provision is made for the convenient storage of waste bins in a location screened from public view.

#### **DTS / DPF 24.1**

Dwellings are provided with:

- (a) an area of 3m<sup>2</sup> or more for the storage of waste (separate from any designated car parking spaces or private open space) is provided behind the building line; and
- (b) a continuous unobstructed path of travel with a minimum width of 800mm between the waste bin storage area and the street.

Design of Transportable Dwellings

#### **PO 25.1**

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

#### **DTS 25.1**

None are applicable.

## RESIDENTIAL DEVELOPMENT - 4 OR MORE BUILDING LEVELS (INCLUDING SERVICED APARTMENTS)

### Outlook and Visual Privacy

#### **PO 26.1**

Ground level dwellings have a satisfactory short range visual outlook to public, communal or private open space.

#### **DTS / DPF 26.1**

Buildings:

- (a) provide a habitable room at ground or first level with a window facing toward the street; and
- (b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage.

#### **PO 26.2**

The visual privacy of ground level dwellings within multi-level buildings is protected.

#### **DTS / DPF 26.2**

The finished floor level of ground level dwellings in multi-storey developments is raised by up to 1.2m.

### Private Open Space

#### **PO 27.1**

Dwellings provided with suitable sized areas of usable private open space to meet the needs of occupants.

#### **DTS / DPF 27.1**

Private open space provided in accordance with Design in Urban Areas Table 1 - Outdoor Open Space.

### Apartment Amenity

#### **PO 28.1**

Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces.

#### **DTS / DPF 28.1**

Habitable rooms and balconies of independent dwellings and accommodation are separated by at least 6m from one another where there is a direct 'line of sight' between them and 3m or more from a side or rear property boundary.

#### **PO 28.2**

Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to:

- (a) respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy; and
- (b) allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas.

#### **DTS / DPF 28.2**

Balconies utilise a combination (or thereof) of the following design elements:

- (a) sun screens;
- (b) pergolas;
- (c) louvres;
- (d) green facades; or

(e) openable walls.

**PO 28.3**

Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.

**DTS / DPF 28.3**

Balconies open directly from a habitable room and incorporate:

- (a) a minimum dimension of 2m or more and are well proportioned to accommodate a table and 2 chairs; or
- (b) a minimum dimension of 2.4m and are well proportioned to accommodate a table and 4 chairs.

**PO 28.4**

Dwellings are provided with sufficient space for storage to meet likely occupant needs.

**DTS / DPF 28.4**

Dwellings (not including student accommodation or serviced apartments) are provided with storage at the following rates:

- (a) studio: 6m<sup>3</sup> or more;
- (b) 1 bedroom dwelling / apartment: 8m<sup>3</sup> or more;
- (c) bedroom dwelling / apartment: 10m<sup>3</sup> or more; and
- (d) 3+ bedroom dwelling / apartment: 12m<sup>3</sup>; and
- (e) 50% or more of the storage volume is provided within the dwelling.

**PO 28.5**

Universal design features are incorporated to provide options for people living with disabilities or limited mobility and / or to facilitate ageing in place.

**DTS 28.5**

None are applicable.

Apartment Configuration

**PO 29.1**

Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity.

**DTS / DPF 29.1**

Buildings containing in excess of 10 dwellings provide at least one of each of the following:

- (a) studio (where there is no separate bedroom);
- (b) 1 bedroom dwelling / apartment with a floor area of at least 50m<sup>2</sup>;
- (c) 2 bedroom dwelling / apartment with a floor area of at least 65m<sup>2</sup>; and
- (d) 3+ bedroom dwelling / apartment with a floor area of at least 80m<sup>2</sup>, and any dwelling over 3 bedrooms provides an additional 15m<sup>2</sup> for every additional bedroom.

**PO 29.2**

Dwellings located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible.

**DTS 29.2**

None are applicable.

## Common Areas

### PO 30.1

The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.

### DTS / DPF 30.1

Common corridor or circulation areas:

- (a) have a minimum ceiling height of 2.7m;
- (b) provide access to no more than 8 dwellings; and
- (c) incorporate a wider section of apartment entries where the corridors exceed 12m in length from a core.

## GROUP DWELLINGS, RESIDENTIAL FLAT BUILDINGS AND BATTLE-AXE DEVELOPMENT

### Amenity

### PO 31.1

Dwellings are of a suitable size to provide high standard of amenity for occupants.

### DTS / DPF 31.1

Dwellings have a minimum internal floor area in accordance with the following table:

<b>Bedrooms</b>	<b>Minimum-internal-floor-area</b>
Studio (where there is no separate bedroom)	35m <sup>2</sup>
1-bed	50m <sup>2</sup>
2-bed	65m <sup>2</sup>
3+ bed	80m <sup>2</sup> , and any dwelling over 3 bedrooms provides an additional 15m <sup>2</sup> for every additional bedroom

### PO 31.2

The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.

### DTS / DPF 31.1

None are applicable.

### PO 31.3

Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards neighbouring properties.

### DTS 31.3

None are applicable.

## Communal Open Space

### **PO 32.1**

Communal open space provided where private open space provision is inadequate to meet the needs of occupants or where the nature of the development is such that private open space is not ordinarily provided.

### **DTS 32.1**

None are applicable.

## Car parking, access and manoeuvrability

### **PO 33.1**

Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking (where on-street parking is appropriate).

### **DTS / DPF 33.1**

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

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

### **PO 33.2**

The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.

### **DTS / DPF 33.2**

Access to group dwellings or dwellings within a residential flat building provided via a single common driveway.

### **PO 33.3**

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

### **DTS / DPF 33.3**

Battle-axe driveways and driveways that service more than one dwelling satisfy the following:

- (a) a width of 3m or more;
- (b) for driveways servicing three or more dwellings which exceed 30m in length, incorporate a least one vehicle passing point with a width of 5m or more and a length of 6m or more, and an additional passing point at least every 30m thereafter;
- (c) locate the passing point in (b) within 12m of the primary street boundary; and
- (d) a width of 5m or more for at least the first 6m from the primary street boundary where located on an arterial road.

### **PO 33.4**

Driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site in a safe and convenient manner.

### **DTS / DPF 33.4**

Driveways providing access to more than one dwelling allow a B85 passenger vehicle to enter and exit all dedicated car parks and garages in a forward direction without requiring more than a 2-point-turn manoeuvre.

### **PO 33.5**

Dwellings are adequately separated from common driveways and manoeuvring areas.

**DTS/DPF 33.5**

Dwellings are at least 1.5m from any vehicle movement path required to achieve DTS 34.3.

## Landscaping

**PO 34.1**

Landscaping is provided between dwellings and common driveways to improve the outlook for occupants and improve the appearance of common areas.

**DTS/ DPF 34.1**

Other than where located directly in front of a garage or directly adjacent a building entry door, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.

**PO 34.2**

Landscaping is provided that improves the appearance of common driveways.

**DTS / DPF 34.2**

Where a common driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point required in DTS 34.3).

## Site Facilities / Waste Storage

**PO 35.1**

Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.

**DTS 35.1**

None are applicable.

**PO 35.2**

Provision is made for suitable external clothes drying facilities.

**DTS 35.2**

None are applicable.

**PO 35.3**

Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from public view.

**DTS 35.3**

None are applicable.

**PO 35.4**

Waste and recyclable material storage areas are located away from dwellings.

**DTS / DPF 35.4**

Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.

**PO 35.5**

Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.

**DTS 35.5**

None are applicable.

## SUPPORTED ACCOMMODATION, HOUSING FOR AGED PERSONS, AND PEOPLE WITH DISABILITIES

### Siting and Configuration

#### **PO 36.1**

Supported accommodation and housing for aged persons and people with disabilities located where on-site movement of residents is not unduly restricted by the slope of the land.

#### **DTS 36.1**

None are applicable.

### Movement and Access

#### **PO 37.1**

Development designed to support safe and convenient access and movement for residents by providing:

- (a) ground-level access or lifted access to all units;
- (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places;
- (c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability; and
- (d) kerb ramps at pedestrian crossing points.

#### **DTS 37.1**

None are applicable.

### Communal Open Space

#### **PO 38.1**

Development designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors alike.

#### **DTS 38.1**

None are applicable.

#### **PO 38.2**

Communal open space provided where private open space provision is inadequate to meet the needs of occupants or where the nature of the development is such that private open space is not ordinarily provided (such as supported accommodation).

#### **DTS 38.2**

None are applicable.

### Site Facilities / Waste Storage

#### **PO 39.1**

Development designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles.

#### **DTS 39.1**

None are applicable.

#### **PO 39.2**

Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.

#### **DTS 39.2**

None are applicable.

**PO 39.3**

Provision is made for suitable external clothes drying facilities.

**DTS 39.3**

None are applicable.

**PO 39.4**

Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view.

**DTS 39.4**

None are applicable.

**PO 39.5**

Waste and recyclable material storage areas are located away from dwellings.

**DTS / DPF 39.5**

Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.

**PO 39.6**

Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.

**DTS 39.6**

None are applicable.

**PO 39.7**

Services including gas and water meters conveniently located and screened from public view.

**DTS 39.7**

None are applicable.

**STUDENT ACCOMMODATION****PO 40.1**

Student accommodation is designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of student life and promote social interaction. DTS / DPF 41.1

Student accommodation provides:

- (a) a range of living options that meet a variety of accommodation needs, such as one bedroom, two bedroom and disability access units;
- (b) common or shared facilities to enable a more efficient use of space, including:
  - i. shared cooking, laundry and external drying facilities;
  - ii. internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Outdoor Open Space;
  - iii. common storage facilities at the rate of 8 cubic metres for every 2 dwellings or students;
  - iv. common on-site parking to meet anticipated demand in accordance with Transport, Access and Parking Table 1 - Off-street Car Parking Requirements ; and
  - v. secure and sheltered bicycle parking at the rate of one space for every 2 students.

**PO 40.2**

Student accommodation designed to provide easy adaptation of the building to accommodate an alternative use of the building in the event it is no longer required for student housing.

#### **DTS 40.2**

None are applicable.

### **ALL NON-RESIDENTIAL DEVELOPMENT**

Water Sensitive Design

#### **PO 41.1**

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

#### **DTS/DPF 41.1**

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

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

#### **PO 41.2**

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

#### **DTS 41.2**

None are applicable.

#### **PO 41.3**

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

#### **DTS / DPF 41.3**

Development includes stormwater management systems that:

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

Wash-down and Waste Loading and Unloading

#### **PO 42.1**

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

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

- ii. a holding tank and its subsequent removal off-site on a regular basis.

**DTS 42.1**

None are applicable.

Table 1 - Outdoor Open Space

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Detached dwelling Semi-detached dwelling Row dwelling Group dwelling	Site area >1,000m <sup>2</sup>	Total area: 20% of total site area Adjacent to habitable room: 10% total site area / minimum dimension 4m.
	Site area 500m <sup>2</sup> – 1,000m <sup>2</sup>	Total area: 80m <sup>2</sup> Adjacent to habitable room: 24m <sup>2</sup> / minimum dimension 4m.
	Site area 300m <sup>2</sup> - 500m <sup>2</sup>	Total area: 60m <sup>2</sup> Adjacent to habitable room: 16m <sup>2</sup> / minimum dimension 4m.
	Site area <300m <sup>2</sup>	Total area: 24m <sup>2</sup> Adjacent to habitable room: 16m <sup>2</sup> / minimum dimension 3m
Cabin or caravan (permanently fixed to the ground) in a Residential Park Zone or Caravan and Tourist Park Zone		Total area: 16m <sup>2</sup> , which may be used as second car parking space, provided on each site intended for residential occupation.
Apartments	Dwellings at ground level:	
	- All types	15m <sup>2</sup> / minimum dimension 3m
	Dwellings located above ground level:	
	- Studio	4m <sup>2</sup> / minimum dimension 1.8m
	- One bedroom dwelling	8m <sup>2</sup> / minimum dimension 2.1m
	- Two bedroom dwelling	11m <sup>2</sup> / minimum dimension 2.4m
- Three + bedroom dwelling	15 m <sup>2</sup> / minimum dimension 2.6m	

## Design in Rural Areas

### Assessment Provisions (AP)

#### Desired Outcome (DO)

##### DO 1

Development that is:

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

### Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

#### ALL DEVELOPMENT

##### External Appearance

###### PO 1.1

Buildings that reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).

###### DTS 1.1

None are applicable.

###### PO 1.2

Where zero or minor setbacks are desirable, development provides shelter over footpaths to positively contribute to the walkability and comfort of the public realm.

###### DTS 1.2

None are applicable.

###### PO 1.3

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

###### DTS 1.3

None are applicable.

###### PO 1.4

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

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

#### DTS / DPF 1.4

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

#### PO 1.5

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

#### DTS 1.5

None are applicable.

### Safety

#### PO 2.1

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

#### DTS 2.1

None are applicable.

#### PO 2.2

Development designed to differentiate public, communal and private areas.

#### DTS 2.2

None are applicable.

#### PO 2.3

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

#### DTS 2.3

None are applicable.

#### PO 2.4

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

#### DTS 2.4

None are applicable.

#### PO 2.5

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

#### DTS 2.5

None are applicable.

### Landscaping

#### PO 3.1

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

- (a) minimise heat absorption and reflection;
- (b) maximise shade and shelter;

- (c) maximise stormwater infiltration; and
- (d) enhance the appearance of land and streetscapes.

#### DTS 3.1

None are applicable.

### Environmental Performance

#### PO 4.1

Buildings sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.

#### DTS 4.1

None are applicable.

#### PO 4.2

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

#### DTS 4.2

None are applicable.

#### PO 4.3

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

#### DTS 4.3

None are applicable.

### Water Sensitive Design

#### PO 5.1

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

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

#### DTS 5.1

None are applicable.

### On-site Waste Treatment Systems

#### PO 6.1

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

#### DTS / DPF 6.1

Effluent disposal drainage areas do not:

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

## Car parking appearance

### PO 7.1

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

### DTS / DPF 7.1

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

### PO 7.2

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

### DTS 7.2

None are applicable.

### PO 7.3

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

### DTS 7.3

None are applicable.

### PO 7.4

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

### DTS / DPF 7.4

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

### PO 7.5

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

### DTS / DPF 7.5

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

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

### PO 7.6

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

### DTS 7.6

None are applicable.

#### PO 7.7

Vehicle parking areas and accessways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with landscaping requirements.

#### DTS 7.7

None are applicable.

#### Earthworks

##### PO 8.1

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

##### DTS / DPF 8.1

Development does not involve either:

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

#### Fences and walls

##### PO 9.1

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

##### DTS 9.1

None are applicable.

##### PO 9.2

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

##### DTS / DPF 9.2

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

## ALL RESIDENTIAL DEVELOPMENT

#### External appearance

##### PO 10.1

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

##### DTS/DPF 10.1

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

##### PO 10.2

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

##### DTS/DPF 10.2

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

## Outlook and amenity

### PO 11.1

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

### DTS / DPF 11.1

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

### PO 11.2

Bedrooms separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.

### DTS 11.2

None are applicable.

## Ancillary Development

### PO 12.1

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

### DTS / DPF 12.1

Residential ancillary buildings and structures:

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

### PO 12.2

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

#### DTS / DPF 12.2

Ancillary buildings and structures do not result in:

- (a) less private open space than specified in Design in Rural Areas Table 1 – Outdoor Open Space;
- (b) less on-site car parking than specified in Transport, Access and Parking Table 1 - Off-street Car Parking Requirements; and
- (c) the total roofed floor area of all existing or proposed ancillary building(s) or structure(s) exceeding 60m<sup>2</sup>.

#### PO 12.3

Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.

#### DTS/DPF 12.3

The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:

- (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment; or
- (b) located at least 12m from the nearest habitable room located on an adjoining allotment.

## RESIDENTIAL DEVELOPMENT - 3 BUILDING LEVELS OR LESS

### External appearance

#### PO 13.1

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

#### DTS/DPF 13.1

Garages and carports facing a street:

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

#### PO 13.2

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

#### DTS/DPF 13.2

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

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

### PO 13.3

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

### DTS/DPF 13.3

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

### Overlooking / Visual Privacy

#### PO 14.1

Development mitigates direct overlooking of habitable rooms and private open spaces of dwellings.

#### DTS / DPF 14.1

Upper level windows facing side or rear boundaries shared with an allotment put to residential use:

- (a) are permanently obscured to a height of 1.5m above finished floor level that is fixed or not capable of being opened more than 200mm;
- (b) have sill heights greater than or equal to 1.5m above finished floor level; or
- (c) incorporate screening to a height of 1.5m above finished floor level; and
- (d) the building will not have a balcony or terrace on an upper building level, other than where the longest side of that balcony or terrace will face a road (including any road reserve), or reserve (including any land held as open space), and is at least 15m from the private open space of any other dwelling.

### Private Open Space

#### PO 15.1

Dwellings provided with suitable sized areas of usable private open space to meet the needs of occupants.

#### DTS / DPF 15.1

Private open space provided in accordance with Design in Rural Areas Table 1 - Outdoor Open Space.

#### PO 15.2

Private open space positioned to provide convenient access from internal living areas.

#### DTS / DPF 15.2

Private open space is directly accessible from a habitable room, other than a bedroom or study.

#### PO 15.3

Private open space is positioned and designed to:

- (a) provide useable outdoor space that suits the needs of occupants;
- (b) take advantage of desirable orientation and vistas;
- (c) animate street frontages by encouraging activity between buildings and public streets;
- (d) adequately define public and private space where located forward of the building; and
- (e) prolong activity along street frontages by protecting against inclement weather.

#### DTS / DPF 15.3

A portion of the private open space specified in DTS 15.1 can be provided forward of the primary building line where:

- (a) the area is fenced to a maximum height of 1.8m;
- (b) the area incorporates a verandah with a minimum dimension of 1.5m; and
- (c) an area is provided behind the primary building line that has the minimum dimensions identified in DTS 15.1.

## Water Sensitive Design

### PO 16.1

Development creating 5-19 dwellings 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 16.1

Development creating 5-19 dwellings is accompanied by an approved Stormwater Management Plan that achieves the following stormwater runoff outcomes:

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

### PO 16.2

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

### DTS 16.2

Development creating 5-19 dwellings:

- (a) maintains:
  - i. a pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 5-year ARI (18.1% AEP) 30 minute storm; and
  - ii. the stormwater runoff time to peak to match that of the pre-development condition; or
- (b) capture and retain the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for a 5-year ARI (18.1% AEP) 30 minute storm; and
- (c) manage site generated stormwater runoff up to and including the 100 –year ARI flood event (1% AEP) to avoid flooding of buildings.

## Car parking, access and manoeuvrability

### PO 17.1

Covered parking spaces are of a size and dimensions to be functional, accessible and convenient.

### DTS / DPF 17.1

Covered car parking spaces:

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

### PO 17.2

Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient.

#### DTS / DPF 17.2

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

#### PO 17.3

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

#### DTS / DPF 17.3

Driveways and access points:

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

#### PO 17.4

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

#### DTS / DPF 17.4

Vehicle access to designated car parking spaces:

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

#### PO 17.5

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

#### DTS/ DPF 17.5

Driveways are designed and sited so that:

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

#### PO 17.6

Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking (where on-street parking is appropriate).

#### DTS / DPF 17.6

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

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

Waste storage

PO 18.1

Provision is made for the convenient storage of waste bins in a location screened from public view.

DTS / DPF 18.1

Dwellings are provided with:

- (a) an area of 3m<sup>2</sup> or more for the storage of waste (separate from any designated car parking spaces or private open space) is provided behind the building line; and
- (b) a continuous unobstructed path of travel with a minimum width of 800mm between the waste bin storage area and the street.

Design of Transportable Dwellings

PO 19.1

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

DTS 19.1

None are applicable.

## GROUP DWELLINGS, RESIDENTIAL FLAT BUILDINGS AND BATTLE-AXE DEVELOPMENT

Amenity

PO 20.1

Dwellings are of a suitable size to accommodate a layout that is well organised and provides high standard of amenity for occupants.

DTS / DPF 20.1

Dwellings have a minimum internal floor area in accordance with the following table:

Bedrooms	Minimum-internal-floor-area
1-bed	50m <sup>2</sup>
2-bed	65m <sup>2</sup>
3-bed	80m <sup>2</sup> , and any dwelling over 3 bedrooms provides an additional 15m <sup>2</sup> for every additional bedroom

PO 20.2

The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.

DTS 20.2

None are applicable.

### PO 20.3

Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented to towards neighbouring properties.

### DTS 20.3

None are applicable.

## Communal Open Space

### PO 21.1

Communal open space provided where private open space provision is inadequate to meet the needs of occupants or where the nature of the development is such that private open space is not ordinarily provided.

### DTS 21.1

None are applicable.

## Car parking, access and manoeuvrability

### PO 22.1

Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking (where on-street parking is appropriate).

### DTS / DPF 22.1

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

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

### PO 22.2

The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.

### DTS / DPF 22.2

Access to group dwellings or dwellings within a residential flat building provided via a single common driveway.

### PO 22.3

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

### DTS / DPF 22.3

Driveways that service more than one dwelling have:

- a) a minimum width of 3m;
- b) incorporate a least one vehicle passing point with minimum width of 5m and minimum length of 6m, and an additional passing point at least every 25m thereafter;
- c) locate the passing point in (b) within 12m of the primary street boundary; and
- d) a width of 5m for at least the first 6m from the primary street boundary where located on an arterial road.

### PO 22.4

Residential driveways that service more than one dwelling are designed to allow adequate movement.

#### DTS / DPF 22.4

Where in a battle-axe configuration, a driveway servicing one dwelling to have a minimum width of 3m.

#### PO 22.5

Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site in a safe and convenient manner.

#### DTS / DPF 22.5

Driveways providing access to more than one dwelling allow a B85 passenger vehicle to enter and exit all dedicated car parks and garages in a forward direction without requiring more than a 3-point turn manoeuvre.

#### PO 22.6

Dwellings are adequately separated from common driveways and manoeuvring areas.

#### DTS/DPF 22.6

Dwellings are at least 1.5m from any vehicle movement path required to achieve DTS 21.5.

### Landscaping

#### PO 23.1

Landscaping is provided between dwellings and common driveways to improve the outlook for occupants and improve the appearance of common areas.

#### DTS/ DPF 23.1

Other than where located directly in front of a garage or directly adjacent a building entry door, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.

#### PO 23.2

Landscaping is provided that improves the appearance of common driveways.

#### DTS / DPF 23.2

Where a common driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point required in DTS 21.3).

### Site Facilities / Waste Storage

#### PO 24.1

Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.

#### DTS 24.1

None are applicable.

#### PO 24.2

Provision is made for suitable external clothes drying facilities.

#### DTS 24.2

None are applicable.

#### PO 24.3

Provision is made for suitable household waste and recyclable material storage facilities conveniently located from public view.

DTS 24.3

None are applicable.

PO 24.4

Waste and recyclable material storage areas are located away from dwellings.

DTS / DPF 24.4

Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.

PO 24.5

Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.

DTS 24.5

None are applicable.

## SUPPORTED ACCOMMODATION, HOUSING FOR AGED PERSONS, AND PEOPLE WITH DISABILITIES

### Siting and Configuration

PO 25.1

Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.

DTS 25.1

None are applicable.

### Movement and Access

PO 26.1

Development is designed to support safe and convenient access and movement for residents by providing:

- (a) ground-level access or lifted access to all units;
- (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places;
- (c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability; and
- (d) kerb ramps at pedestrian crossing points.

DTS 26.1

None are applicable.

### Communal Open Space

PO 27.1

Development that is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors alike.

DTS 27.1

None are applicable.

PO 27.2

Communal open space provided where private open space provision is inadequate to meet the needs of occupants or where the nature of the development is such that private open space is not ordinarily provided (such as supported accommodation).

DTS 27.2

None are applicable.

Site Facilities / Waste Storage

PO 28.1

Development that is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles.

DTS 28.1

None are applicable.

PO 28.2

Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.

DTS 28.2

None are applicable.

PO 28.3

Provision is made for suitable external clothes drying facilities.

DTS 28.3

None are applicable.

PO 28.4

Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view.

DTS 28.4

None are applicable.

PO 28.5

Waste and recyclable material storage areas are located away from dwellings.

DTS / DPF 28.5

Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.

PO 28.6

Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.

DTS 28.6

None are applicable.

PO 28.7

Services including gas and water meters conveniently located and screened from public view.

DTS 28.7

None are applicable.

## ALL NON-RESIDENTIAL DEVELOPMENT

### Water Sensitive Design

#### PO 29.1

Development likely to result in significant risk of export of litter, oil or grease should include stormwater management systems designed to minimise pollutants entering stormwater.

#### DTS/DPF 29.1

Development likely to result in significant risk of export of litter, oil or grease should include stormwater management systems designed to achieve the following gross pollutant outcomes:

- (a) 90 per cent reduction of litter/gross pollutants compared to untreated stormwater runoff; and
- (b) no visible oils/grease for flows up to the 1-in-3 month average return interval flood peak flow.

#### PO 29.2

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

#### DTS 29.2

None are applicable.

### Wash-down and Waste Loading and Unloading

#### PO 30.1

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

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

#### DTS 30.1

None are applicable.

Table 1 - Outdoor Open Space

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Detached dwelling	Site area 1,000m <sup>2</sup> or greater	Total area: 20% of total site area
Semi-detached dwelling		Adjacent to habitable room: 10% total site area / minimum dimension 4m.
Row dwelling		

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Group dwelling	Site area 500m <sup>2</sup> to <1,000m <sup>2</sup>	Total area: 80m <sup>2</sup> Adjacent to habitable room: 24m <sup>2</sup> / minimum dimension 4m.
	Site area 300m <sup>2</sup> to <500m <sup>2</sup>	Total area: 60m <sup>2</sup> Adjacent to habitable room: 16m <sup>2</sup> / minimum dimension 4m.
	Site area <300m <sup>2</sup>	Total area: 24m <sup>2</sup> Adjacent to habitable room: 16m <sup>2</sup> / minimum dimension 3m
Cabin or caravan (permanently fixed to the ground) in a Residential Park Zone or Caravan and Tourist Park Zone		Total area: 16m <sup>2</sup> , which may be used as second car parking space, provided on each site intended for residential occupation.

## Forestry

### Assessment Provisions (AP)

#### Desired Outcomes (DO)

##### DO 1

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

#### Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

##### Siting

###### PO 1.1

Commercial forestry plantations established where there is no clearance of valued trees or substantially intact strata of native vegetation, or where there is no detrimental effect on the physical environment or scenic quality of the rural landscape.

###### DTS/DPF 1.1

None are applicable.

#### PO 1.2

Commercial forestry plantations established on slopes that are stable to minimise the risk of soil erosion.

#### DTS/DPF 1.2

Commercial forestry plantations are not located on land with a slope exceeding 20% (1-in-5).

#### PO 1.3

Commercial forestry plantations and operations associated with their establishment, management and harvesting appropriately setback from a sensitive receiver to minimise fire risk and noise disturbance.

#### DTS/DPF 1.3

Commercial forestry plantations and operations associated with their establishment, management and harvesting are setback 50m or more from any sensitive receiver.

#### PO 1.4

Commercial forestry plantations separated from reserves gazetted under the National Parks and Wildlife Act 1972 and/or Wilderness Protection Act 1992 to minimise fire risk and potential for weed infestation.

#### DTS/DPF 1.4

Commercial forestry plantations and operations associated with their establishment, management and harvesting are setback 50m or more of a reserve gazetted under the *National Parks and Wildlife Act 1972* or *Wilderness Protection Act 1992*.

## Water Protection

#### PO 2.1

Commercial forestry plantations incorporate artificial drainage lines (ie culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas.

#### DTS/DPF 2.1

None are applicable

#### PO 2.2

Appropriate siting, layout and design measures adopted to minimise the impact of commercial forestry plantations on surface water resources.

#### DTS/DPF 2.2

Commercial forestry plantations:

- (a) do not involve cultivation (excluding spot cultivation) in drainage lines;
- (b) are setback 20m or more from the banks of any major watercourse (a third order or higher watercourse), lake, reservoir, wetland and sinkhole (direct connection to aquifer); and
- (c) are setback 10m or more from the banks of any first or second order watercourse or sinkhole (no-direct connection to aquifer).

## Fire Management

#### PO 3.1

Commercial forestry plantations incorporate appropriate firebreaks and fire management design elements.

### DTS/DPF 3.1

Commercial forestry plantations provide:

- (a) 7m or more wide external boundary firebreaks for plantations of 40ha or less;
- (b) 10m or more wide external boundary firebreaks for plantations of between 40ha and 100ha; or
- (c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater.

### PO 3.2

Commercial forestry plantations incorporate appropriate fire management access tracks.

### DTS/DPF 3.2

Commercial forestry plantation fire management access tracks:

- (a) are incorporated within all firebreaks;
- (b) are 7m or more wide with a vertical clearance of 4m or more;
- (c) are aligned to provide straight through access at junctions, or if they are a no through access track are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles; and
- (d) partition the plantation into units 40ha or less in area.

## Power-line Clearances

### PO 4.1

Commercial forestry plantations achieve and maintain appropriate clearances from aboveground power-lines.

### DTS/DPF 4.1

Commercial forestry plantations incorporating trees with an expected mature height of greater than 6m meet the clearance requirements listed in the following table:

Voltage of transmission line	Tower or Pole	Minimum horizontal clearance distance between plantings and transmission lines
500 kV	Tower	38m
275 kV	Tower	25m
132 kV	Tower	30m
132 kV	Pole	20m
66 kV	Pole	20m
Less than 66 kV	Pole	20m

## Housing Renewal

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Renewed residential environments to replace older social housing, provide new social housing infrastructure and other housing options and tenures to enhance the residential amenity of the local area.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

### Land Use and Intensity

PO 1.1

Residential development provides a range of housing choices.

DTS/DPF 1.1

Development comprises:

- (a) detached dwellings;
- (b) semi-detached dwellings;
- (c) row dwellings;
- (d) group dwellings; or
- (e) residential flat buildings, except where incorporating above-ground dwellings.

PO 1.2

Higher density housing options (such as medium rise residential flat buildings) provided in close proximity to public transit, open space or activity centres.

DTS/DPF 1.2

None are applicable.

### Building Height

PO 2.1

Buildings contribute to a low-to-medium rise suburban character.

DTS/DPF 2.1

Building height (excluding garages, carports and outbuildings) does not exceed 3 building levels and 12m and wall height does not exceed 9m, except in the case of a gable end.

PO 2.2

Medium rise buildings in locations close to public transit, centres or open space.

DTS/DPF 2.2

None are applicable.

PO 2.3

Medium rise residential flat buildings located within or at the interface with zones which restrict heights to a maximum of 2 storeys transition down in scale and height towards the periphery (side and rear boundaries) of the site.

DTS/DPF 2.3

None are applicable.

## Primary Street Setback

### PO 3.1

Buildings are set back from the primary street boundary in a manner which is compatible with the desired outcomes of the area.

### DTS/DPF 3.1

Buildings (excluding any balcony, verandah, porch, awning or similar structure) are set back from the primary street boundary 3m or more.

## Secondary Street Setback

### PO 4.1

Buildings are set back from secondary street boundaries to maintain separation between building walls and public streets and contribute to a suburban streetscape character.

### DTS/DPF 4.1

Buildings are set back from any secondary street allotment boundary:

- (a) 900mm or more for any wall up to 6 metres in height
- (b) 2m or more for any wall above 6 metres in height.

## Boundary Walls

### PO 5.1

Boundary walls are limited in height and length to manage visual impacts and access to natural light and ventilation.

### DTS/DPF 5.1

Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, dwellings with side boundary walls are sited on only one side boundary and either:

- (a) adjoin or abut a boundary wall of a building on adjoining land for the same length and height; or do not exceed the following:
  - i. 3m in wall height;
  - ii. 10m in length; and
- (b) setback 3m or more from any other existing or proposed boundary walls on the subject land.

### PO 5.2

Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.

### DTS/DPF5.2

Dwellings in a semi-detached or row arrangement are setback 900mm or more from side boundaries shared with allotments outside the development site, except for a carport or garage.

## Side Boundary Setback

### PO 6.1

Buildings are set back from side boundaries to provide:

- (a) separation between dwellings in a way that contributes to a suburban character; and
- (b) access to natural light and ventilation for neighbours.

#### DTS/DPF 6.1

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

- (a) 900mm or more where the wall is up to 3m measured from the top of the footings;
- (b) other than for a wall facing a southern side boundary, 900mm or more plus 1/3 of the wall height above 3m measured from the top of the footings; and
- (c) at 1.9m or more plus 1/3 of the wall height above 3m measured from the top of the footings for walls facing a southern side boundary.

### Rear Boundary Setback

#### PO 7.1

Buildings are set back from rear boundaries to provide:

- (a) separation between dwellings in a way that contributes to a suburban character;
- (b) access to natural light and ventilation for neighbours;
- (c) private opens space; and
- (d) space for landscaping and vegetation.

#### DTS/DPF 7.1

Dwellings are set back from rear boundary:

- (a) 3m or more for the first building level; and
- (b) 5m or more for any subsequent building level.

### Façade design

#### PO 8.1

Dwelling facades facing public streets and common driveways make a positive contribution to the streetscape.

#### DTS/DPF 8.1

Each dwelling includes at least 2 of the following design features along each façade facing a public road or common driveway:

- (a) a minimum of 25% of the façade is setback an additional 300mm
- (b) a porch or portico that projects at 1m or more from the building façade and is open on least 2 sides
- (c) a balcony that projects 1.0m or more from the building façade
- (d) a verandah that projects at least 1m from the building façade
- (e) eaves surrounding the dwelling of a minimum 450mm width
- (f) a minimum 50% of the upper level projects forward a minimum 300mm from the lower level building line.

#### PO 8.2

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

#### DTS/DPF 8.2

Each dwelling with a frontage to a public street or common driveway includes at least one window with a total window area of at least 2m<sup>2</sup> facing the primary street or common driveway, from a habitable room that has minimum room dimension of 2.7m.

### PO 8.3

The visual bulk of larger buildings is reduced when viewed from adjoining allotments or public streets, such as through the incorporation of windows, articulation, building materials and textures.

#### DTS/DPF 8.3

None are applicable.

### PO 8.4

Built form considers local context and provides a quality design response through scale, massing, materials, colours and architectural expression.

#### DTS/DPF 8.4

None are applicable.

### PO 8.5

Entrances to apartment buildings are:

- (a) oriented towards the street
- (b) visible and easily identifiable from the street
- (c) designed to include a common mail box structure.

#### DTS/DPF 8.5

None are applicable.

## Outlook and amenity

### PO 9.1

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

#### DTS/DPF 9.1

None are applicable.

### PO 9.2

Ground level bedrooms separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.

#### DTS/DPF 9.2

None are applicable.

## Private Open Space

### PO 10.1

Dwellings provided with suitable sized areas of usable private open space to meet the needs of occupants.

#### DTS/DPF 10.1

Private open space provided in accordance with the following table:

Dwelling-site-size <sup>a</sup>		Minimum area of POS <sup>x</sup>	Minimum <sup>¶</sup> dimension <sup>x</sup>
> 500m <sup>2</sup> <sup>x</sup>		80m <sup>2</sup> <sup>x</sup>	4m <sup>x</sup>
300--500m <sup>2</sup> <sup>x</sup>		60m <sup>2</sup> <sup>x</sup>	4m <sup>x</sup>
200--300m <sup>2</sup> <sup>x</sup>		24m <sup>2</sup> <sup>x</sup>	3m <sup>x</sup>
<200 <sup>x</sup>	Three+ bedroom <sup>x</sup>	15·m <sup>2</sup> <sup>x</sup>	3m <sup>x</sup>
	Two bedroom <sup>x</sup>	11·m <sup>2</sup> <sup>x</sup>	2.5m <sup>x</sup>
	One bedroom <sup>x</sup>	8·m <sup>2</sup> <sup>x</sup>	2m <sup>x</sup>
	Studio <sup>x</sup>	8·m <sup>2</sup> <sup>x</sup>	2m <sup>x</sup>

#### PO 10.2

Private open space positioned to provide convenient access from internal living areas.

#### DTS/DPF 10.2

At least 50% of the required area of private open space is accessible from a habitable room, other than a study or bedroom.

#### PO 10.3

Private open space is positioned and designed to:

- (a) provide useable outdoor space that suits the needs of occupants;
- (b) take advantage of desirable orientation and vistas; and
- (c) adequately define public and private space.

#### DTS/DPF 10.3

None are applicable.

### Visual privacy

#### PO 11.1

Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent dwellings.

#### DTS/DPF11.1

Upper level windows facing side or rear boundaries shared with an allotment put to residential use:

- (a) are permanently obscured to a height of 1.5m above finished floor level that is fixed or not capable of being opened more than 200mm;
- (b) have sill heights greater than or equal to 1.5m above finished floor level; or
- (c) incorporate screening to a height of 1.5m above finished floor level.

#### PO 11.2

Balconies are sited and screened to minimise direct overlooking of adjacent dwellings.

#### DTS/DPF11.2

The building:

- (a) will not have a balcony on an upper storey; or
- (b) the longest side of a balcony faces a road (including any road reserve) or reserve (including any land held as open space); and

- (c) the balcony is 15m or more from the private open space of any other dwelling.

## Landscaping

### PO 12.1

Soft landscaping incorporated into development to:

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

### DTS/DPF 12.1

Residential development incorporates areas for soft landscaping with a minimum dimension of 0.5 metres provided in accordance with the following:

Dwelling-site-area-(or-in-the-case-of-residential-flat-building-or-group-dwellings,-average-site-area)-(m <sup>2</sup> )	%-of-site-
<200	15%
201--450	20%
>450	25%

(a)

; and

- (b) 25% of land between the road boundary and the primary building line is provided for soft landscaping with a minimum dimension of 1.5 metres.

## Water Sensitive Design

### PO 13.1

Residential development designed to capture and re-use stormwater to maximise conservation of water resources, manage peak stormwater runoff flows and volume and manage runoff quality to maintain, as close as is practical, pre development conditions.

### DTS/DPF 13.1

None are applicable.

## Parking

### PO 14.1

On-site car parking provided to meet the anticipated demand of residents, with less on-site parking appropriate in areas in close proximity to public transport stations.

### DTS/DPF 14.1

On-site car parking is provided at the following rates:

- (a) 2 or less bedroom dwelling – 1 car parking space, covered or able to be covered (without impinging on building setbacks);
- (b) 3 or more bedroom dwelling - 2 car parking spaces, 1 of which is covered or able to be covered (without impinging on building setbacks).

#### PO 14.2

Covered car parking spaces are of dimensions to be functional, accessible and convenient.

#### DTS/DPF 14.2

Covered car parking spaces:

(a) where enclosed by fencing or walls, have:

- i. a minimum internal width of 3.2m and length of 6.0m for a single garage;
- ii. a minimum internal width of 6.0m and length of 6.0m for a double garage (side by side);  
and
- iii. a minimum internal width of 3.2m and length of 11m for a double garage (tandem); or

(b) carports not enclosed by fencing, walls or garage doors, have:

- i. a minimum width of 3.0m and minimum length of 5.5m for a single width carport;
- ii. a minimum width of 5.2m and minimum length of 5.5m for double carports (side by side);  
and
- iii. a minimum width of 3.0m and minimum length of 10.4m for double carport (tandem).

#### PO 14.3

Uncovered car parking spaces are of dimensions to be functional, accessible and convenient.

#### DTS/DPF 14.3

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

#### PO 14.4

Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand.

#### DTS/DPF 14.4

Visitor car parking for group and residential flat buildings incorporating 4 or more dwellings is provided on-site at a minimum ratio of 0.25 car parking spaces per dwelling.

#### PO 14.5

Residential flat buildings provide dedicated areas for bicycle parking

#### DTS/DPF 14.4

Residential flat buildings provide one bicycle parking space per dwelling.

## Overshadowing

#### PO 15.1

Development minimises overshadowing of the private open spaces of adjoining land by ensuring that ground level open space associated with existing residential buildings receive direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.

#### DTS/DPF 15.1

None are applicable.

## Waste

#### PO 16.1

Provision is made for the convenient storage of waste bins in a location screened from public view.

#### DTS/DPF 16.1

Dwellings are provided with:

- (a) an area of 3m<sup>2</sup> or more for the storage of waste (separate from any designated car parking spaces or private open space) is provided behind the building line; and
- (b) a continuous unobstructed path of travel with a minimum width of 800mm is provided between the waste storage area and the street.

#### PO 16.2

Residential apartment buildings provide a dedicated area for the on-site storage of waste which is:

- (a) easily and safely accessible for residents and for collection vehicles;
- (b) screened from adjoining land and public roads; and
- (c) of sufficient dimensions to be able to accommodate the waste storage needs of the development considering the intensity and nature of the development and the frequency of collection.

#### DTS/DPF 16.2

None are applicable.

### Vehicle Access

#### PO 17.1

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

#### DTS/DPF 17.1

None are applicable.

#### PO 17.2

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

#### DTS/DPF 17.2

Vehicle access to designated car parking spaces:

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

#### PO 17.3

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

#### DTS/DPF/ DPF 17.3

Driveways are designed and sited so that:

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

#### PO 17.4

Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking (where on-street parking is appropriate).

#### DTS/DPF17.4

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

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

#### PO 17.5

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

#### DTS/DPF 17.5

Battle-axe driveways and driveways that service more than one dwelling satisfy the following:

- (a) a width of 3m or more;
- (b) for driveways servicing three or more dwellings which exceed 30m in length, incorporate a least one vehicle passing point with a width of 5m or more and a length of 6m or more, and an additional passing point at least every 30m thereafter;
- (c) locate the passing point in (b) within 12m of the primary street boundary; and
- (d) a width of 5m or more for at least the first 6m from the primary street boundary where located on an arterial road.

#### PO 17.6

Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site in a safe and convenient manner.

#### DTS/DPF 17.6

Driveways providing access to more than one dwelling allow a B85 passenger vehicle to enter and exit all dedicated car parks and garages in a forward direction without requiring more than a 2-point-turn manoeuvre.

#### PO 17.7

Dwellings are adequately separated from common driveways and manoeuvring areas.

#### DTS/DPF 17.7

Dwellings are set back 0.5m or more from any vehicle movement path required to achieve DTS/DPF 18.6.

## Storage

#### PO 18.1

Dwellings are provided with sufficient space for storage to meet likely occupant needs.

#### DTS/DPF 18.1

Storage provided at the following rates:

- (a) 1 bedroom: 6m<sup>3</sup>;
- (b) 2 bedroom: 10m<sup>3</sup>;
- (c) 3+ bedroom: 12m<sup>3</sup>; and

50% or more of the storage volume is provided within the dwelling.

## Earthworks

### PO 19.1

Buildings are designed and sited to minimise alteration of existing landform.

### DTS/DPF 19.1

The development does not involve:

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

## Service connections and infrastructure

### PO 20.1

Dwellings are provided with appropriate service connections and infrastructure.

### DTS/DPF 20.1

The applicant has certified that the site and building:

- (a) has the ability to be connected to a permanent potable water supply;
- (b) has the ability to be connected to a sewerage system, or a waste water control system approved under Public and Environmental Health Act 1987;
- (c) has the ability to be connected to electricity supply;
- (d) has the ability to be connected to an adequate water supply (and pressure) for fire-fighting purposes where located in a Hazard (Bushfire Risk) Overlay; and
- (e) would not be contrary to the Regulations prescribed for the purposes of Section 86 of the Electricity Act 1996.

## Site contamination

### PO 21.1

Development sites are suitable and safe for the intended land use, including remediation where required.

### DTS/DPF 21.1

The applicant has provided a declaration indicating, to the best of his or her knowledge and belief, the allotment is not, and has not been, subject to site contamination as a result of a previous use of the land or a previous activity on the land or in the vicinity of the land.

## Procedural Matters (PM)

### Notification

All development undertaken by:

- i) the South Australian Housing Trust either individually or jointly with other persons or bodies;  
or
- ii) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority

is exempt from notification, except for a residential flat building (apartment building) of 3 storeys or greater.

## Interface between Land Uses

### Assessment Provisions (AP)

Desired Outcome (DO)	
<p><b>DO 1</b></p> <p>Development located and designed to mitigate adverse effects on neighbouring and proximate land uses to reduce potential for conflict.</p>	
Performance Outcome (PO)	<ul style="list-style-type: none"> <li>• <b>Deemed to Satisfy Criteria (DTS)</b> (required for development to be classified as Deemed-to-Satisfy)</li> <li>• <b>Designated Performance Feature (DPF)</b> (used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)</li> </ul>
General Land Use Compatibility	
<p><b>PO 1.1</b></p> <p>Sensitive receivers designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses and land uses desired in the zone.</p>	None are applicable.
<p><b>PO 1.2</b></p> <p>Development adjacent to a site containing an existing sensitive receiver or zone primarily intended to accommodate sensitive receivers designed to minimise adverse impacts.</p>	None are applicable.
Hours of Operation	
<p><b>PO 2.1</b></p> <p>Non-residential development does not unreasonably impact the amenity of existing sensitive receivers or an adjacent zone primarily for sensitive receivers through hours of operation having regard to:</p> <ul style="list-style-type: none"> <li>(a) the nature of the development;</li> <li>(b) measures to mitigate off-site impacts;</li> <li>(c) the extent to which the development is desired in the zone; and</li> </ul>	<p><b>DTS/DPF 2.1</b></p> <p>Consulting room, office and shop hours of operation are limited to 7am – 9pm Monday to Friday and 8am – 5pm Saturday inclusive.</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> <li>• <b>Deemed to Satisfy Criteria (DTS)</b> (required for development to be classified as Deemed-to-Satisfy)</li> <li>• <b>Designated Performance Feature (DPF)</b> (used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)</li> </ul>
<p>(d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land.</p>	
<b>Overshadowing</b>	
<p><b>PO 3.1</b></p> <p>Overshadowing of habitable room windows of adjacent residential land uses not unreasonably interrupted to maintain access to direct winter sunlight.</p>	<p><b>DTS/DPF 3.1</b></p> <p>North-facing windows of habitable rooms of adjacent residential land uses receive at least 3 hours of direct sunlight over their surface between 9.00 am and 3.00 pm on 21 June.</p>
<p><b>PO 3.2</b></p> <p>Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses not unreasonably interrupted to maintain access to direct winter sunlight.</p>	<p><b>DTS/DPF 3.2</b></p> <p>Development maintains 2 hours direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in accordance with the following:</p> <ul style="list-style-type: none"> <li>(a) for ground level private open space, the smaller of the following: <ul style="list-style-type: none"> <li>(i) half of the existing ground level open space; or</li> <li>(ii) 35m<sup>2</sup> of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m);</li> </ul> </li> <li>(b) for ground level communal open space, at least half of the existing ground level open space.</li> </ul>
<p><b>PO 3.3</b></p> <p>Development does not unduly reduce the generating capacity of existing rooftop solar energy facilities taking into account:</p> <ul style="list-style-type: none"> <li>(a) the form of development contemplated in the relevant zone;</li> </ul>	<p>None are applicable.</p>

<b>Performance Outcome (PO)</b>	<ul style="list-style-type: none"> <li>• <b>Deemed to Satisfy Criteria (DTS)</b> (required for development to be classified as Deemed-to-Satisfy)</li> <li>• <b>Designated Performance Feature (DPF)</b> (used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)</li> </ul>
<p>(b) the orientation of the solar energy facilities to operate effectively and efficiently; and</p> <p>(c) the extent to which the solar energy facilities are already overshadowed.</p>	
<p><b>PO 3.4</b></p> <p>Development that incorporates moving parts, including windmills and wind farms, located and operated to not cause unreasonable nuisance to nearby dwellings and tourist accommodation caused by shadow flicker.</p>	<p>None are applicable.</p>
<p><b>Activities Generating Noise or Vibration</b></p>	
<p><b>PO 4.1</b></p> <p>Development that emits noise (other than music noise) does not unreasonably impact acoustic amenity at the nearest existing sensitive receivers.</p>	<p><b>DTS/DPF 4.1</b></p> <p>Predicted noise at the nearest existing sensitive receiver achieves the relevant Environment Protection (Noise) Policy criteria.</p>
<p><b>PO 4.2</b></p> <p>Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including:</p> <p>(a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers;</p> <p>(b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily</p>	<p>None are applicable.</p>

<b>Performance Outcome (PO)</b>	<ul style="list-style-type: none"> <li>• <b>Deemed to Satisfy Criteria (DTS)</b> (required for development to be classified as Deemed-to-Satisfy)</li> <li>• <b>Designated Performance Feature (DPF)</b> (used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)</li> </ul>
<p>intended to accommodate sensitive receivers;</p> <p>(c) housing plant and equipment within an enclosed structure or acoustic enclosure; and</p> <p>(d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.</p>	
<p><b>PO 4.3</b></p> <p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.</p>	<p><b>DTS/DPF 4.3</b></p> <p>The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:</p> <ul style="list-style-type: none"> <li>(a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment; or</li> <li>(b) located at least 12m from the nearest habitable room located on an adjoining allotment.</li> </ul>
<p><b>PO 4.4</b></p> <p>External noise into bedrooms minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.</p>	<p><b>DTS/DPF 4.4</b></p> <p>Adjacent land is used for residential purposes.</p>
<p><b>PO 4.5</b></p> <p>Outdoor areas associated with licensed premises (such as beer gardens or dining areas) designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers.</p>	<p><b>DTS/DPF 4.4</b></p> <p>None are applicable.</p>

<b>Performance Outcome (PO)</b>	<ul style="list-style-type: none"> <li>• <b>Deemed to Satisfy Criteria (DTS)</b> (required for development to be classified as Deemed-to-Satisfy)</li> <li>• <b>Designated Performance Feature (DPF)</b> (used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)</li> </ul>
---------------------------------	---

<p><b>PO 4.6</b></p> <p>Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver or zone primarily intended to accommodate sensitive receivers.</p>	<p><b>DTS/DPF 4.6</b></p> <p>Development incorporating music includes noise attenuation measures that will achieve the following noise levels:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #d9e1f2;"> <th style="padding: 5px;">Assessment location</th> <th style="padding: 5px;">Music noise level</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">Externally at the nearest existing noise sensitive location</td> <td style="padding: 5px;">Less than 8dB above the level of background noise (L<sub>90,15min</sub>) in any octave band of the sound spectrum (LOCT<sub>10,15</sub> &lt; LOCT<sub>90,15</sub> + 8dB)</td> </tr> </tbody> </table>	Assessment location	Music noise level	Externally at the nearest existing noise sensitive location	Less than 8dB above the level of background noise (L <sub>90,15min</sub> ) in any octave band of the sound spectrum (LOCT <sub>10,15</sub> < LOCT <sub>90,15</sub> + 8dB)
Assessment location	Music noise level				
Externally at the nearest existing noise sensitive location	Less than 8dB above the level of background noise (L <sub>90,15min</sub> ) in any octave band of the sound spectrum (LOCT <sub>10,15</sub> < LOCT <sub>90,15</sub> + 8dB)				

<b>Air Quality</b>
--------------------

<p><b>PO 5.1</b></p> <p>Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of existing sensitive receivers within the locality and zones primarily intended to accommodate sensitive receivers.</p>	<p><b>DTS/DPF 5.1</b></p> <p>None are applicable.</p>
---	---

<p><b>PO 5.2</b></p> <p>Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to nearby sensitive receivers by:</p> <ul style="list-style-type: none"> <li>(a) incorporating appropriate treatment technology before exhaust emissions are released; and</li> <li>(b) locating and designing chimneys or exhaust flues to maximise dispersion of exhaust emissions taking into account</li> </ul>	<p><b>DTS/DPF 5.2</b></p> <p>None are applicable.</p>
---	---

Performance Outcome (PO)	<ul style="list-style-type: none"> <li><b>Deemed to Satisfy Criteria (DTS)</b> (required for development to be classified as Deemed-to-Satisfy)</li> <li><b>Designated Performance Feature (DPF)</b> (used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)</li> </ul>
the location of nearby sensitive receivers.	
<b>Light Spill</b>	
<b>PO 6.1</b> External lighting positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers.	<b>DTS/DPF 6.1</b> None are applicable.
<b>PO 6.2</b> External lighting is not hazardous to motorists and cyclists.	<b>DTS/DPF 6.2</b> None are applicable.
<b>Solar Reflectivity / Glare</b>	
<b>PO 7.1</b> Development designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare.	<b>DTS/DPF 7.1</b> None are applicable.
<b>Electrical Interference</b>	
<b>PO 8.1</b> Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference.	<b>DTS/DPF 8.1</b> The building or structure: <ul style="list-style-type: none"> <li>(a) is no greater than 10m in height, measured from existing ground level; or</li> <li>(b) is not within a line of sight between an existing fixed transmitter and fixed receiver (antenna) other than where an alternative service is available (via a different fixed transmitter or cable).</li> </ul>

<b>Performance Outcome (PO)</b>	<ul style="list-style-type: none"> <li>• <b>Deemed to Satisfy Criteria (DTS)</b> (required for development to be classified as Deemed-to-Satisfy)</li> <li>• <b>Designated Performance Feature (DPF)</b> (used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)</li> </ul>
---------------------------------	---

## Interface with Rural Activities

<p><b>PO 9.1</b></p> <p>Sensitive receivers located and designed to mitigate impacts from lawfully existing horticultural and farming activities including chemical spray drift and noise.</p>	<p><b>DTS/DPF 9.1</b></p> <p>None are applicable.</p>
<p><b>PO 9.2</b></p> <p>Sensitive receivers located and designed to mitigate potential impacts from lawfully existing intensive animal husbandry activities and not prejudice the continued operation of these activities.</p>	<p>None are applicable.</p>
<p><b>PO 9.3</b></p> <p>Sensitive receivers located and designed to mitigate potential impacts from lawfully existing land-based aquaculture activities and not prejudice the continued operation of these activities.</p>	<p><b>DTS/DPF 9.3</b></p> <p>Sensitive receivers are located at least 200m from the boundary of a site used for land-based aquaculture and associated components in other ownership.</p>
<p><b>PO 9.4</b></p> <p>Sensitive receivers located and designed to mitigate potential impacts from lawfully existing dairies including associated wastewater lagoons and liquid/solid waste storage and disposal facilities and not prejudice the continued operation of these activities.</p>	<p><b>DTS/DPF 9.4</b></p> <p>Sensitive receivers sited at least 500m from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities in other ownership.</p>
<p><b>PO 9.5</b></p> <p>Sensitive receivers located and designed to mitigate potential impacts from lawfully existing facilities used for the handling, transportation and storage of bulk commodities (recognising the potential for extended hours of operation) and not</p>	<p><b>DTS/DPF 9.5</b></p> <p>Sensitive receivers are located at least 300m from the boundary of a site used for the handling, transportation and storage of bulk commodities in other ownership.</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> <li>• <b>Deemed to Satisfy Criteria (DTS)</b> (required for development to be classified as Deemed-to-Satisfy)</li> <li>• <b>Designated Performance Feature (DPF)</b> (used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)</li> </ul>
prejudice the continued operation of these activities.	
<p><b>PO 9.6</b></p> <p>Setbacks and vegetation plantings along allotment boundaries should be incorporated to mitigate the potential impacts of chemical spray drift and other impacts associated with agricultural and horticultural activities.</p>	None are applicable.
<p><b>PO 9.7</b></p> <p>Urban development should not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques.</p>	None are applicable.
<b>Interface with Mines and Quarries (Rural and Remote Areas)</b>	
<p><b>PO 10.1</b></p> <p>Sensitive receivers are separated from existing mines to minimise adverse impacts from noise, dust and vibration.</p>	<p><b>DTS/DPF 10.1</b></p> <p>Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the <i>Mining Act 1971</i>.</p>

# Infrastructure and Renewable Energy Facilities

## Assessment Provisions (AP)

### Desired Outcomes (DO)

#### DO 1

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

### Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

#### General

##### PO 1.1

Development located and designed to minimise hazard or nuisance to adjacent development and land uses.

##### DTS/DPF 1.1

None are applicable.

#### Visual Amenity

##### PO 2.1

The visual impact of above ground infrastructure networks and services, renewable energy facilities (excluding wind farms), energy storage facilities and ancillary development from townships, scenic routes and public roads is minimised and managed by:

- (a) utilising features of the natural landscape to obscure views where practicable;
- (b) siting development below ridgelines where practicable;
- (c) avoiding visually sensitive and significant landscapes;
- (d) using materials and finishes with low reflectivity and colours that complement the surroundings;
- (e) using existing vegetation to screen buildings; and
- (f) incorporating landscaping or landscaped mounding around the perimeter of a site and between adjacent allotments accommodating, or zoned to primarily accommodate sensitive receivers.

##### DTS/DPF 2.1

None are applicable.

##### PO 2.2

Substations, pumping stations, battery storage facilities, maintenance sheds and other ancillary structures incorporate vegetation buffers to reduce adverse visual impacts on adjacent land.

##### DTS/DPF 2.2

None are applicable.

##### PO 2.3

Surfaces exposed by earthworks associated with installation of storage facilities, pipework, penstock, substations and other ancillary plant are reinstated and revegetated to reduce adverse visual impacts on adjacent land.

##### DTS/DPF 2.3

None are applicable.

## Rehabilitation

### PO 3.1

Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors.

### DTS/DPF 3.1

None are applicable.

## Hazard Management

### PO 4.1

Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips.

### DTS/DPF 4.1

None are applicable.

### PO 4.2

Facilities for energy generating, power storage and transmission separated from dwellings, tourist accommodation and frequently visited public places (such as viewing platforms / lookouts) to reduce risks to public safety from fire or equipment malfunction.

### DTS/DPF 4.2

None are applicable.

### PO 4.3

Bushfire hazard risk minimised for renewable energy facilities by providing appropriate access tracks, safety equipment, and water tanks and establishing cleared areas around substations, battery storage and operations compounds.

### DTS/DPF 4.3

None are applicable.

## Electricity Infrastructure and Battery Storage Facilities

### PO 5.1

Electricity infrastructure located to minimise visual impacts through techniques including:

- (e) siting utilities and services:
  - (i) on areas already cleared of native vegetation; or
  - (ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity; and
- (f) grouping utility buildings and structures with non-residential development, where practicable.

### DTS/DPF 5.1

None are applicable.

### PO 5.2

Electricity supply (excluding transmission lines) serving new development in urban areas and townships installed underground, excluding lines having a capacity exceeding or equal to 33kV.

### DTS/DPF 5.2

None are applicable.

### PO 5.3

Battery storage facilities co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts.

### DTS/DPF 5.3

None are applicable.

## Telecommunication Facilities

### PO 6.1

Where technically feasible, telecommunications facilities seek to reduce visual impact by incorporating techniques such as:

- (a) avoiding proliferation of facilities in a local area;
- (b) co-locating with other communications facilities;
- (c) locating antennae as close as practical to support structures ; and
- (d) screening using landscaping and existing vegetation, particularly for equipment shelters and huts.

### DTS/DPF 6.1

None are applicable.

### PO 6.2

Telecommunications facilities sited and designed to minimise visual impact having regard to:

- (c) the size, scale, context and characteristics of existing structures, heritage, landforms and vegetation so as to be compatible with the local environment;
- (d) incorporating the facility within an existing structure that may serve another purpose; and
- (e) using existing buildings and vegetation for screening.

### DTS/DPF 6.2

None are applicable.

## Renewable Energy Facilities

### PO 7.1

Renewable energy facilities located as close as practicable to existing transmission infrastructure to facilitate connections and minimise environmental impacts as a result of extending transmission infrastructure.

### DTS/DPF 7.1

None are applicable.

## Renewable Energy Facilities (Wind Farm)

### PO 8.1

Visual impact of wind turbine generators on the amenity of residential and tourist development reduced through appropriate separation.

### DTS/DPF 8.1

Wind turbine generators are:

- (a) setback at least 1,200m from the base of the turbine to non-associated (non-stakeholder) dwellings and tourist accommodation;
- (b) setback at least 2,000m from the base of a turbine to any of the following zones:
  - i. Settlement Zone;
  - ii. Township Zone;

- iii. Rural Living Zone; or
- iv. Rural Neighbourhood Zone

with an additional 10m setback per additional metre over 150m overall turbine height (measured from the base of the turbine).

#### PO 8.2

The visual impact of wind turbine generators on natural landscapes managed by:

- (a) designing wind turbine generators to be uniform in colour, size and shape;
- (b) coordinating blade rotation and direction; and
- (c) mounting wind turbine generators on tubular towers as opposed to lattice towers.

#### DTS/DPF 8.2

None are applicable.

#### PO 8.3

Wind turbine generators and ancillary development minimise potential for bird and bat strike.

#### DTS/DPF 8.3

None are applicable.

#### PO 8.4

Wind turbine generators incorporate recognition systems or physical markers to minimise the risk to aircraft operations.

#### DTS/DPF 8.4

No Commonwealth air safety (CASA / ASA) or Defence requirement is applicable.

#### PO 8.5

Meteorological masts and guidewires identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes.

#### DTS/DPF 8.5

None are applicable.

### Renewable Energy Facilities (Solar Power)

#### PO 9.1

Solar power facilities generating 5MW or more are not located on land of high environmental, scenic or cultural value.

#### DTS/DPF 9.1

None are applicable.

#### PO 9.2

Solar power facilities allow for movement of wildlife by:

- (a) incorporating wildlife corridors and habitat refuges; and
- (b) avoiding the use of extensive security or perimeter fencing; or
- (c) incorporating fencing that enables the passage of small animals without unreasonably compromising the security of the facility.

#### DTS/DPF 9.2

None are applicable.

### PO 9.3

Amenity impacts of solar power facilities minimised through separation from sensitive receivers.

#### DTS/DPF 9.3

Solar power facilities are setback at least:

- (a) 500 metres from conservation areas;
- (b) 100 metres from Township, Settlement, Rural Neighbourhood and Rural Living Zones; and
- (c) 30 metres from adjoining land.

### PO 9.4

Solar power facilities incorporate landscaping within setbacks from adjacent road frontages and boundaries of adjacent allotments accommodating non-host dwellings.

#### DTS/DPF 9.4

None are applicable.

## Hydropower / Pumped Hydropower Facilities

### PO 10.1

Hydropower / pumped hydropower facility storage designed and operated to minimise the risk of storage dam failure.

#### DTS/DPF 10.1

None are applicable.

### PO 10.2

Hydropower / pumped hydropower facility storage designed and operated to minimise water loss through increased evaporation or system leakage, with the incorporation of appropriate liners, dam covers, operational measures or detection systems.

#### DTS/DPF 10.2

None are applicable.

### PO 10.3

Hydropower / pumped hydropower facilities on existing or former mine sites minimise environmental impacts from site contamination, including from mine operations or water sources subject to such processes, now or in the future.

#### DTS/DPF 10.3

None are applicable.

## Water Supply

### PO 11.1

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

#### DTS/DPF 11.1

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

#### PO 11.2

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

#### DTS/DPF 11.2

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

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

### Wastewater Services

#### PO 12.1

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

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

#### DTS/DPF 12.1

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

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

#### PO 12.2

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

#### DTS/DPF 12.2

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

## Temporary Facilities

### PO 13.1

In rural and remote locations, development that is likely to generate significant waste material during construction, including packaging waste, makes provision for a temporary on-site waste storage enclosure to minimise the incidence of wind-blown litter.

### DTS/DPF 13.1

A waste collection and disposal service will be used to dispose of the volume of waste and at a rate it is generated.

### PO 13.2

Temporary facilities to support the establishment of renewable energy facilities (including borrow pits, concrete batching plants, laydown, storage, access roads and worker amenity areas) are sited and operated to minimise environmental impact.

### DTS/DPF 13.2

None are applicable.

## Intensive Animal Husbandry and Dairies

### Assessment Provisions (AP)

#### Desired Outcome (DO)

##### DO 1

Development of intensive animal husbandry and dairies in locations that are protected from encroachment by sensitive receivers in a manner that minimises adverse effects on amenity and the environment.

### Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

#### Siting and Designs

##### PO 1.1

Intensive animal husbandry, dairies and associated activities sited, designed, constructed and managed to not unreasonably impact on the environment or amenity of the locality.

##### DTS/DPF 1.1

None are applicable

##### PO 1.2

Intensive animal husbandry, dairies and associated activities sited, designed, constructed and managed to minimise the potential transmission of disease to other operations where animals are kept.

##### DTS/DPF 1.2

None are applicable

##### PO 1.3

Intensive animal husbandry and associated activities such as wastewater lagoons and liquid/solid waste disposal areas sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.

##### DTS/DPF 1.3

None are applicable

#### PO 1.4

Dairies and associated activities such as wastewater lagoons and liquid/solid waste disposal areas sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.

#### DTS/DPF 1.4

Dairies, associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities located 500m or more from the nearest sensitive receiver in other ownership.

#### PO 1.5

Lagoons for the storage or treatment of milking shed effluent adequately separated from roads to minimise impacts from odour on the general public.

#### DTS/DPF 1.5

Lagoons for the storage or treatment of milking shed effluent setback 20m or more from public roads.

## Waste

#### PO 2.1

Storage of manure, used litter and other wastes (other than waste water lagoons) is sited, designed, constructed and managed to:

- (a) avoid attracting and harbouring vermin;
- (b) avoid polluting water resources; and
- (c) be located outside 1% AEP flood event areas.

#### DTS/DPF 2.1

None are applicable

## Soil and Water Protection

#### PO 3.1

To avoid environmental harm and adverse effects on water resources, intensive animal husbandry operations appropriately setback from:

- (a) public water supply reservoirs;
- (b) major watercourses (third order or higher stream); and
- (c) any other watercourse, bore or well used for domestic or stock water supplies.

#### DTS/DPF 3.1

Intensive animal husbandry operations are setback:

- (a) 800m or more from a public water supply reservoir;
- (b) 200m or more from a major watercourse (third order or higher stream); and
- (c) 100m or more from any other watercourse, bore or well used for domestic or stock water supplies.

#### PO 3.2

Intensive animal husbandry operations and dairies incorporate appropriately designed effluent and run-off facilities:

- (a) that have sufficient capacity to hold effluent and runoff from the operations on site; and
- (b) ensure that effluent does not infiltrate and pollute groundwater, soil or other water resources.

#### DTS/DPF 3.2

None are applicable

## Land Division in Urban Areas

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Land division that:

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

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

### ALL LAND DIVISION

Allotment configuration

#### PO 1.1

Land division creates allotments suitable for their intended use taking into account physical characteristics of the land, preservation of environmental and cultural features of value and the prevailing context of the locality.

#### DTS/DPF 1.1

Land division for the:

- (a) minor adjustment of allotment boundaries to remove an anomaly in existing boundaries with respect to the location of existing buildings or structures where no additional allotments are created; or
- (b) creation of a single additional allotment for residential purposes where:
  - i. the allotment will contain a single lawfully existing dwelling or an approval for a single dwelling exists and is operative;
  - ii. access is provided via a lawfully existing driveway or access point or an access point for which approval under the Local Government Act exists and is operative; and
  - iii. the resulting allotment achieves any minimum site area and frontage width specified by the relevant zone or a relevant Technical and Numeric Variation Overlays.

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 2.1

None are applicable.

#### PO 2.2

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

#### DTS 2.2

None are applicable.

**PO 2.3**

Land division maximises the number of allotments that face public open space and public streets.

**DTS 2.3**

None are applicable.

**PO 2.4**

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

**DTS 2.4**

None are applicable.

**PO 2.5**

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

**DTS 2.5**

None are applicable

**PO 2.6**

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

**DTS 2.6**

None are applicable.

**PO 2.7**

Land division results in street patterns that are legible and connected to the surrounding street network.

**DTS 2.7**

None are applicable.

**PO 2.8**

Land division is designed to allocate adequate and suitable land for the preservation of existing vegetation of value including native vegetation, regulated and significant trees.

**DTS 2.8**

None are applicable.

Roads and Access

**PO 3.1**

Land division provides allotments with access to a public road.

**DTS 3.1**

None are applicable.

**PO 3.2**

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

**DTS 3.2**

None are applicable.

**PO 3.3**

Land division does not impede access to publicly owned open space and recreation facilities.

**DTS 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 3.4**

None are applicable.

**PO 3.5**

Road reserves provide for footpaths, cycle lanes and shared-use paths, and accommodate street tree planting, landscaping and street furniture.

**DTS 3.5**

None are applicable.

**PO 3.6**

Road reserves accommodate stormwater drainage and public utilities.

**DTS 3.6**

None are applicable.

**PO 3.7**

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

**DTS 3.7**

None are applicable.

**PO 3.8**

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

**DTS 3.8**

None are applicable.

**PO 3.9**

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

**DTS 3.9**

None are applicable.

**PO 3.10**

Public streets include tree planting to provide shade and enhance the amenity of streetscapes.

**DTS 3.10**

None are applicable.

**PO 3.11**

Local streets designed to create low-speed environments that are safe for cyclists and pedestrians.

**DTS 3.11**

None are applicable.

**Infrastructure****PO 4.1**

Land division incorporates public utility services within road reserves or within dedicated easements.

**DTS 4.1**

None are applicable.

**PO 4.2**

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

**DTS/DPF 4.2**

Each allotment can be connected to any of the following:

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

**PO 4.3**

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

**DTS / DPF 4.3**

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

**PO 4.4**

Constructed wetland systems, including associated detention and retention basins, sited and designed to ensure public health and safety is protected including by minimising potential public health risks arising from the breeding of mosquitoes.

**DTS 4.4**

None are applicable.

**PO 4.5**

Constructed wetland systems, including associated detention and retention basins, sited and designed to allow sediments to settle prior to discharge into watercourses or the marine environment.

**DTS 4.5**

None are applicable.

**PO 4.6**

Constructed wetland systems, including associated detention and retention basins, sited and designed to function as a landscape feature.

**DTS 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 in area provides or supports the provision of open space.

**DTS 5.1**

None are applicable.

**PO 5.2**

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

**DTS 5.2**

Land division creating 5-19 non-residential allotments is accompanied by an approved Stormwater Management Plan and manages up to and including the 100 –year ARI flood event (1% AEP) to avoid flooding of buildings and:

- (a) maintain
  - i. a pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 5-year ARI (18.1% AEP) 30 minute storm; and
  - ii. the stormwater runoff time to peak to match that of the pre-development; or
- (b) capture and retain the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for a 5-year ARI (18.1% AEP) 30 minute storm; and
- (c) manage site generated stormwater runoff up to and including the 100 –year ARI flood event (1% AEP) to avoid flooding of buildings.

Solar Orientation

**PO 6.1**

Land division for residential purposes facilitates solar access for energy efficiency through allotment orientation.

**DTS 6.1**

None are applicable.

Water Sensitive Design

**PO 7.1**

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

**DTS 7.1**

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

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

**PO 7.2**

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

**DTS / DPF 7.2**

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

- (a) maintain a pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 20-year ARI (5% AEP) 30 minute storm, unless a lower performance measure is specified in an approved catchment based Stormwater Management Plan;

- (b) maintain the stormwater runoff time to peak to match that of the pre-development; and
- (c) manage site generated stormwater runoff up to and including the 100 –year ARI flood event (1% AEP).

## MAJOR LAND DIVISION (20+ ALLOTMENTS)

### Open Space

#### **PO 8.1**

Land division allocates or retains, evenly distributed, high quality areas of open space to improve residential amenity and provide urban heat amelioration.

#### **DTS 8.1**

None are applicable

#### **PO 8.2**

Land allocated for open space is suitable for intended active and passive recreational use considering gradient and potential for inundation.

#### **DTS / DPF 8.2**

Where provided, no more than 20% of open space:

- (a) has a slope in excess of 1 in 4; and
- (b) is comprised of watercourses, wetlands or detention basins.

#### **PO 8.3**

Land allocated for active recreation is of a size and has dimensions capable of accommodating a range of active recreational activities.

#### **DTS 8.3**

None are applicable.

### Water Sensitive Design

#### **PO 9.1**

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 the carrying capacities of downstream systems are not overloaded.

#### **DTS/DPF 9.1**

Land division creating 20 or more residential allotments is accompanied by an approved Stormwater Management Plan and manages up to and including the 100 –year ARI flood event (1% AEP) to avoid flooding of buildings and:

- (a) maintains pre-development peak 5-year ARI (18.1% AEP) flow rate from the site, and maintains the time to peak to match that of the pre-development; or
- (b) captures and retains the difference in pre-development volume vs post development volume from the site for a 5-year ARI (18.1% AEP) 30 minute storm; or where there is no adequate local drainage scheme to connect to, captures and retains post development volume from the site for a 5 year ARI (18.1% AEP) 30 minute storm.

#### **PO 9.2**

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 the carrying capacities of downstream systems are not overloaded.

### DTS/DPF 9.2

Land division creating 20 or more non-residential allotments is accompanied by an approved Stormwater Management Plan and manages up to and including the 100-year ARI flood event (1% AEP) to avoid flooding of buildings and:

- (a) maintains pre-development peak 20-year ARI (5% AEP) flow rate from the site and, maintains the time to peak to match that of the pre-development; or
- (b) captures and retains the difference in pre-development volume vs post development volume from the site for a 20-year ARI (5% AEP) 30 minute storm; where there is no adequate local drainage scheme to connect to, captures and retains post development volume from the site for a 20 year ARI (5% AEP) 30 minute storm.

### PO 9.3

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

### DTS 9.3

Land division creating 20 or more allotments is accompanied by an approved Stormwater Management Plan and achieves the following stormwater runoff outcomes:

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

### Solar Orientation

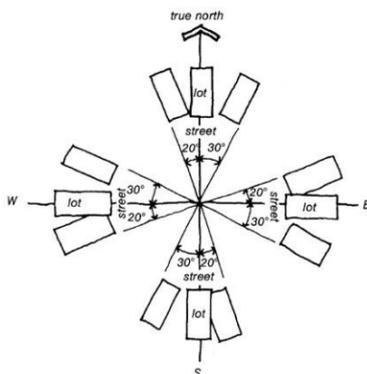
#### PO 10.1

Land division for residential purposes facilitates solar access for energy efficient through allotment orientation and allotment dimensions.

#### DTS/DPF 10.1

Land division results in:

- (a) at least 80% of allotments oriented so that their long axis conforms with figure 10.1:



- (b) 80% of allotments with an east-west orientation having a minimum frontage of 15m
- (c) no more than 20% of allotments are located on the south side of east-west oriented streets.

# Land Division in Rural Areas

## Assessment Provisions (AP)

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

<p><b>Performance Outcomes (PO)</b></p>	<ul style="list-style-type: none"> <li>• <b>Deemed to Satisfy Criteria (DTS)</b> (required for development to be classified as Deemed-to-Satisfy)</li> <li>• <b>Designated Performance Feature (DPF)</b> (used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)</li> </ul>
---	---

## ALL LAND DIVISION

### Allotment configuration

<p><b>PO 1.1</b></p> <p>Land division creates allotments suitable for their intended use taking into account physical characteristics of the land, preservation of environmental and cultural features of value and the prevailing context of the locality.</p>	<p><b>DTS/DPF 1.1</b></p> <p>Land division for the:</p> <ul style="list-style-type: none"> <li>(a) minor adjustment of allotment boundaries to remove an anomaly in existing boundaries with respect to the location of existing buildings or structures where no additional allotments are created; or</li> <li>(b) Creation of a single additional allotment for residential purposes where:             <ul style="list-style-type: none"> <li>(i) the allotment will contain a single lawfully existing dwelling or an approval for a single dwelling exists and is operative;</li> </ul> </li> </ul>
---	---

Performance Outcomes (PO)	<ul style="list-style-type: none"> <li>• <b>Deemed to Satisfy Criteria (DTS)</b> (required for development to be classified as Deemed-to-Satisfy)</li> <li>• <b>Designated Performance Feature (DPF)</b> (used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)</li> </ul>
	<p>(ii) access is provided via a lawfully existing driveway or access point or an access point for which approval under the Local Government Act exists and is operative; and</p> <p>(iii) the resulting allotment achieves any minimum site area and frontage width specified by the relevant zone or a relevant Technical and Numerical Variation Overlays.</p>
<p><b>PO 1.2</b></p> <p>Land division creates allotments suitable for their intended use.</p>	<p><b>DTS/DPF 1.1</b></p> <p>Division of land that reflects the site or allotment boundaries on a valid development authorisation for Development Plan Consent under the <i>Development Act 1993</i> or Planning Consent under the <i>Planning, Development and Infrastructure Act 2016</i>.</p>
<b>Design and Layout</b>	
<p><b>PO 2.1</b></p> <p>Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls</p>	None are applicable.
<p><b>PO 2.2</b></p> <p>Land division enables appropriate treatment of the interface between potentially conflicting land uses and/or zones.</p>	None are applicable.
<p><b>PO 2.3</b></p> <p>Land division maximises the number of allotments that face public open space and public streets.</p>	None are applicable.
<p><b>PO 2.4</b></p>	None are applicable.

Performance Outcomes (PO)	<ul style="list-style-type: none"> <li>• <b>Deemed to Satisfy Criteria (DTS)</b> (required for development to be classified as Deemed-to-Satisfy)</li> <li>• <b>Designated Performance Feature (DPF)</b> (used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)</li> </ul>
Land division integrated with site features, adjacent land uses, the existing transport network and available infrastructure.	
<p><b>PO 2.5</b></p> <p>Development and infrastructure provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services.</p>	None are applicable
<p><b>PO 2.6</b></p> <p>Land division results in watercourses being retained within open space and land subject to flooding free from development.</p>	None are applicable.
<p><b>PO 2.7</b></p> <p>Land division results in street patterns that are legible and connected to the surrounding street network.</p>	None are applicable.
<b>Roads and Access</b>	
<p><b>PO 3.1</b></p> <p>Land division provides allotments with access to a public road.</p>	None are applicable.
<p><b>PO 3.2</b></p> <p>Street patterns and intersections designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.</p>	None are applicable.
<p><b>PO 3.3</b></p> <p>Land division does not impede access to publicly owned open space and recreation facilities.</p>	None are applicable.

<b>Performance Outcomes (PO)</b>	<ul style="list-style-type: none"> <li>• <b>Deemed to Satisfy Criteria (DTS)</b> (required for development to be classified as Deemed-to-Satisfy)</li> <li>• <b>Designated Performance Feature (DPF)</b> (used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)</li> </ul>
<p><b>PO 3.4</b></p> <p>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.</p>	<p>None are applicable.</p>
<p><b>PO 3.5</b></p> <p>Road reserves provide for footpaths, cycle lanes and shared-use paths, and accommodate street tree planting, landscaping and street furniture.</p>	<p>None are applicable.</p>
<p><b>PO 3.6</b></p> <p>Road reserves accommodate stormwater drainage and public utilities.</p>	<p>None are applicable.</p>
<p><b>PO 3.7</b></p> <p>Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites.</p>	<p>None are applicable.</p>
<p><b>PO 3.8</b></p> <p>Street patterns and intersections designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.</p>	<p>None are applicable.</p>
<p><b>PO 3.9</b></p> <p>Roads, open space and thoroughfares provided establish safe and convenient linkages to the surrounding open space and transport network.</p>	<p>None are applicable.</p>
<p><b>PO 3.10</b></p> <p>Public streets include tree planting to provide shade and enhance the amenity of streetscapes.</p>	<p>None are applicable.</p>

Performance Outcomes (PO)	<ul style="list-style-type: none"> <li>• <b>Deemed to Satisfy Criteria (DTS)</b> (required for development to be classified as Deemed-to-Satisfy)</li> <li>• <b>Designated Performance Feature (DPF)</b> (used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)</li> </ul>
<p><b>PO 3.11</b></p> <p>Local streets designed to create low-speed environments that are safe for cyclists and pedestrians.</p>	<p>None are applicable.</p>
<b>Infrastructure</b>	
<p><b>PO 4.1</b></p> <p>Land division incorporates public utility services within road reserves or within dedicated easements.</p>	<p>None are applicable.</p>
<p><b>PO 4.2</b></p> <p>Waste water, sewage and other effluent is capable of being disposed of from each allotment without unreasonable risk to public health or the environment.</p>	<p><b>DTS/DPF 4.2</b></p> <p>Each allotment can be connected to any of the following:</p> <ul style="list-style-type: none"> <li>(a) a waste water treatment plant that has the hydraulic volume and pollutant load treatment and disposal capacity for the maximum predicted wastewater volume generated by subsequent development of the proposed allotments; or</li> <li>(b) a form of on-site waste water treatment and disposal that meets relevant public health and environmental standards.</li> </ul>
<p><b>PO 4.3</b></p> <p>Septic tank effluent drainage fields and other waste water disposal areas maintained to ensure the effective operation of waste systems and minimise risks to human health and environmental harm.</p>	<p><b>DTS/DPF 4.3</b></p> <p>Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.</p>

Performance Outcomes (PO)	<ul style="list-style-type: none"> <li>• <b>Deemed to Satisfy Criteria (DTS)</b> (required for development to be classified as Deemed-to-Satisfy)</li> <li>• <b>Designated Performance Feature (DPF)</b> (used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)</li> </ul>
<p><b>PO 4.4</b></p> <p>Constructed wetland systems, including associated detention and retention basins, sited and designed to ensure public health and safety is protected including by minimising potential public health risks arising from the breeding of mosquitoes.</p>	None are applicable.
<p><b>PO 4.5</b></p> <p>Constructed wetland systems, including associated detention and retention basins, sited and designed to allow sediments to settle prior to discharge into watercourses or the marine environment.</p>	None are applicable.
<p><b>PO 4.6</b></p> <p>Constructed wetland systems, including associated detention and retention basins, sited and designed to function as a landscape feature.</p>	None are applicable.
<b>MINOR LAND DIVISION (UNDER 20 ALLOTMENTS)</b>	
<b>Open Space</b>	
<p><b>PO 5.1</b></p> <p>Land division proposing an additional allotment under 1 hectare in area provides or supports the provision of open space.</p>	None are applicable.
<b>Solar Orientation</b>	
<p><b>PO 6.1</b></p> <p>Land division for residential purposes facilitates solar access for energy efficiency through allotment orientation.</p>	None are applicable.

<b>Performance Outcomes (PO)</b>	<ul style="list-style-type: none"> <li>• <b>Deemed to Satisfy Criteria (DTS)</b> (required for development to be classified as Deemed-to-Satisfy)</li> <li>• <b>Designated Performance Feature (DPF)</b> (used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)</li> </ul>
----------------------------------	---

<b>Water Sensitive Design</b>
-------------------------------

<p><b>PO 7.1</b></p> <p>Land division creating 5-19 allotments includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.</p>	<p><b>DTS 7.1</b></p> <p>Land division creating 5-19 allotments is accompanied by an approved <i>Stormwater Management Plan</i> and achieves the following stormwater runoff outcomes:</p> <ul style="list-style-type: none"> <li>(a) 80 per cent reduction in average annual total suspended solids;</li> <li>(b) 60 per cent reduction in average annual total phosphorus;</li> <li>(c) 45 per cent reduction in average annual total nitrogen.</li> </ul>
<p><b>PO 7.2</b></p> <p>Land division creating 5-19 non-residential allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure the carrying capacities of downstream systems are not overloaded.</p>	<p><b>DTS / DPF 7.2</b></p> <p>Land division creating 5-19 non-residential allotments includes a storm water management system designed to:</p> <ul style="list-style-type: none"> <li>(a) maintain a pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 20-year ARI (5% AEP) 30 minute storm, unless a lower performance measure is specified in an approved catchment based Stormwater Management Plan;</li> <li>(b) maintain the stormwater runoff time to peak to match that of the pre-development; and</li> <li>(a) manage site generated stormwater runoff up to and including the 100 –year ARI flood event (1% AEP).</li> </ul>

<b>MAJOR LAND DIVISION (20+ ALLOTMENTS)</b>
---

<b>Open Space</b>
-------------------

<p><b>PO 8.1</b></p>	<p>None are applicable.</p>
----------------------	-----------------------------

Performance Outcomes (PO)	<ul style="list-style-type: none"> <li>• <b>Deemed to Satisfy Criteria (DTS)</b> (required for development to be classified as Deemed-to-Satisfy)</li> <li>• <b>Designated Performance Feature (DPF)</b> (used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)</li> </ul>
Land division allocates or retains, evenly distributed, high quality areas of open space to improve residential amenity and provide urban heat amelioration.	
<p><b>PO 8.2</b></p> <p>Land allocated for open space is suitable for intended active and passive recreational use considering gradient and potential for inundation.</p>	<p><b>DTS / DPF 8.2</b></p> <p>Where provided, no more than 20% of open space:</p> <ul style="list-style-type: none"> <li>(a) has a slope in excess of 1 in 4; and</li> <li>(b) is comprised of watercourses, wetlands or detention basins.</li> </ul>
<p><b>PO 8.3</b></p> <p>Land allocated for active recreation is of a size and has dimensions capable of accommodating a range of active recreational activities.</p>	None are applicable.
<b>Water Sensitive Design</b>	
<p><b>PO 9.1</b></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 the carrying capacities of downstream systems are not overloaded.</p>	<p><b>DTS/DPF 9.1</b></p> <p>Land division creating 20 or more residential allotments is accompanied by an approved <i>Stormwater Management Plan</i> and manages up to and including the 100 –year ARI flood event (1% AEP) to avoid flooding of buildings and:</p> <ul style="list-style-type: none"> <li>(a) maintains pre-development peak 5-year ARI (18.1% AEP) flow rate from the site, and maintains the time to peak to match that of the pre-development; or</li> <li>(d) captures and retains the difference in pre-development volume vs post development volume from the site for a 5-year ARI (18.1% AEP) 30 minute storm; or where there is no adequate local drainage scheme to connect to, captures and retains post development volume from the site for a 5 year ARI (18.1% AEP) 30 minute storm.</li> </ul>

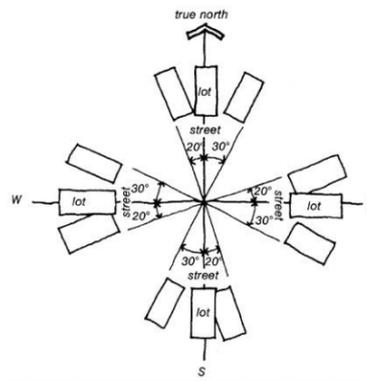
Performance Outcomes (PO)	<ul style="list-style-type: none"> <li>• <b>Deemed to Satisfy Criteria (DTS)</b> (required for development to be classified as Deemed-to-Satisfy)</li> <li>• <b>Designated Performance Feature (DPF)</b> (used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)</li> </ul>
<p><b>PO 9.2</b></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 the carrying capacities of downstream systems are not overloaded</p>	<p><b>DTS/DPF 9.2</b></p> <p>Land division creating 20 or more non-residential allotments is accompanied by an approved <i>Stormwater Management Plan</i> and manages up to and including the 100 –year ARI flood event (1% AEP) to avoid flooding of buildings and:</p> <ul style="list-style-type: none"> <li>(a) maintains pre-development peak 20-year ARI (5% AEP) flow rate from the site and, maintains the time to peak to match that of the pre-development; or</li> <li>(b) captures and retains the difference in pre-development volume vs post development volume from the site for a 20-year ARI (5% AEP) 30 minute storm; where there is no adequate local drainage scheme to connect to, captures and retains post development volume from the site for a 20 year ARI (5% AEP) 30 minute storm.</li> </ul>
<p><b>PO 9.3</b></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><b>DTS 9.2</b></p> <p>Land division creating 20 or more allotments is accompanied by an approved <i>Stormwater Management Plan</i> and achieves the following stormwater runoff outcomes:</p> <ul style="list-style-type: none"> <li>(a) 80 per cent reduction in average annual total suspended solids</li> <li>(b) 60 per cent reduction in average annual total phosphorus</li> <li>(c) 45 per cent reduction in average annual total nitrogen</li> </ul>
<b>Solar Orientation</b>	
<p><b>PO 10.1</b></p> <p>Land division creating 20 or more allotments for residential purposes facilitates solar</p>	<p><b>DTS/DPF 10.1</b></p> <p>Land division results in:</p>

## Performance Outcomes (PO)

- **Deemed to Satisfy Criteria (DTS)**  
(required for development to be classified as Deemed-to-Satisfy)
- **Designated Performance Feature (DPF)**  
(used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)

access for energy efficient through allotment orientation and allotment dimensions.

- (a) at least 80% of allotments oriented so that their long axis conforms with figure 10.1:



- (b) 80% of allotments with an east-west orientation having a minimum frontage of 15m
- (c) no more than 20% of allotments are located on the south side of east-west oriented streets. no more than 20% of allotments are located on the south side of east-west oriented streets.

## Marinas and On-Water Structures

### Assessment Provisions (AP)

#### Desired Outcome (DO)

##### DO 1

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

### Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

#### Navigation and Safety

##### PO 1.1

Safe public access is provided or maintained to the waterfront, public infrastructure and recreation areas.

##### DTS/DPF 1.1

None are applicable

##### PO 1.2

The operation of wharves not impaired by marinas and on-water structures.

##### DTS/DPF 1.2

None are applicable

##### PO 1.3

Navigation and access channels not impaired by marinas and on-water structures.

##### DTS/DPF 1.3

None are applicable

##### PO 1.4

Commercial shipping lanes not impaired by marinas and on-water structures.

##### DTS/DPF 1.4

Marinas and on-water structures are setback 250m or more from commercial shipping lanes.

##### PO 1.5

Marinas and on-water structures located to avoid interfering with the operation or function of a water supply pumping station.

##### DTS/DPF 1.5

On-water structures are setback:

- (a) 3km or more from upstream water supply pumping station take-off points; and
- (b) 500m or more from downstream water supply pumping station take-off points.

##### PO 1.6

Maintenance of on-water infrastructure, including revetment walls, not impaired by marinas and on-water structures.

##### DTS/DPF 1.6

None are applicable

## Environmental Protection

### PO 2.1

Development sited and designed to facilitate water circulation and exchange.

### DTS/DPF 2.1

None are applicable

## Open Space and Recreation

### Assessment Provisions (AP)

#### Desired Outcome (DO)

##### DO 1

Pleasant, functional and accessible open space and recreation facilities provided for active and passive recreation.

### Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

#### Land Use and Intensity

##### PO 1.1

Recreation facilities compatible with surrounding land use and activity.

##### DTS/DPF 1.1

None are applicable

#### Design and Siting

##### PO 2.1

Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility.

##### DTS/DPF 2.1

None are applicable

##### PO 2.2

Open space and recreation facilities incorporate park furniture, shaded areas and resting places to enhance pedestrian comfort.

##### DTS/DPF 2.2

None are applicable

##### PO 2.3

Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities.

##### DTS/DPF 2.3

None are applicable

#### Pedestrians and Cyclists

##### PO 3.1

Open space incorporates:

- (a) pedestrian and cycle linkages to other open spaces, centres, schools and public transport nodes;
- (b) safe crossing points where pedestrian routes intersect the road network; and
- (c) easily identified access points.

DTS/DPF 3.1

None are applicable.

## Usability

PO 4.1

Land allocated for open space is suitable for intended active and passive recreational use considering gradient and potential for inundation.

DTS/DPF 4.1

No more than 20% of the open space:

- (a) has a slope in excess of 1 in 4; and
- (b) is comprised of watercourses, wetlands or detention basins.

## Safety and Security

PO 5.1

Open space is overlooked by housing, commercial or other development to provide casual surveillance where possible.

DTS/DPF 5.1

None are applicable.

PO 5.2

Play equipment is located where it can be casually observed by nearby residents and users.

DTS/DPF 5.2

None are applicable.

PO 5.3

Landscaping provided in open space and recreation facilities maximises opportunities for casual surveillance throughout the park.

DTS/DPF 5.3

None are applicable.

PO 5.4

Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment.

DTS/DPF 5.4

None are applicable.

PO 5.5

Adequate lighting provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities.

DTS/DPF 5.5

None are applicable.

PO 5.6

Pedestrian and bicycle movement after dark focused along clearly defined, adequately lit routes with observable entries and exits.

DTS/DPF 5.6

None are applicable.

## Signage

### PO 6.1

Signage provided at entrances to and within public open space to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes, park activities and the like.

### DTS/DPF 6.1

None are applicable.

## Buildings and Structures

### PO 7.1

Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive.

### DTS/DPF 7.1

None are applicable.

### PO 7.2

Buildings and structures in open space are clustered where practical to ensure that the majority of the site remains open.

### DTS/DPF 7.2

None are applicable.

### PO 7.3

Development in open space is constructed to minimise the extent of hard paved areas.

### DTS/DPF 7.3

None are applicable.

### PO 7.4

Development that abuts or includes a coastal reserve or Crown land used for scenic, conservation or recreational purposes is located and designed to have regard to the purpose, management and amenity of the reserve.

### DTS/DPF 7.4

None are applicable.

## Landscaping

### PO 8.1

Open space and recreation facilities provide for the planting and retention of large trees and vegetation.

### DTS/DPF 8.1

None are applicable.

### PO 8.2

Landscaping in open space and recreation facilities provides shade and windbreaks:

- (a) along cyclist and pedestrian routes
- (b) around picnic and barbecue areas; and
- (c) in car parking areas.

### DTS/DPF 8.2

None are applicable.

PO 8.3

Landscaping in open space facilitates habitat for local fauna and facilitates biodiversity.

DTS/DPF 8.3

None are applicable.

## Resource Extraction

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Resource extraction activities developed in a manner that minimises human and environmental impacts.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Resource extraction activities minimise landscape damage and provide for the progressive reclamation and betterment of disturbed areas.

DTS/DPF 1.1

None are applicable.

PO 1.2

Resource extraction activities avoid damage to cultural sites or artefacts.

DTS/DPF 1.2

None are applicable.

## Water Quality

PO 2.1

Stormwater and/or waste water from resource extraction activities is diverted into appropriately sized treatment and retention systems to enable reuse on-site.

DTS/DPF 2.1

None are applicable.

## Separation Treatments, Buffers and Landscaping

PO 3.1

Resource extraction activities minimise adverse impacts upon sensitive receivers through incorporation of separation distances and/or mounding/vegetation.

DTS/DPF 3.1

None are applicable.

PO 3.2

Resource extraction activities are screened from view from adjacent land by perimeter landscaping and/or mounding.

DTS/DPF 3.2

None are applicable.

## Site Contamination

### Assessment Provisions (AP)

#### Desired Outcome (DO)

##### DO 1

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

### Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

#### PO 1.1

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

#### DTS/DPF 1.1

Development:

- (a) does not incorporate a change of use of land;
- (b) incorporates a change of use of land that is not a more sensitive use of land than previously established uses of the land;
- (c) in respect of which the applicant is able to furnish, or the relevant authority is in possession of, a site contamination audit report less than 5 years old under Part 10A of the Environment Protection Act 1993 to the effect:
  - i. that site contamination does not exist (or no longer exists) at the land; or
  - ii. that any site contamination at the land has been cleared or addressed to the extent necessary to enable the land to be suitable for sensitive use; or
- (d) the allotment was the subject of consent granted under the Development Act 1993 or the Planning Development and Infrastructure Act 2016 on or after 1 September 2009 in relation the division of the land.

## Tourism Development

### Assessment Provisions (AP)

#### Desired Outcomes (DO)

##### DO 1

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

### Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

#### General

##### PO 1.1

Tourism development complements and contributes to local, natural, cultural or historical context.

#### DTS/DPF 1.1

None are applicable.

##### PO 1.2

Tourism development comprising multiple accommodation units (including any facilities and activities for use by guests and visitors) clustered to minimise environmental and contextual impact.

#### DTS/DPF 1.2

None are applicable.

## Caravan and Tourist Parks

### PO 2.1

Potential conflicts between long-term residents and short-term tourists minimised through suitable siting and design measures.

### DTS/DPF 2.1

None are applicable.

### PO 2.2

Occupants are provided privacy and amenity through landscaping and fencing.

### DTS/DPF 2.2

None are applicable.

### PO 2.3

Communal open space and centrally located recreation facilities provided for guests and visitors.

### DTS/DPF 2.3

12.5% or more of a caravan park comprises clearly defined communal open space, landscaped areas and areas for recreation.

### PO 2.4

Perimeter landscaping is used to enhance the amenity of the locality.

### DTS/DPF 2.4

None are applicable.

### PO 2.5

Amenity blocks (showers, toilets, laundry and kitchen facilities) sufficient to serve peak population.

### DTS/DPF 2.5

None are applicable.

### PO 2.6

Long-term occupation does not displace tourist accommodation, particularly in important tourist destinations such as coastal and riverside locations.

### DTS/DPF 2.6

None are applicable.

## Transport, Access and Parking

### Assessment Provisions (AP)

#### Desired Outcomes (DO)

##### DO 1

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

### Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

#### Movement Systems

##### PO 1.1

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

#### DTS/DPF 1.1

None are applicable.

#### PO 1.2

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

#### DTS/DPF 1.2

None are applicable.

#### PO 1.3

Industrial, commercial and service vehicle movements, loading areas and designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimise potential conflict.

#### DTS/DPF 1.3

None are applicable.

#### PO 1.4

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

#### DTS/DPF 1.4

All vehicle manoeuvring occurs onsite.

### Sightlines

#### PO 2.1

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

#### DTS/DPF 2.1

None are applicable.

#### PO 2.2

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

#### DTS/DPF 2.2

None are applicable.

### Vehicle Access

#### PO 3.1

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

#### DTS/DPF 3.1

The access is:

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

#### PO 3.2

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

DTS/DPF 3.2

None are applicable.

PO 3.3

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

DTS/DPF 3.3

None are applicable.

PO 3.4

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

DTS/DPF 3.4

None are applicable.

PO 3.5

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

DTS/DPF 3.5

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

PO 3.6

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

DTS/DPF 3.6

Driveways and access points:

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

PO 3.7

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

DTS/DPF 3.7

None are applicable.

PO 3.8

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

DTS/DPF 3.8

None are applicable.

#### PO 3.9

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

#### DTS/DPF 3.9

None are applicable.

### Access for People with Disabilities

#### PO 4.1

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

#### DTS/DPF 4.1

None are applicable.

### Vehicle Parking Rates

#### PO 5.1

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

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

#### DTS/DPF 5.1

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

### Vehicle Parking Areas

#### PO 6.1

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

#### DTS/DPF 6.1

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

#### PO 6.2

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

#### DTS/DPF 6.2

None are applicable.

#### PO 6.3

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

DTS/DPF 6.3

None are applicable.

PO 6.4

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

DTS/DPF 6.4

None are applicable.

PO 6.5

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

DTS/DPF 6.5

None are applicable.

PO 6.6

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

DTS/DPF 6.6

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

PO 6.7

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

DTS/DPF 6.7

None are applicable.

## Undercroft and Below Ground Garaging and Parking of Vehicles

PO 7.1

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

DTS/DPF 7.1

None are applicable.

## Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks

PO 8.1

Internal road and vehicle parking areas surfaced to prevent dust becoming a nuisance to park residents and occupants.

DTS/DPF 8.1

None are applicable.

PO 8.2

Traffic circulation and movement within the park that is pedestrian friendly and promotes low speed vehicle movement

DTS/DPF 8.2

None are applicable.

## Bicycle Parking in Designated Areas

### PO 9.1

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

### DTS/DPF 9.1

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

### PO 9.2

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

### DTS/DPF 9.2

None are applicable.

### PO 9.3

Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport.

### DTS/DPF 9.3

None are applicable.

The number of employees

Table 1 – General Off-Street Car Parking Requirements

Class of Development	Car Parking Rate (unless varied by Table 3 onwards) Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.
<b>Residential Development</b>	
<b>Detached Dwelling</b>	1 or 2 bedroom dwelling – 1 space per dwelling. 3 or more bedroom dwelling – 2 spaces per dwelling.
<b>Group Dwelling</b>	1 or 2 bedroom dwelling – 1 space per dwelling. 3 or more bedroom dwelling – 2 spaces per dwelling. 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.
<b>Residential Flat Building</b>	1 or 2 bedroom dwelling – 1 space per dwelling. 3 or more bedroom dwelling – 2 spaces per dwelling.

<b>Class of Development</b>	<b>Car Parking Rate (unless varied by Table 3 onwards)</b> Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.
	0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.
<b>Row Dwelling</b>	1 or 2 bedroom dwelling – 1 space per dwelling. 3 or more bedroom dwelling – 2 spaces per dwelling.
<b>Semi-Detached Dwelling</b>	1 or 2 bedroom dwelling – 1 space per dwelling. 3 or more bedroom dwelling – 2 spaces per dwelling.
<b>Aged / Supported Accommodation</b>	
<b>Aged person's accommodation</b>	0.3 spaces per bed.
<b>Nursing home</b>	0.3 spaces per bed.
<b>Retirement village</b>	1 or 2 bedroom dwelling – 1 space per dwelling. 3 or more bedroom dwelling – 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
<b>Supported accommodation</b>	0.3 spaces per bed.
<b>Residential Development (Other)</b>	
<b>Ancillary accommodation</b>	No additional requirements beyond those associated with the main dwelling.
<b>Residential park</b>	1 or 2 bedroom dwelling – 1 space per dwelling. 3 or more bedroom dwelling - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
<b>Workers' accommodation</b>	0.5 spaces per bed plus 0.25 spaces per bed for visitor parking.
<b>Tourist</b>	
<b>Caravan park / tourist park</b>	Parks with 100 sites or less – a minimum of 1 space per 10 sites to be used for accommodation.

<b>Class of Development</b>	<b>Car Parking Rate (unless varied by Table 3 onwards)</b> Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.
	Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation.  A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.
<b>Tourist accommodation</b>	1 car parking space per accommodation unit / guest room.
<b>Commercial Uses</b>	
<b>Auction room/ depot</b>	1 space per 100m <sup>2</sup> of building floor area plus an additional 2 spaces.
<b>Automotive collision repair</b>	3 spaces per 100m <sup>2</sup> of gross leasable floor area plus 1 space for each vehicle being serviced, repaired or fitted with accessories, including vehicles waiting to be repaired, fitted with accessories or collected by owners.
<b>Bulky goods outlet</b>	3 spaces per 100m <sup>2</sup> of gross leasable floor area.
<b>Call centre</b>	8 spaces per 100m <sup>2</sup> of gross leasable floor area.
<b>Motor repair station</b>	3 spaces per 100m <sup>2</sup> of gross leasable floor area plus 1 space for each vehicle being serviced, repaired or fitted with accessories, including vehicles waiting to be repaired, fitted with accessories or collected by owners.
<b>Office</b>	4 spaces per 100m <sup>2</sup> of gross leasable floor area.
<b>Retail fuel outlet</b>	6 spaces per service bay, plus 50% of the spaces calculated to be provided for ancillary uses
<b>Service trade premises</b>	4 spaces per 100m <sup>2</sup> of gross leasable floor area 1 space per 100m <sup>2</sup> of outdoor area used for display purposes.
<b>Shop</b> other than a bulky goods outlet or restaurant	7 spaces per 100m <sup>2</sup> of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle

<b>Class of Development</b>	<b>Car Parking Rate (unless varied by Table 3 onwards)</b> Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.
	<p>parking, vehicle loading and unloading, and the storage and collection of refuse are shared.</p> <p>6 spaces per 100m<sup>2</sup> of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.</p>
<b>Community and Civic Uses</b>	
<b>Childcare centre</b>	0.25 spaces per child
<b>Library</b>	4 spaces per 100m <sup>2</sup> of total floor area.
<b>Community facility</b>	10 spaces per 100m <sup>2</sup> of total floor area.
<b>Hall / meeting hall</b>	0.2 spaces per seat.
<b>Place of worship</b>	1 space for every 3 visitor seats.
<b>Pre-school</b>	1 per employee plus 0.25 per child (drop off/pick up bays)
<b>Educational establishment</b>	<p>For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student.</p> <p>For a secondary school - 1.1 per full time equivalent employee plus 0.16 spaces per student</p> <p>For a tertiary institution - 0.8 per student based on the maximum number of students on the site at any time.</p>
<b>Health Related Uses</b>	
<b>Hospital</b>	5 spaces per bed.
<b>Consulting room</b>	4 spaces per 100m <sup>2</sup> of gross leasable floor area.

Class of Development	<b>Car Parking Rate (unless varied by Table 3 onwards)</b> Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.
<b>Recreational and Entertainment Uses</b>	
<b>Amusement machine centre</b>	1 space per 10m <sup>2</sup> of total floor area.
<b>Bowling club</b>	10 spaces per bowling green.
<b>Cinema complex</b>	0.33 spaces per seat.
<b>Concert hall / theatre</b>	0.33 spaces per seat.
<b>Hotel</b>	1 space for every 2m <sup>2</sup> of total floor area in a public bar plus 1 space for every 6m <sup>2</sup> of total floor area available to the public in a lounge, beer garden or other licensed area.
<b>Indoor recreation facility</b>	7 spaces per 100m <sup>2</sup> of total floor area For a squash court or tennis court – 4 spaces per court.
<b>Restaurant</b>	Premises with a dine-in service only - 0.4 spaces per seat.  Premises with a dine-in and take-away services - 0.55 spaces per seat.  [Note: requirements associated with a drive-through service are to be considered separately to the parking rates mentioned herein]
<b>Industry/Employment Uses</b>	
<b>Fuel depot</b>	If employee numbers are known - 1 space per employee with a minimum of 2 spaces per premises.  If employee numbers are unknown - 1.85 spaces per 100m <sup>2</sup> of total floor area with a minimum of 2 spaces per premises.
<b>Industry</b>	If employee numbers are known - 1 space per employee with a minimum of 2 spaces per premises.  If employee numbers are unknown - 1.85 spaces per 100m <sup>2</sup> of total floor area with a minimum of 2 spaces per premises.

Class of Development	<b>Car Parking Rate (unless varied by Table 3 onwards)</b> Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.
<b>Store</b>	If employee numbers are known - 1 space per employee with a minimum of 2 spaces per premises.  If employee numbers are unknown - 1.85 spaces per 100m <sup>2</sup> of total building floor area with a minimum of 2 spaces per premises.
<b>Timber yard</b>	If employee numbers are known - 1 space per employee with a minimum of 2 spaces per premises.  If employee numbers are unknown - 1.85 spaces per 100m <sup>2</sup> of total floor area with a minimum of 2 spaces per premises.
<b>Warehouse</b>	If employee numbers are known - 1 space per employee with a minimum of 2 spaces per premises.  If employee numbers are unknown - 1.85 spaces per 100m <sup>2</sup> of total floor area with a minimum of 2 spaces per premises.
<b>Other Uses</b>	
<b>Funeral Parlour</b>	1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour.
<b>Radio or Television Station</b>	5 spaces per 100m <sup>2</sup> of total building floor area.

Table 2 – Off-Street Vehicle Parking Requirements in Designated Areas

Class of Development	Car Parking Rate		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
<b>Development generally</b>			
<b>All classes of development</b>	No minimum.	No maximum.	Capital City Zone City Main Street Zone
<b>Non-residential development</b>			
<b>Non-residential development</b> excluding tourist accommodation	3 spaces per 100m <sup>2</sup> of gross leasable floor area.	5 spaces per 100m <sup>2</sup> of gross leasable floor area.	Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street ) Zone Urban Neighbourhood Zone
<b>Non-residential development</b> excluding tourist accommodation	3 spaces per 100m <sup>2</sup> of gross leasable floor area.	6 spaces per 100m <sup>2</sup> of gross leasable floor area.	Where located in accordance with the Table 2 - Criteria: Business Neighbourhood Zone Education and Innovation Zone Suburban Activity Centre Zone Suburban Business and Innovation Zone Suburban Main Street Zone Urban Activity Centre Zone

Class of Development	Car Parking Rate		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
<b>Tourist accommodation</b>	1 space for every 4 bedrooms up to 100 bedrooms plus 1 space for every 5 bedrooms over 100 bedrooms	1 space per 2 bedrooms up to 100 bedrooms and 1 space per 4 bedrooms over 100 bedrooms	Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street ) Zone Urban Neighbourhood Zone
<b>Residential development</b>			
<b>Residential component of a multi-storey building</b>	Dwelling with no separate bedroom – 0.25 spaces per dwelling  1 bedroom dwelling – 0.75 spaces per dwelling  2 bedroom dwelling – 1 space per dwelling  3 or more bedroom dwelling – 1.25 spaces per dwelling  0.25 spaces per dwelling for visitor parking.	None specified.	Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street ) Zone Urban Neighbourhood Zone
<b>Residential flat building</b>	Dwelling with no separate bedroom – 0.25 spaces per dwelling  1 bedroom dwelling – 0.75 spaces per dwelling	None specified.	Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone

Class of Development	Car Parking Rate		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
	Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.  2 bedroom dwelling – 1 space per dwelling  3 or more bedroom dwelling – 1.25 spaces per dwelling  0.25 spaces per dwelling for visitor parking.		Urban Corridor (Living) Zone  Urban Corridor (Main Street ) Zone  Urban Neighbourhood Zone

Table 2 - Criteria:

The designated area is wholly located within Metropolitan Adelaide and any part of the area satisfies one of the following:

- (b) is within 400 metres of a bus interchange<sup>(1)</sup>
- (c) is within 400 metres of an O-Bahn interchange<sup>(1)</sup>
- (d) is within 400 metres of a passenger rail station<sup>(1)</sup>
- (e) is within 400 metres of a passenger tram station<sup>(1)</sup>
- (f) is within 400 metres of the Adelaide Parklands.

[NOTE(S): (1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles.]

Table 3 – Off-Street Bicycle Parking Requirements

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

<b>Class of Development</b>	<b>Bicycle Parking Rate</b> Where a development comprises more than one development type, then the overall bicycle parking rate will be taken to be the sum of the bicycle parking rates for each development type.
<b>Consulting Room</b>	1 space per 20 employees plus 1 space per 20 consulting rooms for customers.
<b>Educational establishment</b>	For a secondary school – 1 space per 20 full-time time employees plus 10 percent of the total number of employee spaces for visitors.  For tertiary education – 1 space per 20 employees plus 1 space per 10 full time students.
<b>Hospital</b>	1 space per 15 beds plus 1 space per 30 beds for visitors.
<b>Indoor recreation facility</b>	1 space per 4 employees plus 1 space per 200m <sup>2</sup> of gross leasable floor area for visitors.
<b>Office</b>	1 space for every 200m <sup>2</sup> of gross leasable floor area plus 2 spaces plus 1 space per 1000m <sup>2</sup> of gross leasable floor area for visitors.
<b>Residential flat building</b>	1 space for every 4 dwellings for residents plus 1 for every 10 dwellings for visitors.
<b>Residential component of a multi-storey building</b>	1 space for every 4 dwellings for residents plus 1 space for every 10 dwellings for visitors.
<b>Shop</b>	1 space for every 300m <sup>2</sup> of gross leasable floor area plus 1 space for every 600m <sup>2</sup> of gross leasable floor area for customers.
<b>Tourist accommodation</b>	1 space for every 20 employees plus 2 for the first 40 rooms and 1 for every additional 40 rooms for visitors.

**Schedule to Table 3**

<b>Designated Area</b>	<b>Relevant part of the State</b> The bicycle parking rate applies to a designated area located in a relevant part of the State described below.
All zones	City of Adelaide
Business Neighbourhood Zone Education and Innovation Zone Suburban Activity Centre Zone Suburban Business and Innovation Zone Suburban Main Street Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street ) Zone Urban Neighbourhood Zone	Metropolitan Adelaide

# Waste Treatment and Management Facilities

## Assessment Provisions (AP)

### Desired Outcomes (DO)

#### DO 1

Mitigation of potential environmental and amenity impacts of waste treatment and management facilities.

## Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

### Siting

#### PO 1.1

Waste treatment and management facilities incorporate separation distances and attenuation measures within the site between waste operations areas (including all closed, operating and future cells) and sensitive receivers and sensitive environmental features to mitigate off-site impacts from noise, air and dust emissions.

#### DTS/DPF 1.1

None are applicable.

### Soil and Water Protection

#### PO 2.1

Soil, groundwater and surface water protected from contamination from waste treatment and management facilities through measures such as:

- (a) containing potential groundwater and surface water contaminants within waste operations areas;
- (b) diverting clean stormwater away from waste operations areas and potentially contaminated areas; and
- (c) providing a leachate barrier between waste operations areas and underlying soil and groundwater.

#### DTS/DPF 2.1

None are applicable.

#### PO 2.2

Wastewater lagoons setback from watercourses to minimise environmental harm and adverse effects on water resources.

#### DTS/DPF 2.2

Wastewater lagoons are setback 50m or more from watercourse banks.

#### PO 2.3

Wastewater lagoons designed and sited to:

- (a) avoid intersecting underground waters;
- (b) avoid inundation by flood waters;
- (c) ensure lagoon contents do not overflow; and
- (d) include a liner designed to prevent leakage.

#### DTS/DPF 2.3

None are applicable.

#### PO 2.4

Waste operations areas of landfills and organic waste processing facilities setback from watercourses to minimise adverse impacts on water resources.

#### DTS/DPF 2.4

Waste operations areas are setback 100m or more from watercourse banks.

### Amenity

#### PO 3.1

Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity.

#### DTS/DPF 3.1

None are applicable.

#### PO 3.2

Access routes to waste treatment and management facilities via residential streets is avoided.

#### DTS/DPF 3.2

None are applicable.

#### PO 3.3

Litter control measures minimise the incidence of windblown litter.

#### DTS/DPF 3.3

None are applicable.

#### PO 3.4

Waste treatment and management facilities are designed to minimise adverse impacts on both the site and surrounding areas from weed and vermin infestation.

#### DTS/DPF 3.4

None are applicable.

### Access

#### PO 4.1

Traffic circulation movements within any waste treatment or management site designed to enable all vehicles expected to use the facility to enter and exit the site in a forward direction.

#### DTS/DPF 4.1

None are applicable.

#### PO 4.2

Suitable access for emergency vehicles provided to and within waste treatment or management sites.

#### DTS/DPF 4.2

None are applicable.

### Fencing and Security

#### PO 5.1

Security fencing provided around waste treatment and management facilities to prevent unauthorised access to operations and potential hazard to the public

#### DTS/DPF 5.1

Chain wire mesh or pre-coated painted metal fencing 2m or more in height is erected along the perimeter of the waste treatment or waste management facility site.

## Landfill

### PO 6.1

Landfill gas emissions managed in an environmentally acceptable manner.

### DTS/DPF 6.1

None are applicable.

### PO 6.2

Landfill facilities separated from areas of environmental significance and land used for public recreation and enjoyment.

### DTS/DPF 6.2

Landfill facilities are setback 250m or more from a public open space reserve, forest reserve, national park or the Conservation Zone.

### PO 6.3

Landfill facilities located on land that is not subject to land slip.

### DTS/DPF 6.3

None are applicable.

### PO 6.4

Landfill facilities separated from areas subject to flooding to avoid potential environmental harm.

### DTS/DPF 6.4

Landfill facilities are setback 500m or more from land inundated in a 1% AEP flood event.

## Organic Waste Processing Facilities

### PO 7.1

Organic waste processing facilities separated from the coast to avoid potential environment harm.

### DTS/DPF 7.1

Organic waste processing facilities are setback 500m or more from coastal high water mark.

### PO 7.2

Organic waste processing facilities not located on land where the interface of the engineered liner and natural soils would be within any of the following:

- a. 15m of unconfined aquifers bearing groundwater with less than 3,000mg per litre total dissolved salts; or
- b. 5m of groundwater with a water quality of 3,000mg to 12,000mg per litre total dissolved salts; or
- c. 2m of groundwater with a water quality exceeding 12,000mg per litre total dissolved salts.

### DTS/DPF 7.2

None are applicable.

### PO 7.3

Organic waste processing facilities sited away from areas of environmental significance and land used for public recreation and enjoyment.

### DTS/DPF 7.3

Organic waste processing facilities are setback 250m or more from a public open space reserve, forest reserve, national park or the Conservation Zone.

#### PO 7.4

Organic waste processing facilities located on land that is not subject to land slip.

#### DTS/DPF 7.4

None are applicable.

#### PO 7.5

Organic waste processing facilities separated from areas subject to flooding to avoid potential environmental harm.

#### DTS/DPF 7.5

Organic waste processing facilities are setback 500m or more from land inundated in a 1% AEP flood event.

### Major Wastewater Treatment Facilities

#### PO 8.1

Major wastewater treatment and disposal systems, including lagoons, designed to minimise potential adverse odour impacts on sensitive receivers.

#### DTS/DPF 8.1

None are applicable.

#### PO 8.2

Artificial wetland systems for the storage of treated wastewater designed and sited to minimise potential public health risks arising from the breeding of mosquitoes.

#### DTS/DPF 8.2

None are applicable.

## Workers Accommodation and Settlements

### Assessment Provisions (AP)

#### Desired Outcomes (DO)

##### DO 1

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

#### Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

##### PO 1.1

Workers accommodation and settlements sited and designed to minimise impacts on views from scenic routes, tourist destinations and areas of conservation significance.

##### DTS/DPF 1.1

None are applicable.

##### PO 1.2

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

##### DTS/DPF 1.2

None are applicable.

##### PO 1.3

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

##### DTS/DPF 1.3

None are applicable.

##### PO 1.4

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

##### DTS/DPF 1.4

None are applicable.

## Part 5 – Designated Areas

Under the *Planning, Development and Infrastructure (General) Regulations* the Planning and Design Code may designate a zone, subzone, overlay or identify other areas for certain purposes.

Column A identifies the purpose of a designated area and Column B identifies the relevant zone, subzone or overlay in the Planning and Design Code or other area designated for that purpose, including limits to the extent of a designated area.

Where the extent of a designated area is limited in Column B by a figure, the figure is provided in Schedule 1 of this Part.

Table 1 – Designated Areas

Introduction (Column A)	Designated Area(s) (Column B)
Interpretation	
Areas identified as 'designated 'airport building heights area' for the purposes of clause 3(1) of the Regulations – Interpretation	Airport Building Heights (Aircraft Landing Areas) Overlay Airport Building Heights (Regulated) Overlay Defence Aviation Area Overlay
Areas identified as 'designated environmental zone, subzone or overlay' for the purposes of clause 3(1) of the Regulations – Interpretation	None specified
Areas identified as 'designated flood zone, subzone or overlay' for the purposes of clause 3(1) of the Regulations – Interpretation	Coastal Areas Overlay Hazards (Flooding) Overlay River Murray Flood Plain Overlay
Areas identified as 'designated regulated tree overlay' for the purposes of clause 3(1) of the Regulations – Interpretation	Regulated Tree Overlay
Building Rules: bushfire prone areas	
Areas identified as 'designated bushfire prone areas' for the purposes of clause 98(b) of the Regulations – Building Rules: bushfire prone areas	Hazards (Bushfire - General Risk) Overlay Hazards (Bushfire - High Risk) Overlay Hazards (Bushfire - Medium Risk) Overlay Hazards (Bushfire - Outback) Overlay Hazards (Bushfire - Regional) Overlay Hazards (Bushfire – Urban Interface) Overlay
Additions to definition of development	
Areas identified for the purposes of clause 1 of	Hills Face Zone Significant Landscape Protection Overlay Hazard (Acid Sulfate Soils) Overlay

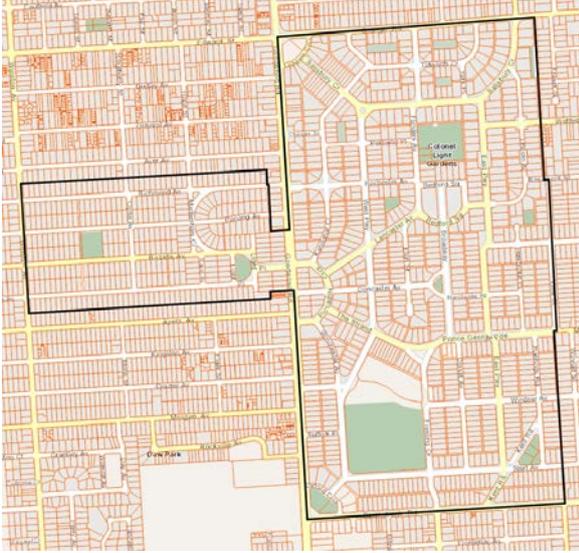
Introduction (Column A)	Designated Area(s) (Column B)
Schedule 3 under the Regulations – Excavating or filling in identified zones or areas	Sloping Land Overlay
Areas identified for the purposes of clause 3 of Schedule 3 under the Regulations – Excavation or filling in identified zones or areas subject to inundation or flooding	In addition to a 'designated flood zone, subzone or overlay', the following:  None specified
Exclusions from definition of development - general	
Areas identified as 'environmental areas' for the purposes of clause 2(1)(d)(i) of Schedule 4 under the Regulations – Council works	Conservation Zone Significant Landscape Protection Overlay  Consider deleting from the regulations as unsure of the purpose of this provision.
Areas identified as 'environmental areas' for the purposes of clause 2(1)(d)(ii)(A) of Schedule 4 under the Regulations – Council works	Coastal Areas Overlay  As above – consider deleting from the regulations as unsure of the purpose of this provision.
Areas identified for the purposes of clause 4 (1)(a) of Schedule 4 under the Regulations – Outbuilding	In addition to a 'designated flood zone, subzone or overlay', the following:  Hills Face Zone Significant Landscape Protection Overlay
Areas identified for the purposes of clause 4(1)(c) of Schedule 4 under the Regulations – Swimming pool	In addition to a 'designated flood zone, subzone or overlay', the following:  Hills Face Zone
Areas identified for the purposes of clause 4 (1)(d)(i)(B) of Schedule 4 under the Regulations – Fence not exceeding 2.1m in height	In addition to a 'designated flood zone, subzone or overlay', the following: Hills Face Zone Significant Landscape Protection Overlay
Areas identified for the purposes of clause 4(1)(i) of	In addition to a 'designated bushfire prone area', the following: Coastal Areas Overlay

Introduction (Column A)	Designated Area(s) (Column B)
Schedule 4 under the Regulations – Deck	Hills Face Zone Significant Landscape Protection Overlay
Areas identified for the purposes of clause 4(9) of Schedule 4 under the Regulations – External painting of a building	Any building located within the area identified in Figure Ga/1 or Figure Ga/2 of Schedule 1.
Areas identified for the purposes of clause 10 of Schedule 4 under the Regulations – Demolition of the whole of a building	Historic Area Overlay
Areas identified for the purposes of clause 11 of Schedule 4 under the Regulations – Dams	In addition to a 'designated flood zone, subzone or overlay', the following:  Hills Face Zone Significant Landscape Protection Overlay
Areas identified for the purposes of clause 13 of Schedule 4 under the Regulations – Aerials, towers	In addition to a 'designated flood zone, subzone or overlay', the following: Hills Face Zone Significant Landscape Protection Overlay
Relevant authority - Commission	
Areas identified for the purposes of clause 4(1) of Schedule 6 of the Regulations – Buildings exceeding 4 storeys	Design Overlay
Areas identified for the purposes of clause 5(1) of Schedule 6 of the Regulations – Developments over \$3m in the City of Port Adelaide	Design Overlay
Areas identified for the purposes of clause 8(1) of Schedule 6 of the Regulations – Developments over \$3m in the City of Charles Sturt	Design Overlay
Areas identified for the purposes of clause 11 of Schedule 6 of the Regulations – Developments in the show grounds	Recreation Zone in the City of Unley shown in Figure Un/1 of Schedule 1.
Areas identified for the purposes of clause 12 of	Conservation Zone

Introduction (Column A)	Designated Area(s) (Column B)
Schedule 6 of the Regulations – Tourism developments over \$3m on Kangaroo Island	
State agency development exempt from approval	
Areas identified for the purposes of clause 3 of Schedule 13 of the Regulations - Certain development in part of City of Mitcham	The area identified in Figure Mit/1 of Schedule 1 in connection with the

Schedule 1 — Figures for Designated Areas

Location	Figures
<p>Corporation of the Town of Gawler</p>	<p>Figure Ga/1</p> 
	<p>Figure Ga/2</p> 
<p>City of Mitcham – Colonel Light Gardens</p>	<p>Figure Mit/1</p>

Location	Figures
	
City of Unley	<p data-bbox="582 864 742 907">Figure Un/1</p> 

Part 6 – Index of Technical and Numeric Variations



## Part 6.1 Local Heritage Places

### Adelaide

Property Address	Description	Section 67(1) Criteria	Number
11 Ada Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade, external walls, roof and chimneys, as visible from the street. Excludes any later additions.	a b d	25082
12 Ada Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade, external walls, roof and chimneys, as visible from the street. Excludes any later additions.	a b d	25083
18-20 Ada Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade, external walls, roof and chimneys, as visible from the street. Excludes any later additions.	a d	25084
81-83 Angas Street ADELAIDE	Former Dwelling; External form, in particular the fabric and detailing of facades and balcony/verandah. Excludes incongruous later additions.	a d	25502
11-13 Austin Street ADELAIDE	Former Assay House; External form, in particular the fabric and detailing of Austin Street facade.	a d	25328
265 Carrington Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade, external walls, roof, verandah and chimneys. Excludes any later additions.	a d	25008
267 Carrington Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade, external walls, roof, verandah and chimney, as visible from the street. Excludes any later additions.	a d	25009
269 Carrington Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade, external walls, roof, verandah and chimneys, as visible from the street. Excludes any later additions.	a d	25010
293 Carrington Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade, external walls, roof and verandah, as visible from the street. Excludes any later additions.	a d	25012
341-343 Carrington Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade, external walls, roof, verandah and chimneys, as visible from the street. Excludes any later additions.	a d	25125
345-349 Carrington Street ADELAIDE	Former Shop and Dwelling; External form, including original fabric and detailing of façade, external walls, roof, chimneys and balcony, as visible from the street. Excludes ground floor shopfronts and any later additions.	a b f	25126
346-350 Carrington Street ADELAIDE	Former Shop and Dwelling; External form, including original fabric and detailing of façade, external walls, roof and chimneys, as visible from the street. Excludes any later additions.	a b d	25127
21-31 Chesser Street ADELAIDE	Former Warehouse (Henry Austin Building); External form, in particular the fabric and detailing of facades.	a d	25369

19-23 Claxton Street ADELAIDE	Dwellings; External form, including original fabric and detailing of facade, external walls, roof and chimneys, as visible from the street. Excludes any later additions.	a b d	2514 5
233-239 Currie Street ADELAIDE	Hotel (Edinburgh Castle); External form of two storey building, in particular the fabric and detailing of facade and detailing of the street facades and verandah balcony. Excludes incongruous later additions.	a e f	2540 7
24-26 Delhi Street ADELAIDE	Dwellings; External form, including original fabric and detailing of facade, external walls, roof, verandah and chimney, as visible from the street. Excludes any later additions.	a b d	2505 6
28-30 Delhi Street ADELAIDE	Dwellings; External form, including original fabric and detailing of facade, external walls, roof and verandah, as visible from the street. Excludes any later additions.	a b d	2505 7
36-40 Delhi Street ADELAIDE	Dwellings; External form, including original fabric and detailing of facade, external walls, roof and verandah, as visible from the street. Excludes any later additions.	a b d	2505 8
159-160 East Terrace ADELAIDE	Former House		826
272-275 East Terrace ADELAIDE	Dwelling; External form, including original fabric and detailing of two storey building, including facade and balcony/porch, external walls and roof. Excludes reconstructed front fence, roof vent and later additions to rear of original building.	a d	2508 0
52-56 Gawler Place ADELAIDE	Offices (Former Claridge House); External form, in particular the fabric and detailing of facade. Excludes incongruous later shopfronts.	a d	2533 3
62-64 Gawler Place ADELAIDE	Shop and Office (part former Warehouse); External form, in particular the fabric and detailing of the Art Deco facade to Gawler Place, excluding the relief signage on the splayed vertical facade projections and the incongruous later street level shopfronts.	a d	2538 8
17-25 Gilbert Place ADELAIDE	Former Warehouse; External form, in particular the fabric and detailing of the Gilbert Place facades. Excludes the canopy and incongruous later shopfront.	a d	2530 1
27-29 Gilbert Place ADELAIDE	Former Bank of South Australia stable yard; Original fabric and detailing of front boundary stone wall only.	a	2530 2
88-90 Gilbert Street ADELAIDE	Hotel; External form, including original fabric and detailing of the southern and western facades of the two storey bluestone building, including balcony/ verandah to Gilbert Street. Excludes all additions to the north of the two storey bluestone building.	a b d f	2507 5
102-106 Gilbert Street ADELAIDE	Former Adelaide Woodwork School; External form, including original fabric and detailing of the original building. Excludes later rear additions.	a d e	2507 6
207-213 Gilbert Street ADELAIDE	Hotel; External form, including original fabric and detailing of the original two-storey building, including facade and balcony/verandah, external walls, roof and chimney. Excludes any later additions.	a b e f	2514 6

233 Gilbert Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimney, as visible from the street. Excludes any later additions.	a d	2514 8
237-239 Gilbert Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimney, as visible from the street. Excludes any later additions.	a d	2514 9
98-100 Gilles Street ADELAIDE	Dwellings; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimneys, as visible from the street. Excludes any later additions.	a d	2506 2
110 Gilles Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade and verandah, external walls and roof, as visible from the street. Excludes any later additions.	a d	2506 3
291-295 Gilles Street ADELAIDE	Dwellings; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimney. Excludes verandah infill and later pebbledash finish and splayed stucco trims.	a	2501 3
305-307 Gilles Street ADELAIDE	Dwellings; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimneys, as visible from the street. Excludes any later additions.	a	2501 4
394 Gilles Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimneys, as visible from the street. Excludes any later additions.	a d	2512 8
430-438 Gilles Street ADELAIDE	Dwelling; External form of building (including bluestone additions, original fabric and stucco detailing of facade and external walls, verandah, roof and chimneys). Excludes later rear additions.	a d	2508 7
71-75 Gouger Street ADELAIDE	Former Bank; External form, in particular the fabric and detailing of Gouger and Compton Street facades. Excludes incongruous later shopfronts.	a d e	2547 5
121-127 Grenfell Street ADELAIDE	Former Warehouse; External form, in particular the fabric and detailing of facades. Excludes incongruous later shopfronts and verandah.	a	2539 2
27-29 Gresham Street ADELAIDE	Offices; External form, in particular the fabric and detailing of Gresham Street façade. Excludes ground floor shopfronts.	a e	2533 5
75-79 Grote Street ADELAIDE	Shops; External form, in particular the fabric and detailing of facades. Excludes incongruous later shopfronts and balcony.	a d	2546 0
105-109 Halifax Street ADELAIDE	Church; External form, including original fabric and detailing of the two-storey building, including façade, external walls and roof, as visible from the street.	a b d	2506 9
187 Halifax Street ADELAIDE	Shop and Dwelling; External stone walls to shop and attached residence to the depth of the hipped roof (3 windows along Castle Street) and verandah. Excludes rear additions, concrete porch and front fence.	a b d f	2501 6
232-234 Halifax Street ADELAIDE	Dwellings; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimneys, as visible from the street. Excludes any later additions.	a d	2501 7

236-238 Halifax Street ADELAIDE	Dwellings; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimneys, as visible from the street. Excludes any later additions.	a d	2502 0
347-349 Halifax Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimneys, as visible from the street. Excludes any later additions.	a d	2509 1
368-370 Halifax Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade and verandah, external walls and roof, as visible from the street. Excludes any later additions.	a d	2509 2
372 Halifax Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade and verandah, external walls and roof, as visible from the street. Excludes any later additions.	a d	2509 3
374 Halifax Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade and verandah, external walls and roof, as visible from the street. Excludes any later additions.	a d	2509 4
13 Hamilton Place ADELAIDE	Dwelling; External form, including original fabric and detailing of facade, verandah, external walls, roof and chimneys, as visible from the street. Excludes later additions, front fence and gate.	a b d	2507 7
17A-19 Hamilton Place ADELAIDE	Dwellings; External form, including original fabric and detailing of facade and verandah, external walls and roof, as visible from the street. Excludes any later additions.	a b d	2507 8
29-31 Harriett Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimneys, as visible from the street. Excludes any later additions.	a b d	2501 8
81-89 Hindley Street ADELAIDE	Plaza Hotel; External form, in particular the fabric and detailing of facades and balcony/verandah.	a d f	2534 1
91-93 Hindley Street ADELAIDE	Former Wests' Cinema; External form, in particular the fabric and detailing of Art Deco façade. Elements of heritage value include Art Deco interior, including foyer and staircase. Excludes shopfront and internal alterations.	a b d	2534 3
105-109 Hindley Street ADELAIDE	Shops; External form, in particular the fabric and detailing of façades. Excludes ground floor shop fronts.	a d	2534 7
27-29 Hindmarsh Square (known as 28-30 Twin Street) ADELAIDE	Former Warehouse; External form, in particular the fabric and detailing of Hindmarsh Square and Twin Street facades.	a d e	2545 3
187-189 Hutt Street ADELAIDE	Shop and Dwelling; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimneys, as visible from the street. Excludes any later additions.	a b d	2518 0
198 Hutt Street ADELAIDE	Shop and Dwelling; External form, including original fabric and detailing of the façade, external walls and roof to a depth of 8m from street frontage. Excludes ground floor shopfront and verandah.	a e f	2518 1
11-13 Kate Court ADELAIDE	Dwelling; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimneys, as visible from the street. Excludes any later additions.	a d	2509 5

12A Kate Court ADELAIDE	Dwelling; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimney, as visible from the street. Excludes any later additions.	a b d	2509 6
2-12 King William Street ADELAIDE	Westpac Bank (former Bank of New South Wales)		90
25-27 King William Street ADELAIDE	Former Bank (Commercial Bank of Australia); External form, in particular the fabric and detailing of King William Street facade.	a d	2531 0
64 King William Street ADELAIDE	Shop (Sands & McDougall); External form, in particular the fabric and art deco detailing of King William Street facade. Excludes incongruous later shopfront.	a d e	2531 1
348-352 King William Street ADELAIDE	Former Shops and Dwellings; External form, in particular the fabric and detailing of King William Street facade. Excludes rear additions and shopfronts.	a d	2542 0
17-19 Little Gilbert Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade, external walls and roof, as visible from the street. Excludes any later additions.	a b d	2515 5
14 Little Sturt Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade, verandah and roof, as visible from the street. Excludes any later additions.	a b	2515 6
11 Marion Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimney, as visible from the street. Excludes any later additions.	a b d	2502 1
17 Marion Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimney, as visible from the street. Excludes any later additions.	a b d	2509 7
15-19 Market Street ADELAIDE	Former Warehouse; External form, in particular the fabric and detailing of Market Street facade.	a d	2548 3
14-16 McLaren Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade, external walls, roof and chimney, as visible from the street. Excludes any later additions.	a d	2502 2
34-36 McLaren Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimneys, as visible from the street. Excludes any later additions.	a d	2502 3
67 McLaren Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade and verandah, external walls and roof, as visible from the street. Excludes any later additions.	a d	2502 4
278-280 Morphett Street ADELAIDE	Shops; External form, in particular the fabric and detailing of façades.	a d	2547 8
4-8 Nil Street ADELAIDE	Former coach house; External form and remnant boundary wall. Excludes incongruous later additions.	a e	2529 1
233-236 North Terrace ADELAIDE	Offices (Former Kelvin House); External form, in particular the fabric and detailing of facades.	a d	2532 7
22-24 Oakley Street ADELAIDE	Former Dwelling; External form, in particular the fabric and detailing of Oakley Street façade. Excludes incongruous later additions.	a	2549 1
23-25 Peel Street ADELAIDE	Former Warehouse; External form, in particular the fabric and detailing of Peel Street facade. Excludes rear section of building behind light well.	a d e	2531 3

28 Peel Street ADELAIDE	Former Warehouse; External form and fabric and detailing of three storey building, excluding the northern and eastern (rear) facades.	a d	2531 4
112-118 Rundle Mall ADELAIDE	Former Coles Department Store; External form, in particular the fabric and detailing of facades. Excludes incongruous later shopfronts.	a d f	2536 6
182 - 188 Rundle Street ADELAIDE	Shops (Rundle Buildings); External form, in particular the fabric and art deco detailing of façades. Excludes shopfronts.	a e f	2529 4
192-196 Rundle Street ADELAIDE	Shop and Offices (Former Gerard & Goodman); External form, in particular the fabric and detailing of facades.	a e	2529 5
241-243 Rundle Street ADELAIDE	Shops; External form, in particular the fabric and detailing of Rundle and Union Street facades. Excludes shopfronts.	a	2543 4
265-267 Rundle Street ADELAIDE	Shops & Offices; External form, in particular the fabric and detailing of facade. Excludes incongruous later shopfronts and rooftop addition.	a d e	2543 7
270-274 Rundle Street ADELAIDE	Shop; External form, in particular the fabric and detailing of facades. Excludes incongruous later shopfronts and verandah.	a d	2543 8
286 Rundle Street ADELAIDE	Former Shop; External form, in particular the fabric and detailing of facade. Excludes incongruous later shopfronts.	a d	2544 1
103-105 South Terrace ADELAIDE	Former Dwelling; External form, including original fabric and detailing of facade and balcony/verandah, external walls, roof and chimneys, as visible from the street. Excludes any later additions.	a d e	2505 1
193-199 South Terrace ADELAIDE	School (Nicholls Building); External form, including facade, external walls, original fabric and detailing of the original building. Excludes 1953 and 1971 additions, front fence and roof structure.	a b d e	2507 4
316-320 South Terrace ADELAIDE	Former Dwelling; External form, including original fabric and detailing of facade and verandah, side walls, roof, as visible from the street. Includes cast iron and masonry boundary fence. Excludes post Second World War additions.	a d e f	2511 4
338-339 South Terrace ADELAIDE	Former Dwelling; External form of two storey building, including original fabric and detailing of facade and balcony/verandah, external walls, roof and chimneys. Includes masonry fence on eastern boundary. Excludes reconstructed front fence, roof vent and later additions to rear.	a d e	2511 6
154 Sturt Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimneys, as visible from the street. Excludes any later additions.		2516 2
160 Sturt Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade and verandah, external walls and roof, as visible from the street Excludes any later additions.	a b d	2516 3
185-187 Sturt Street ADELAIDE	Shops and Dwellings; External form, including original fabric and detailing of facade and balcony/verandah, external walls and roof, as visible from the street. Excludes shopfronts and any later additions.	a d f	2516 4
13 Vincent Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimney, as visible from the street. Excludes any later additions.	a b d	2510 6

15 Vincent Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade, external walls, roof and chimney, as visible from the street. Excludes any later additions.	a b d	2510 7
17 Vincent Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade, external walls, roof and chimney, as visible from the street. Excludes any later additions.	a b d	2510 8
19 Vincent Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade, external walls, roof and chimney, as visible from the street. Excludes any later additions.	a b d	2510 9
152-160 Wakefield Street ADELAIDE	St Stephen's Lutheran Church Hall; External form, in particular the fabric and detailing of facades.	a	2546 6
263-265 Wakefield Street ADELAIDE	Former Dwelling; External form, in particular the original fabric and detailing of Wakefield and Cardwell Street facades, including return verandah and masonry boundary fence. Excludes incongruous later additions.	a d	2545 0
321-325 Wakefield Street ADELAIDE	Former Dwellings; External form, including original fabric and detailing including facade and balcony/verandah, external walls, roof and chimneys, as visible from the street. Excludes any later additions.	a d	2508 1
47-49 Waymouth Street ADELAIDE	Offices (Woodards House); External form, in particular the fabric and detailing of Waymouth Street and Bentham Street facades.	a d e f	2532 3
68-72 Waymouth Street ADELAIDE	Union Hotel; External form, in particular the fabric and detailing of facades.	a d	2539 9
12 Weil Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade and verandah, external walls and roof, as visible from the street. Excludes any later additions.	a b d	2517 2
101-103 Wright Street ADELAIDE	Former Dwelling; External form, including original fabric and detailing of the original building and 1926 addition, including facade and verandah, external walls, roof and chimneys, as visible from the street. Excludes any later additions.	a b d	2504 4
217A Wright Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade and verandah, external walls and roof, as visible from the street. Excludes any later additions.	a	2517 4
291-293 Wright Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade and verandah, external walls and roof, as visible from the street. Excludes any later additions.	a b	2517 7
Corner North Terrace and Frome Road ADELAIDE	* Nursing School, Royal Adelaide Hospital		1549
23-25 Archer Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	537
27 Archer Street NORTH ADELAIDE	House; Victorian symmetrically fronted residence	a d	1749 9
46 Archer Street NORTH ADELAIDE	Semi-detached house; Frontage and side wall returns visible from the street	a d	540
47-49 Archer Street & 56 Margaret Street NORTH ADELAIDE	Dover Castle Hotel; 1913 and earlier two storey former hotel building	a c d f	1750 0

48 Archer Street NORTH ADELAIDE	Semi-detached houses.; Victorian pair of residences.	a d	2099 6
56 Archer Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	541
58 & 60 Archer Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	542
71-79 Archer Street NORTH ADELAIDE	Row houses; Frontage and side wall returns visible from the street	a d f	543
80 Archer Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	544
82 Archer Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	545
87 Archer Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	546
92-98 Archer Street NORTH ADELAIDE	St Andrew's Presbyterian Church; 1964 brick and concrete church	a c d f	1750 1
93 Archer Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	547
95 Archer Street NORTH ADELAIDE	House; Victorian single fronted residence. Excludes later porch	a d	1750 2
North Terrace ADELAIDE	*Government House Gate House, Piers and Walling		1572
2-20 Barnard Street (known as 21-29 Wellington Square) NORTH ADELAIDE	Apartments, garage outbuilding and fence (Sunningdale); Twos storey Inter-War apartment block, including interiors and garage outbuildings at the rear and low masonry fence	a d f	1584
31-39 Barnard Street NORTH ADELAIDE	House and wall; Victorian two storey residence including interior, roof and western boundary masonry wall. Excludes later additions to western side	a d	396
21-23a Hindley Street ADELAIDE	Adelaide City Central Motel (former Wine Saloon)		110
21 Market Street ADELAIDE	Adelaide Democratic Club		226
92-100 Barnard Street NORTH ADELAIDE	House (Glendalough) and fence; Edwardian/Federations period residence, including interior and masonry and iron front fence	a d	397
107-109 King William Street ADELAIDE	Ambassadors Hotel		95
101-102, 103, 104, 105, 106, 108-109 Barton Terrace West NORTH ADELAIDE	3 pairs of semi-detached houses Rua Rua Mansions; Three pairs of 1902 residences including interiors	a d e	478
42-48 Currie Street ADELAIDE	Anglican Church Office (formerly Bickfords Building)(Conservation site comprises that part of the above GM reference east of the Leigh Street alignment)		126
125-129 Jeffcott Street NORTH ADELAIDE	Apartments (Woodlands); Frontage and side wall returns visible from the street	a d e	487
57-60 Brougham Place NORTH ADELAIDE	House, fence & wall; 1878 two storey residence, including interior and masonry and iron front fence and masonry boundary wall to O'Connell Street and Brougham Place	a d f	1573

13-17 Leigh Street ADELAIDE	Aston House		106
437-439 Pulteney Street , 152-160 Gilles Street ADELAIDE	Astor Hotel		1082
24 Ward Street NORTH ADELAIDE	Attached House	a	2707 4
12a Ada Street ADELAIDE	Attached House		829
20 Alfred Street ADELAIDE	Attached House		1145
22 Alfred Street ADELAIDE	Attached House		1146
279-281 Angas Street ADELAIDE	Attached House		1069
17 Arthur Street ADELAIDE	Attached House		1160
19 Arthur Street ADELAIDE	Attached House		1161
16 Cardwell Street ADELAIDE	Attached House		1070
302 Gilbert Street ADELAIDE	Attached House		1192
254 Gilles Street ADELAIDE	Attached House		1001
256 Gilles Street , 1-3 Ely Place ADELAIDE	Attached House		1002
307a Gilles Street ADELAIDE	Attached House		1008
398 Gilles Street ADELAIDE	Attached House		875
24 Grattan Street ADELAIDE	Attached House		195
26 Grattan Street ADELAIDE	Attached House		196
345 Halifax Street ADELAIDE	Attached House		894
18 Hamilton Place ADELAIDE	Attached House		1121
18-18a James Street ADELAIDE	Attached House		906
20 James Street ADELAIDE	Attached House		907
22 James Street ADELAIDE	Attached House		908
12 Kate Court ADELAIDE	Attached House		909
14 Kate Court ADELAIDE	Attached House		910
16 Little Sturt Street ADELAIDE	Attached House		1211

20 Market Street ADELAIDE	Attached House		221
22 Market Street ADELAIDE	Attached House		222
11-13 Oakley Street ADELAIDE	Attached House		198
15 Oakley Street ADELAIDE	Attached House		200
17 Oakley Street ADELAIDE	Attached House		201
17a Oakley Street ADELAIDE	Attached House		202
19 Oakley Street ADELAIDE	Attached House		204
21 Oakley Street ADELAIDE	Attached House		205
23a Oakley Street ADELAIDE	Attached House		206
25 Oakley Street ADELAIDE	Attached House		207
27 Oakley Street ADELAIDE	Attached House		208
24a Vincent Street ADELAIDE	Attached House		946
26 Vincent Street ADELAIDE	Attached House		948
14 Weil Street ADELAIDE	Attached House		1238
202-220 Childers Street NORTH ADELAIDE	House (Kumanka) and fence; 1870 two storey bluestone residence, including interior and masonry and iron front fence. Excludes recent additions	a d	398
86-88 Halifax Street ADELAIDE	Attached Houses		1115
14-16 Ada Street ADELAIDE	Attached Houses		830
19-21 Ada Street ADELAIDE	Attached Houses		833
22-24 Ada Street ADELAIDE	Attached Houses		834
24-26 Alfred Street ADELAIDE	Attached Houses		1147
34-36 Alfred Street ADELAIDE	Attached Houses		1149
12-14 Arthur Street ADELAIDE	Attached Houses		1159
15-17 Blackburn Street ADELAIDE	Attached Houses		958
16-16a Blackburn Street ADELAIDE	Attached Houses		959
20-22 Cairns Street ADELAIDE	Attached Houses		968

26-28 Cairns Street ADELAIDE	Attached Houses		969
233-235 Carrington Street ADELAIDE	Attached Houses		970
22-30 East Pallant Street (known as 26) NORTH ADELAIDE	House; 1860 brick and stone single storey residence, including interior	a c d	796
237-239 Carrington Street ADELAIDE	Attached Houses		971
283-285 Carrington Street 82-90 Cardwell Street ADELAIDE	Attached Houses		975
287-289 Carrington Street ADELAIDE	Attached Houses		976
294-296 Carrington Street ADELAIDE	Attached Houses		978
301-303 Carrington Street ADELAIDE	Attached Houses		980
305-307 Carrington Street ADELAIDE	Attached Houses		981
360a-362 Carrington Street (known as 360- 362) ADELAIDE	Attached Houses		844
393-397 Carrington Street 1-9 Tomsey Street ADELAIDE	Attached Houses		846
423-425 Carrington Street ADELAIDE	Attached Houses		849
23a-25 Castle Street , 34-40 Ely Place ADELAIDE	Attached Houses		986
24-26 Castle Street , 22- 30 Ely Place ADELAIDE	Attached Houses		987
12-14 Charlotte Place ADELAIDE	Attached Houses		989
16-18 Chatham Street ADELAIDE	Attached Houses		1164
52-54 Finnis Street NORTH ADELAIDE	House; 1900 two storey residence, including interior	a d	825
12-14 Corryton Street ADELAIDE	Attached Houses		850
16-18 Corryton Street ADELAIDE	Attached Houses		851
20-22 Corryton Street ADELAIDE	Attached Houses		852
12-14 Eden Street ADELAIDE	Attached Houses		1074
18-20 Eden Street ADELAIDE	Attached Houses		1075

9-13a Edward Street ADELAIDE	Attached Houses		1175
21-23 George Court ADELAIDE	Attached Houses		1180
22-24 George Court ADELAIDE	Attached Houses		1179
178-180 Gilbert Street ADELAIDE	Attached Houses		1181
181-183 Gilbert Street ADELAIDE	Attached Houses		1182
182-184 Gilbert Street ADELAIDE	Attached Houses		1183
24, 26, 28 & 30 Gibbon Lane NORTH ADELAIDE	Row houses; Two storey Victorian terrace, including interiors	a d	399
185-187 Gilbert Street , 2-10 Weil Street ADELAIDE	Attached Houses		1194
306-306a Gilbert Street ADELAIDE	Attached Houses		1193
210-212 Gilles Street ADELAIDE	Attached Houses		992
214-216 Gilles Street ADELAIDE	Attached Houses		993
237-239 Gilles Street ADELAIDE	Attached Houses		998
250-252 Gilles Street ADELAIDE	Attached Houses		999
294-294a Gilles Street ADELAIDE	Attached Houses		1593
334-336 Gilles Street 74- 80 Corryton Street ADELAIDE	Attached Houses		855
338-340 Gilles Street ADELAIDE	Attached Houses		857
342-344 Gilles Street ADELAIDE	Attached Houses		860
354-356 Gilles Street ADELAIDE	Attached Houses		867
374-376 Gilles Street 34- 40 Power Street ADELAIDE	Attached Houses		871
15-17 Gladstone Street ADELAIDE	Attached Houses		879
17a-19 Gladstone Street ADELAIDE	Attached Houses		880
20-22 Grattan Street ADELAIDE	Attached Houses		194
196-198 Halifax Street ADELAIDE	Attached Houses		1010

317-319 Halifax Street ADELAIDE	Attached Houses		887
318-320 Halifax Street ADELAIDE	Attached Houses		888
322-324 Halifax Street ADELAIDE	Attached Houses		890
344-346 Halifax Street ADELAIDE	Attached Houses		893
348 Halifax Street ADELAIDE	Attached Houses		895
351-353 Halifax Street ADELAIDE	Attached Houses		897
357-361 Halifax Street ADELAIDE	Attached Houses		900
363-367 Halifax Street , 1-9 St. John Street ADELAIDE	Attached Houses		901
21-21a Hallett Street ADELAIDE	Attached Houses		1098
22-24 Hallett Street ADELAIDE	Attached Houses		1100
23-25 Hallett Street ADELAIDE	Attached Houses		1099
28-30 Hallett Street ADELAIDE	Attached Houses		1102
32-34 Hallett Street ADELAIDE	Attached Houses		1103
32 Halls Place , 22-30 Halls Place ADELAIDE	Attached Houses		1199
14-14a Hamilton Place ADELAIDE	Attached Houses		1119
18a-20 Hamilton Place ADELAIDE	Attached Houses		1122
14-16 Harriett Street ADELAIDE	Attached Houses		1015
18-20 Harriett Street ADELAIDE	Attached Houses		1016
22-24 Harriett Street ADELAIDE	Attached Houses		1017
26-28 Harriett Street ADELAIDE	Attached Houses		1018
227-229 Hutt Street ADELAIDE	Attached Houses		287
21-21a Kate Court ADELAIDE	Attached Houses		914
23-25 Kate Court ADELAIDE	Attached Houses		916
28-30 Kate Court ADELAIDE	Attached Houses		918

14-16 Little Gilbert Street ADELAIDE	Attached Houses		1202
10-12 Little Sturt Street ADELAIDE	Attached Houses		1210
18-20 Little Sturt Street ADELAIDE	Attached Houses		1214
10-12 Louisa Street ADELAIDE	Attached Houses		1020
26-28 Louisa Street ADELAIDE	Attached Houses		1023
21-23 Marion Street ADELAIDE	Attached Houses		921
24-26 Marion Street ADELAIDE	Attached Houses		922
34-36 Maxwell Street ADELAIDE	Attached Houses		1221
8-10 McLaren Street ADELAIDE	Attached Houses		1026
9-11 McLaren Street ADELAIDE	Attached Houses		1027
13-15 McLaren Street ADELAIDE	Attached Houses		1029
17-19 McLaren Street ADELAIDE	Attached Houses		1030
21-23 McLaren Street ADELAIDE	Attached Houses		1033
28-30 McLaren Street ADELAIDE	Attached Houses		1036
38-40 McLaren Street ADELAIDE	Attached Houses		1038
42-44 McLaren Street ADELAIDE	Attached Houses		1039
53-55 McLaren Street , 103-107 Cardwell Street ADELAIDE	Attached Houses		1043
54-56 McLaren Street , 91-99 Cardwell Street ADELAIDE	Attached Houses		1044
61-63 McLaren Street , 104-108 Cardwell Street ADELAIDE	Attached Houses		1045
71-73 McLaren Street ADELAIDE	Attached Houses		1051
80-82 McLaren Street ADELAIDE	Attached Houses		1052
86-88 McLaren Street ADELAIDE	Attached Houses		1055
11-19 Princess Street ADELAIDE	Attached Houses		234

82-86 Hill Street NORTH ADELAIDE	House; Victorian masonry residence, including interior	a d	400
23-25 Stephens Street , 16-20 Sanders Place ADELAIDE	Attached Houses		1112
117-121 Sturt Street ADELAIDE	Attached Houses		1131
156-158 Sturt Street ADELAIDE	Attached Houses		1228
20-22 Tomsey Street ADELAIDE	Attached Houses		944
22-24 Vincent Street ADELAIDE	Attached Houses		945
28-30 Vincent Street ADELAIDE	Attached Houses		950
11-13 Wakeham Street ADELAIDE	Attached Houses		1061
14a-16 Weil Street ADELAIDE	Attached Houses		1239
302 King William Street ADELAIDE	Attached Shop		136
302a King William Street ADELAIDE	Attached Shop		137
85-89 Jeffcott Street NORTH ADELAIDE	House & fence; Two storey Victorian residence, including interior and masonry and iron fence	a d	530
304 King William Street ADELAIDE	Attached Shop		138
91-95 Jeffcott Street NORTH ADELAIDE	House and fence; Two storey Victorian residence, including interior and masonry and iron fence	a d	531
97-99 Jeffcott Street NORTH ADELAIDE	House and fence; Two storey Victorian residence, including interior and masonry and iron fence	a d	532
304a & 306 King William Street ADELAIDE	Attached Shop		139
78-80 Gouger Street ADELAIDE	Attached Shop		153
82-84a Gouger Street ADELAIDE	Attached Shop		154
212 & 214-216 Gover Street NORTH ADELAIDE	Attached shop & house ; Frontage and side wall returns visible from the street	a c d	448
130-132 Jeffcott Street NORTH ADELAIDE	House and fence; Two storey Victorian residence, including interior and masonry and iron fence	a d e	500
134 Jeffcott Street NORTH ADELAIDE	House and fence; Two storey Victorian residence, including interior and masonry and iron fence. Excludes balcony lacework	a d	501
136-138 Jeffcott Street NORTH ADELAIDE	House and fence; Two storey Victorian residence, including interior and masonry and iron fence	a d	502
274-276 Morphett Street ADELAIDE	Attached Shops (Excludes that part of the above CT to a depth of 15.5 metres from the Gouger Street alignment)		164

204-206 & 208 Jeffcott Street NORTH ADELAIDE	Row houses, outbuildings and walls ; Early Victorian two storey row houses, including interiors, and rear masonry outbuildings and walls to street boundaries	a b d	479
51 Pirie Street ADELAIDE	Bank		127
2-12 King William Road NORTH ADELAIDE	Cathedral Lodge & outbuilding; 1876 former residence, including interior and rear outbuilding	a c d e	673
31-32 Lefevre Terrace NORTH ADELAIDE	House and fence; The two storey Victorian bay fronted residence, including interior and masonry and iron fence and rear brick wing	a d	651
57 Rundle Mall ADELAIDE	Birk's Building		119
49-50 MacKinnon Parade NORTH ADELAIDE	Former Sheridan Institute; Institute building including the pre 1842 section and interiors. Excludes front entrance portico	a c d e	797
74-75 MacKinnon Parade NORTH ADELAIDE	Semi-detached offices; 1867 two storey attached residences, including interiors. Excludes entrance portico	a d	798
59 Regent Street South ADELAIDE	Box Factory Community Centre		1595
401 King William Street ADELAIDE	Brecknock Hotel		228
47 Margaret Street NORTH ADELAIDE	House; Early Victorian residence, including interior	a d	635
236-240 Melbourne Street NORTH ADELAIDE	Nyroca House, outbuildings & boundary wall; c. 1900 former residence, including interior and outbuildings and boundary walls to Old and New Streets	a d e	280
213-219 O'Connell Street NORTH ADELAIDE	Caledonian Inn; Single storey 1882 hotel. Excludes alterations, including the restaurant section, services, amenities and French door openings in façade.	a c d	1744 3
88-100 Strangways Terrace NORTH ADELAIDE	Calvary Hospital; 1940 Maternity Ward	a b c d	1742 2
280-290 Hindley Street ADELAIDE	Canadian Lodge		151
Hackney Road Botanic Park ADELAIDE	Carriageway entrance gates		1264
Rear 21 King William Road NORTH ADELAIDE	Cathedral Hall; Hall building	a d e	1752 5
13-19 New Street NORTH ADELAIDE	Offices (former house Violet Bank); 1854 and 1880 former residence, including interior	a d e	281
121-129 O'Connell Street NORTH ADELAIDE	Royal Oak Hotel; 1866 hotel building, including interior and 1881 verandah	a b c d f	266
11-20 Palmer Place (known as 19) & 22-40 Jeffcott Street NORTH ADELAIDE	House (Aquinas College-Gleeson House), fence & garden ; Two storey Mediterranean Revival Inter-War residence including interior, and single storey building to Jeffcott Street and masonry and iron fence and eastern sunken garden	a d	1587
144-155 MacKinnon Parade (150) NORTH ADELAIDE	Child Care Centre ; Frontage and side wall returns visible from the street	a c d	821

31-40 Palmer Place (known as 62-80 Jeffcott Street) NORTH ADELAIDE	Christ Church Hall ; Frontage and side wall returns visible from the street	a c d e	513
96-100 Grote Street ADELAIDE	Church of Christ and Church Hall		1566
173-175 Stanley Street NORTH ADELAIDE	Church; Frontage and side wall returns visible from the street	a c d	685
55 Stanley Street NORTH ADELAIDE	House; Early Victorian residence including interior	a d	799
57-61 Stanley Street NORTH ADELAIDE	Semi-detached houses ; Pair of early Victorian residences including interiors	a d	800
54 Currie Street ADELAIDE	Commerce House		120
69-71 Barnard Street (69) NORTH ADELAIDE	Connery House 1930 convent building	a b c d	1756 0
66 & 68 Sussex Street NORTH ADELAIDE	Semi-detached houses; 1850 attached cottages, including interiors	a d e	801
120 Sussex Street NORTH ADELAIDE	House ; Former pair of early Victorian residences, including interior	a d	802
122 Sussex Street NORTH ADELAIDE	House & fence; Early Victorian residence, including interior and timber picket fence	a d e	803
126-132 Sussex Street (known as 128) NORTH ADELAIDE	House & well; Early Victorian two storey residence, including interior and well	a d e	804
165-169 Tynte Street NORTH ADELAIDE	Hotel; 1881 hotel building, including interior	a b c d e f	512
231-239 Ward Street (known as 235) NORTH ADELAIDE	House and walls; Two storey Edwardian/Inter-War residence, including interior and boundary walls	a d	534
282-290 Ward Street (known as 286) NORTH ADELAIDE	House, fence and wall; Two storey Victorian symmetrically fronted residence, including interior and masonry and iron fence and western boundary masonry wall	a d	535
262-300 King William Street ADELAIDE	Court building		1746 3
196-198 Grenfell Street 35 - 39 Union Street ADELAIDE	Crown & Anchor Hotel		169
143-147 Hutt Street , 33- 39 Hume Street ADELAIDE	Dormer House		282
82-86 Currie Street 19 - 23 Kingston Street ADELAIDE	Duke of York Hotel		121
316-320 Pulteney Street ADELAIDE	Earl of Aberdeen Hotel		1084
31-35 Pirie Street ADELAIDE	Epworth Building		128

47-51 Tam-O-Shanter Place 22 - 26 Devonshire Place ADELAIDE	ETSA Warehouse		248
246-248 Rundle Street ADELAIDE	Exeter Hotel		185
11-13 Bentham Street ADELAIDE	Farmers' Trustee House		124
127-133 Waymouth Street ADELAIDE	Federation Trading (former Aerated Bread Factory)		143
95-99 Hutt Street ADELAIDE	Feeney House		2194 6
1-10 Pennington Terrace , (known as 1-20 Sir Edwin Smith Avenue and 1-23 Kermod Street ) NORTH ADELAIDE	Fence and wall; Masonry and cast iron fence along northern part of Sir Edwin Smith Avenue and the masonry wall return and gate piers to Kermod Street of the Memorial Hospital	a f	1752 9
74-80 Angas Street 26 - 40 Chancery Lane ADELAIDE	Former Angas Hotel		230
271-273 Rundle Street ADELAIDE	Former ANZ Bank		186
55-57 Alfred Street ADELAIDE	Former Attached Houses		1155
241-243 Sturt Street ADELAIDE	Former Attached Houses		1606
174-180 Wright Street , 33-39 Bartels Street ADELAIDE	Former Attached Houses		1140
110 Melbourne Street NORTH ADELAIDE	Former chapel; Frontage and side wall returns visible from the street	a b c d	272
17-20 East Terrace 300 Rundle Street ADELAIDE	Former East End Market Shops & Offices		168
36-40 Franklin Street 21 - 39 Bentham Street ADELAIDE	Former Eudunda Farmers Building		1565
9-19 Light Square ADELAIDE	Former Goldsbrough Mort Warehouse		142
248 Pirie Street ADELAIDE	Former Hotel		244
94 Sturt Street , 33-39 Russell Street ADELAIDE	Former Hotel		1129
65-69 Gilles Street ADELAIDE	Former Hotel (part Pulteney Grammar)		1599
290 Gilbert Street , 34-40 O'Brien Street ADELAIDE	Former House		1191
122-130 Hutt Street 301 - 303 Angas Street ADELAIDE	Former House		251

431-435 Pulteney Street ADELAIDE	former House		1081
29 Regent Street ADELAIDE	former House		1060
253 South Terrace ADELAIDE	Former House		951
162 Sturt Street , 32-40 George Court ADELAIDE	Former House		1229
216 Wright Street , 1-9 Millers Court ADELAIDE	Former House		1241
218 Wright Street ADELAIDE	Former House		1243
205 South Terrace ADELAIDE	Former House (part Pulteney Grammar School)		1118
127-129 Archer Street NORTH ADELAIDE	Former house ; Frontage and side wall returns visible from the street	a d	253
318-320 King William Street 2 - 10 Carrington Street ADELAIDE	Former Kings Hall		135
29-31a King William Street ADELAIDE	Former Kithers Building		94
12-14 Hindley Street 33 - 30Gresham Street ADELAIDE	Former Miller Anderson Building		97
16-22 Hindley Street ADELAIDE	Former Miller Anderson Building		99
79 King William Road corner of King William Road and Brougham Place NORTH ADELAIDE	Former Nurses Home; Three storey front section of the building. Excludes balcony infill	a b c d f	1752 8
119-121 Wright Street ADELAIDE	Former Row Houses		1135
32, 34, 36, 36a & 38 Melbourne Street NORTH ADELAIDE	Former row houses; Frontage and side wall returns visible from the street	a d	270
192-200 Pulteney Street ADELAIDE	Former Saint Paul's Anglican Church		239
8 Compton Street ADELAIDE	Former Shop		159
89 Wright Street 2-4 Russell Street ADELAIDE	Former Shop		1134
284-286 Gilles Street , 152-160 Cardwell Street ADELAIDE	Former Shop and Residence		1005
364-366 Halifax Street , 36-40 Tomsey Street ADELAIDE	former Shop and Residence		902
181-183 Sturt Street ADELAIDE	Former Shop and Residence		1230

188-190 Sturt Street , 39 Gray Court ADELAIDE	Former Shop and Residence		1231
45-47 Gover Street NORTH ADELAIDE	Former Shop and residence; Frontage and side wall returns visible from the street	a c d	577
206-210 Archer Street NORTH ADELAIDE	Former Shop; Frontage and side wall returns visible from the street	a b c d	504
142-160 Flinders Street ADELAIDE	Former St Paul's Rectory		1598
171-175 Ward Street (known as 177) (Rear of 63-65 Palmer Place) NORTH ADELAIDE	Former Stables & wall; Frontage and side wall returns visible from the street	a b d	1749 7
112-120 Childers Street (rear of 202 Jeffcott Street) NORTH ADELAIDE	Former Stables; Former stone and brick stables, now residence, to rear of 120 Childers Street. Later additions excluded.	a d	1746 5
* 221-239 Sturt Street ADELAIDE	Former Sturt Street School		1259
21-23 Rundle Mall ADELAIDE	Former Sturt Theatre		114
116-120 Carrington Street , 32-40 Queen Street ADELAIDE	Former Terrace		1090
22 Whitmore Square ADELAIDE	Former Terrace House		1136
24-28 Whitmore Square ADELAIDE	Former Terrace House		1137
30-36 Whitmore Square ADELAIDE	Former Terrace House		1138
82 Waymouth Street ADELAIDE	Former Tolley's Warehouse		123
28 - 42 Austin Street ADELAIDE	Former Warehouse		88
251 Waymouth Street 2 - 8 Shannon Place ADELAIDE	Former Warehouse		209
284-286 Waymouth Street ADELAIDE	Former West Terrace Hotel; Prince Court		211
252 Rundle Street ADELAIDE	Former Westpac Bank		175
27-29 Roper Street ADELAIDE	Former Wheelwright Arms Hotel (Designated site comprises that part of the above CT to a depth of half Town Acre 299 from the Wakefield Street alignment)		1570
South Terrace South Park Lands ADELAIDE	Glover Playground Pavilion		1608
162-170 Wright Street 317 - 319 Morphett Street ADELAIDE	Gothic Hotel		1139
41-51 King William Road NORTH ADELAIDE	Greenway Apartments ; Frontage and side wall returns visible from the street	a d f	1589

36-40 Hindmarsh Square ADELAIDE	Griffin's Head Hotel		166
16-18 Halifax Street ADELAIDE	Halifax House		227
247 Morphett Street ADELAIDE	Halifax House		2194 7
188-200 Jeffcott Street NORTH ADELAIDE	Hall ; 1923 hall	a c d e	1747 4
112 Margaret Street NORTH ADELAIDE	Hall; Stone and brick hall	a c d	1750 8
134-140 Grenfell Street ADELAIDE	Hindmarsh Buildings		167
18-20 Coromandel Place 1 - 3 French Street ADELAIDE	Historian Hotel		133
82-90 North Terrace ADELAIDE	Holy Trinity Church Hall		91
88-92 Franklin Street ADELAIDE	Hotel Franklin		161
79 Tynte Street NORTH ADELAIDE	House		2194 8
26 Ward Street NORTH ADELAIDE	House	a	2707 5
* 20 Claxton Street ADELAIDE	House		1249
* 26 Claxton Street ADELAIDE	House		1251
* 28 Claxton Street ADELAIDE	House		1252
* 32 Claxton Street ADELAIDE	House		1253
* 293 Gilbert Street ADELAIDE	House		1255
440 Gilles Street ADELAIDE	House		827
25-27 Harriett Street ADELAIDE	House		1065
* 201 Hutt Street ADELAIDE	House		292
* 205 Hutt Street ADELAIDE	House		293
* 213 Hutt Street ADELAIDE	House		294
* 215 Hutt Street ADELAIDE	House		295
174 South Terrace ADELAIDE	House		1117
10 Ada Street ADELAIDE	House		828
15 Ada Street ADELAIDE	House		831

17 Ada Street ADELAIDE	House		832
28 Alfred Street ADELAIDE	House		1603
33 Alfred Street ADELAIDE	House		1148
44 Alfred Street ADELAIDE	House		1150
50 Alfred Street 21-25 Bailey Street ADELAIDE	House		1151
52 Alfred Street 22-26 Bailey Street ADELAIDE	House		1152
53 Alfred Street ADELAIDE	House		1154
54 Alfred Street ADELAIDE	House		1153
56 Alfred Street ADELAIDE	House		1156
58 Alfred Street ADELAIDE	House		1157
59 Alfred Street ADELAIDE	House		1158
318 Angas Street ADELAIDE	House		837
320 Angas Street ADELAIDE	House		838
19 Bailey Street ADELAIDE	House		1162
11 Blackburn Street ADELAIDE	House		954
12 Blackburn Street ADELAIDE	House		955
13 Blackburn Street ADELAIDE	House		956
14 Blackburn Street ADELAIDE	House		957
18-20 Blackburn Street ADELAIDE	House		960
23a Blackburn Street ADELAIDE	House		963
24-28 Blackburn Street ADELAIDE	House		964
25-27 Blackburn Street ADELAIDE	House		965
29 Blackburn Street ADELAIDE	House		966
26 Cardwell Street ADELAIDE	House		1071
98 Carrington Street ADELAIDE	House		1087

100 Carrington Street ADELAIDE	House		1088
255 Carrington Street ADELAIDE	House		973
258-260 Carrington Street ADELAIDE	House		974
298 Carrington Street ADELAIDE	House		979
309 Carrington Street ADELAIDE	House		982
342 Carrington Street ADELAIDE	House		840
344 Carrington Street ADELAIDE	House		841
353 Carrington Street (known as 351), 2-6 Kate Court ADELAIDE	House		842
360 Carrington Street (known as 358) ADELAIDE	House		843
366 Carrington Street ADELAIDE	House		845
419 Carrington Street ADELAIDE	House		847
421 Carrington Street ADELAIDE	House		848
11 Castle Street ADELAIDE	House		984
22 Castle Street ADELAIDE	House		985
26 Charlotte Place ADELAIDE	House		990
28 Charlotte Place ADELAIDE	House		991
20 Chatham Street ADELAIDE	House		1165
22 Chatham Street ADELAIDE	House		1166
28 Chatham Street ADELAIDE	House		1167
17 Claxton Street ADELAIDE	House		1168
17 Collins Street ADELAIDE	House		1169
19 Collins Street 12-20 Halls Place ADELAIDE	House		1170
24 Corryton Street ADELAIDE	House		853
32 Corryton Street ADELAIDE	House		1592

12 Edward Street ADELAIDE	House		1171
14 Edward Street ADELAIDE	House		1172
15 Edward Street ADELAIDE	House		1176
18 Edward Street ADELAIDE	House		1173
20 Edward Street ADELAIDE	House		1174
186 Gilbert Street ADELAIDE	House		1184
188 Gilbert Street , 36- 40 Hamley Street ADELAIDE	House		1185
204 Gilbert Street ADELAIDE	House		1604
228 Gilbert Street , 36- 40 Little Gilbert Street ADELAIDE	House		1186
231 Gilbert Street ADELAIDE	House		1195
238 Gilbert Street ADELAIDE	House		1188
240 Gilbert Street ADELAIDE	House		1189
242 Gilbert Street ADELAIDE	House		1190
269 Gilbert Street ADELAIDE	House		1196
271-273 Gilbert Street ADELAIDE	House		1197
142 Gilles Street ADELAIDE	House		1091
146 Gilles Street ADELAIDE	House		1092
148 Gilles Street , Johns Lane ADELAIDE	House		1093
218-220 Gilles Street ADELAIDE	House		994
221 Gilles Street ADELAIDE	House		995
222-224 Gilles Street ADELAIDE	House		996
233-235 Gilles Street , 2- 8 Charlotte Street ADELAIDE	House		997
253-255 Gilles Street ADELAIDE	House		1000

257-259 Gilles Street ADELAIDE	House		1003
263 Gilles Street ADELAIDE	House		1004
303 Gilles Street ADELAIDE	House		1007
337 Gilles Street ADELAIDE	House		856
339 Gilles Street ADELAIDE	House		858
341 Gilles Street ADELAIDE	House		859
343 Gilles Street ADELAIDE	House		861
346-348 Gilles Street ADELAIDE	House		862
349 Gilles Street ADELAIDE	House		863
350 Gilles Street ADELAIDE	House		864
351 Gilles Street ADELAIDE	House		865
352 Gilles Street ADELAIDE	House		866
360 Gilles Street ADELAIDE	House		868
362-366 Gilles Street ADELAIDE	House		869
366a-368 Gilles Street 33-39 Power Street ADELAIDE	House		870
380 Gilles Street ADELAIDE	House		872
382 Gilles Street ADELAIDE	House		873
384-388 Gilles Street 1-9 Royal Avenue ADELAIDE	House		874
429 Gilles Street ADELAIDE	House		876
16 Grattan Street ADELAIDE	House		193
193 Halifax Street , 2-8 Castle Street ADELAIDE	House		1009
200 Halifax Street ADELAIDE	House		1011
206-208 Halifax Street ADELAIDE	House		1012
212-214 Halifax Street ADELAIDE	House		1013

216-218 Halifax Street ADELAIDE	House		1014
298 Halifax Street ADELAIDE	House		881
300 Halifax Street ADELAIDE	House		882
302-304 Halifax Street ADELAIDE	House		883
306-310 Halifax Street 33-39 Kate Court ADELAIDE	House		884
314-316 Halifax Street 34-40 Kate Court ADELAIDE	House		885
315 Halifax Street ADELAIDE	House		886
321-323 Halifax Street ADELAIDE	House		889
325 Halifax Street ADELAIDE	House		891
327 Halifax Street 1-7 Power Street ADELAIDE	House		892
350 Halifax Street ADELAIDE	House		896
354 Halifax Street ADELAIDE	House		898
356-358 Halifax Street , 33-39 Tomsey Street ADELAIDE	House		899
376 Halifax Street ADELAIDE	House		903
380 Halifax Street ADELAIDE	House		904
15 Hallett Street ADELAIDE	House		1097
26 Hallett Street ADELAIDE	House		1101
17 Hamilton Place ADELAIDE	House		1120
32 Harriett Street ADELAIDE	House		1019
254 Hutt Street ADELAIDE	House		288
258 Hutt Street ADELAIDE	House		1575
260 Hutt Street ADELAIDE	House		289
17 Kate Court ADELAIDE	House		911
18-20 Kate Court ADELAIDE	House		912

19 Kate Court ADELAIDE	House		913
27-29 Kate Court ADELAIDE	House		917
14 Kenton Street ADELAIDE	House		1077
12 Little Gilbert Street ADELAIDE	House		1200
13 Little Gilbert Street ADELAIDE	House		1201
18 Little Gilbert Street ADELAIDE	House		1203
25 Little Gilbert Street ADELAIDE	House		1204
29 Little Gilbert Street ADELAIDE	House		1205
30 Little Gilbert Street ADELAIDE	House		1206
31 Little Gilbert Street ADELAIDE	House		1207
32 Little Gilbert Street ADELAIDE	House		1208
33 Little Gilbert Street ADELAIDE	House		1209
16a Little Sturt Street ADELAIDE	House		1212
17 Little Sturt Street ADELAIDE	House		1213
19-21 Little Sturt Street ADELAIDE	House		1215
27 Little Sturt Street ADELAIDE	House		1217
17 Louisa Street , 32-40 Charlotte Place ADELAIDE	House		1022
19 Marion Street ADELAIDE	House		920
27-29 Marion Street ADELAIDE	House		923
28 Marion Street ADELAIDE	House		924
30 Marion Street ADELAIDE	House		925
24 Market Street ADELAIDE	House		223
26 Maxwell Street , 22-30 O'Brien Street ADELAIDE	House		1219
38 Maxwell Street , 22-30 O'Brien Street ADELAIDE	House		1222

5 McLaren Street ADELAIDE	House		1024
7 McLaren Street ADELAIDE	House		1025
12 McLaren Street ADELAIDE	House		1028
18 McLaren Street ADELAIDE	House		1031
20-22 McLaren Street ADELAIDE	House		1032
24 McLaren Street ADELAIDE	House		1034
32 McLaren Street ADELAIDE	House		1037
48 McLaren Street ADELAIDE	House		1040
62 McLaren Street , 92- 100 Cardwell Street ADELAIDE	House		1046
64 McLaren Street ADELAIDE	House		1047
65 McLaren Street ADELAIDE	House		1048
66 McLaren Street ADELAIDE	House		1049
68 McLaren Street ADELAIDE	House		1050
81 McLaren Street ADELAIDE	House		1053
84 McLaren Street ADELAIDE	House		1054
27 O'Brien Street ADELAIDE	House		1226
20 Princess Street ADELAIDE	House		236
5-9 Prospect Place ADELAIDE	House		1569
21 Regent Street ADELAIDE	House		1056
23 Regent Street ADELAIDE	House		1057
25 Regent Street ADELAIDE	House		1058
67 Regent Street South ADELAIDE	House		1597
9 Royal Avenue ADELAIDE	House		926
10 Royal Avenue ADELAIDE	House		927

13 Royal Avenue ADELAIDE	House		928
14 Royal Avenue ADELAIDE	House		929
16 Royal Avenue ADELAIDE	House		1745 9
17 Royal Avenue ADELAIDE	House		930
18 Royal Avenue ADELAIDE	House		931
21 Royal Avenue ADELAIDE	House		932
22 Royal Avenue ADELAIDE	House		933
23 Royal Avenue ADELAIDE	House		934
24 Royal Avenue ADELAIDE	House		935
25 Royal Avenue ADELAIDE	House		1746 0
26 Royal Avenue ADELAIDE	House		1746 1
27 Royal Avenue ADELAIDE	House		936
28 Royal Avenue ADELAIDE	House		937
31 Russell Street ADELAIDE	House		1126
2 Sanders Place ADELAIDE	House		1600
307-309 South Terrace 32 - 40 Blackburn Street ADELAIDE	House		953
15 St John Street ADELAIDE	House		938
19 St John Street ADELAIDE	House		939
21 St John Street ADELAIDE	House		940
22 St John Street ADELAIDE	House		941
24 St John Street ADELAIDE	House		942
29 St John Street ADELAIDE	House		943
11 Stafford Street ADELAIDE	House		1128
18-20 Stephens Street ADELAIDE	House		1109

21 Stephens Street ADELAIDE	House		1110
122 Sturt Street ADELAIDE	House		1132
124 Sturt Street ADELAIDE	House		1133
193, Sturt Street 1-7 Little Gilbert Street ADELAIDE	House		1232
218-220 Sturt Street ADELAIDE	House		1233
222 Sturt Street ADELAIDE	House		1234
226 Sturt Street ADELAIDE	House		1235
228 Sturt Street , 2-10 Arthur Street ADELAIDE	House		1236
57 Symonds Place ADELAIDE	House		1114
32 Tucker Street ADELAIDE	House		245
38 Tucker Street ADELAIDE	House		246
44 Tucker Street ADELAIDE	House		247
25 Vincent Place ADELAIDE	House		947
267-271 Wakefield Street ADELAIDE	House		240
273-275 Wakefield Street ADELAIDE	House		241
268 Waymouth Street ADELAIDE	House		210
116 Wright Street ADELAIDE	House		212
120 Wright Street ADELAIDE	House		213
122-124 Wright Street ADELAIDE	House		214
134 Wright Street ADELAIDE	House		215
215 Wright Street ADELAIDE	House		1240
217 Wright Street ADELAIDE	House		1242
221 Wright Street ADELAIDE	House		1245
61-65 Barnard Street (63) NORTH ADELAIDE	House & fence (Kimberley House); Victorian asymmetrically fronted residence and masonry and iron front fence	a d	1755 9

65-69 Jeffcott Street NORTH ADELAIDE	House & fence ; Edwardian transitional residence and masonry and iron fence.	a d	1749 6
27-29 Buxton Street NORTH ADELAIDE	House & fence ; Victorian symmetrically fronted residence and masonry and iron front fence. Excludes front porch.	a d	1756 4
192-196 Childers Street NORTH ADELAIDE	House & fence plinth; Victorian bay fronted residence and front fence plinth	a d	1756 5
66 Ward Street NORTH ADELAIDE	House & fence; Edwardian transitional masonry residence and masonry and iron fence	a d	1751 4
97-100 Kingston Terrace NORTH ADELAIDE	House & fence; Two storey 1935 residence and masonry and iron fence	a d	1753 2
55-57 Mills Terrace (known as 56) NORTH ADELAIDE	House & fence; Two storey Victorian symmetrically fronted residence and masonry and iron fence.	a d	1742 0
146-148 Gover Street NORTH ADELAIDE	House & fence; Victorian asymmetrically fronted residence and the masonry and iron front fence	a d	1746 9
98-100 Wellington Square NORTH ADELAIDE	House & fence; Victorian bay fronted residence and the masonry and iron front fence	a d	1748 4
153-155 Jeffcott Street NORTH ADELAIDE	House & fence; Victorian symmetrically fronted residence and the masonry and iron fence	a d	1741 8
47-49 Barnard Street NORTH ADELAIDE	House & fence; Victorian symmetrically fronted two storey residence and masonry and iron front fence.	a d	1755 7
109-110 Strangways Terrace NORTH ADELAIDE	House & wall; Two storey rendered masonry Inter-War Mediterranean residence and brick and stone front and side boundary walls included	a d	1742 3
96 Kermode Street (known as 94 Kermode Street) NORTH ADELAIDE	House (at rear); Victorian bay fronted residence.	a d	2100 3
142 Molesworth Street rear of 146 Molesworth Street NORTH ADELAIDE	House (former coach house); Frontage and side wall returns visible from the street	a b d e	402
60-62 Palmer Place (known as 63) NORTH ADELAIDE	House (Harley); Frontage and side wall returns visible from the street	a d	1585
57-59 Barnard Street (55) NORTH ADELAIDE	House (St Joseph's); Victorian asymmetrically fronted residence. Excludes later verandah	a d	1755 8
182-184 Ward Street NORTH ADELAIDE	House ; Edwardian Arts and Crafts style former residence	a d	1749 8
79 Lefevre Terrace NORTH ADELAIDE	House ; Federation/Inter-War Bungalow. Excludes later carport	a d	1752 0
112-116 Barnard Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	297
118-120 Barnard Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	299
31-33 Barton Terrace East NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	642
51-54 Barton Terrace East NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	643

18-20 Brougham Court NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	654
9-11 Buxton Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	1707
34 Buxton Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	311
84 Buxton Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	312
88 Buxton Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	313
92-96 Buxton Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	314
101-105 Buxton Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	316
116-120 Buxton Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	322
45-47 Childers Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	411
62 Childers Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	417
131-133 Childers Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	327
132-136 Childers Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	328
10-12 Finnis Court NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	805
25-27 Gover Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	572
142-144 Gover Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	431
157-159 Gover Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	436
169-171 Gover Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	439
221-225 Gover Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	450
227-231 Gover Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	451
233-235 Gover Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	452
22-24 Hack Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	454
13-19 Hill Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	340
52-60 Hill Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	343
76-79 Hill Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	345
100-104 Hill Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	349

77-79 Jeffcott Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	514
217-219 Jeffcott Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	362
218 Jeffcott Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	460
65-67 Jerningham Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	679
132-136 Kermod Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	665
91-92 Kingston Terrace NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	682
41-43 Lefevre Terrace NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	645
51-53 Lefevre Terrace NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	646
76 Lefevre Terrace NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	647
81-83 Lefevre Terrace NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	648
25-27 Lombard Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	463
25 MacKinnon Parade NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	717
166-168 MacKinnon Parade (167) NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	823
114 Margaret Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	592
202 Melbourne Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	276
26-28 Mills Terrace (known as 27) NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	365
35-37 Mills Terrace (known as 36) NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	366
38-40 Mills Terrace (known as 39) NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	367
51-53 Mills Terrace (known as 52) NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	369
58-60 Mills Terrace (known as 59) NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	370
151-153 Mills Terrace (known as 152) NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	379

154-156 Mills Terrace (known as 155) NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	380
66-72 Molesworth Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	385
74-78 Molesworth Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	386
144-146 Molesworth Street (known as 144- 152) NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	401
28-30 Palmer Place (known as 29) NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d e	517
63-65 Palmer Place (known as 64) NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d e	518
251 Stanley Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	694
19 Strangways Place (known as 5) NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	391
111-115 Strangways Terrace (known as 114) NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d e	1579
131-133 Strangways Terrace (known as 132) NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	392
119-121 Sussex Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	790
125 Sussex Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	791
73 Tynte Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	620
30 Walter Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	524
62-64 Ward Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	632
68-70 Ward Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	633
292-300 Ward Street (known as 296) NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	394
55 & 57-59 Wellington Square NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	493
82-84 Wellington Square NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	496
86-88 Wellington Square NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	497

90-92 Wellington Square NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	498
94-96 Wellington Square NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	499
61-63 Jeffcott Street NORTH ADELAIDE	House ; Two storey Victorian residence. Excludes later enclosure of upper verandah	a d	1749 5
11-15 Brougham Court NORTH ADELAIDE	House ; Victorian asymmetrically fronted residence	a d	1752 2
198-200 Tynte Street NORTH ADELAIDE	House ; Victorian asymmetrically fronted residence	a d	1749 3
16-18 Melbourne Street NORTH ADELAIDE	House ; Victorian single fronted cottage	a d	1744 8
71 Tower Street North NORTH ADELAIDE	House ; Victorian symmetrically fronted residence	a d	1748 0
141-145 Hill Street NORTH ADELAIDE	House and fence ; Edwardian transitional asymmetrically fronted masonry residence and masonry and iron front fence	a d	1741 7
218-220 Melbourne Street (known as 220 Melbourne Street) NORTH ADELAIDE	House and fence plinth; Victorian single fronted former cottage and fence plinth. Excludes porch and rear of building.	a d	2101 3
214 Melbourne Street NORTH ADELAIDE	House and fence plinth; Victorian symmetrically fronted former residence and fence plinth. Excludes later front porch and rear of building.	a d	2101 4
44 Jeffcott Street NORTH ADELAIDE	House and fence; Edwardian / federation asymmetrically fronted period residence and masonry and iron fence.	a d	2099 1
173 Jeffcott Street NORTH ADELAIDE	House and fence; Victorian bay fronted residence and masonry and iron fence.	a d	2098 8
237-239 Gover Street NORTH ADELAIDE	House and fence; Victorian bay fronted residence and the masonry and iron fence. Excludes later verandah enclosure and rear of building.	a d	2099 0
14-17 Mills Terrace (known as 16 Mills Terrace) NORTH ADELAIDE	House and fence; Victorian symmetrically fronted residence and masonry and iron fence.	a d	2098 1
293 Morphett Street ADELAIDE	House and Former Shop		216
197-199 Jeffcott Street (known as 199 Jeffcott Street) NORTH ADELAIDE	House and wall; Victorian asymmetrically fronted residence and front boundary masonry wall. Excludes fence, rear of building and verandah.	a d	2098 7
34-35 Barton Terrace East (known as 34 Barton Terrace East) NORTH ADELAIDE	House and wall; Victorian bay fronted residence and western boundary masonry wall. Excludes rear of building and fence.	a d	2099 8
258-260 Stanley Street NORTH ADELAIDE	House and walls; 1913 Edwardian Arts and Crafts style two storey residence and masonry boundary walls to Stanley Street and Lefevre Terrace	a d	1753 4
1-5 Wellington Square NORTH ADELAIDE	House, fence & wall; Victorian symmetrically fronted residence and masonry and iron front fence and side boundary masonry wall	a d	1748 3

34-36 Ward Street NORTH ADELAIDE	House, fence & walls; Frontage and side wall returns visible from the street	a d	628
38-40 Lefevre Terrace NORTH ADELAIDE	House, wall & gate; Two storey 1937 Georgian Revival brick residence and masonry wall to Lefevre Terrace and Archer Street	a d e	1751 8
209-211 Melbourne Street NORTH ADELAIDE	House; Early Victorian house to rear of front office additions	a d	1745 4
31-35 Lakeman Street NORTH ADELAIDE	House; Early Victorian pre-1842 residence and 1872 addition.	a d	2100 0
189 Jeffcott Street NORTH ADELAIDE	House; Early Victorian residence	a d	1741 9
21 Kingston Terrace East NORTH ADELAIDE	House; Early Victorian residence. Excludes front porch	a d	1754 0
17-19 Childers Street NORTH ADELAIDE	House; Early Victorian residence. Excludes masonry balustrade and verandah infill	a d	1742 6
15-19 Finnis Court NORTH ADELAIDE	House; Early Victorian residence. Excludes rear additions	a d	1755 5
34 Provost Street NORTH ADELAIDE	House; Early Victorian residence. Excludes rear of building.	a d	2100 6
112-114 Buxton Street NORTH ADELAIDE	House; Edwardian residence.	a d	321
18-20 Bevis Street NORTH ADELAIDE	House; Edwardian transitional masonry residence	a d	1750 3
16 Kingston Terrace East NORTH ADELAIDE	House; Edwardian transitional masonry residence	a d	1753 9
22-23 Kingston Terrace East NORTH ADELAIDE	House; Edwardian transitional masonry residence	a d	1754 1
48-50 Walter Street NORTH ADELAIDE	House; Edwardian transitional masonry residence	a d	1749 4
129-130 Mills Terrace NORTH ADELAIDE	House; Edwardian transitional masonry residence.	a d	2098 5
86-87 Lefevre Terrace NORTH ADELAIDE	House; Edwardian transitional stone residence	a d	1752 1
156-160 Hill Street (known as 160 Hill Street) NORTH ADELAIDE	House; Edwardian transitional symmetrically fronted masonry residence. Excludes eastern additions.	a d	2098 6
313-319 Melbourne Street NORTH ADELAIDE	House; Edwardian/Federation former residence	a d	1743 4
301-303 Melbourne Street NORTH ADELAIDE	House; Edwardian/Federation residence	a d	1745 7
15-19 Molesworth Street (known as 9 Molesworth) NORTH ADELAIDE	House; Edwardian/inter-war transitional red brick Tudor revival residence. Includes external joinery and excludes rear of building.	a d	1748 2
21 Archer Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	536
161-163 Archer Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	503

11 Ashley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	550
13-15 Ashley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	551
5-9 Barnard Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	480
11-13 Barnard Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	481
41-45 Barnard Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	296
101-113 Barnard Street (cnr 37-39 Hill Street) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	342
117-119 Barnard Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d e	298
125-127 Barnard Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	300
162-166 Barnard Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	303
13-14 Barton Terrace East NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	637
17-18 Barton Terrace East NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	638
19-20 Barton Terrace East NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	639
23-24 Barton Terrace East NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	641
184-187 Barton Terrace West NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	304
13-15 Bevis Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	553
14-16 Bevis Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	552
17-19 Bevis Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	554
12-16 Brougham Court NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	652
17-19 Brougham Court NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	653
84-85 Brougham Place NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	657
91-92 Brougham Place NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	658
94 Brougham Place NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	659
96-98 Brougham Place NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	660
214-216 Brougham Place (known as 215) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	675

217-220 Brougham Place NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	676
12 Buxton Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	306
14-16 Buxton Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	307
15-17 Buxton Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	308
18-20 Buxton Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	309
1/ 28 Buxton Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	310
98-100 Buxton Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	315
102-104 Buxton Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	317
106-110 Buxton Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	318
107-109 Buxton Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	319
111-113 Buxton Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	320
152-156 Buxton Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	323
157-159 Buxton Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	324
14 Childers Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	406
22-24 Childers Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	407
33-35 Childers Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	408
42-44 Childers Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	410
46-48 Childers Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	412
57-59 Childers Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	415
64 Childers Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	418
69-71 Childers Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	420
73-75 Childers Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	421
78-80 Childers Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	422
81 Childers Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	423
88-90 Childers Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	425

92-96 Childers Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	426
101-103 Childers Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	428
105-107 Childers Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	429
112-120 Childers Street (cnr of 202 Jeffcott Street) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	1746 6
138-140 Childers Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	329
141-145 Childers Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	330
147-149 Childers Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	331
156-160 Childers Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	332
166-170 Childers Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	333
172-174 Childers Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	334
176-178 Childers Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	335
182-184 Childers Street (known as 188) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	336
186-190 Childers Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	337
198-200 Childers Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	338
13 Curtis Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	560
15-17 Curtis Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	561
19 Curtis Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	563
21-25 Curtis Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	565
24 Curtis Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	566
26 Curtis Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	567
27 Curtis Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	568
28 Curtis Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	569
10-12 Finnis Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	807

14-16 Finnis Court NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	806
22-24 Finnis Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	1591
46 Finnis Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	811
92-96 Finnis Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	812
98-100 Finnis Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	813
102-106 Finnis Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	814
108-110 Finnis Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	815
112-114 Finnis Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	816
116 Finnis Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	817
120 Finnis Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	818
18-20 Frederick Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	1574
12-14 Gloucester Place NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	485
13 Gloucester Place NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	484
21-23 Gover Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	1588
24 Gover Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	571
26-28 Gover Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	573
34 Gover Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	1750 5
41-43 Gover Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	575
42-44 Gover Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	576
81-83 Gover Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	580
97-99 Gover Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	581
151 Gover Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	433
161-163 Gover Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d e	437
168 Gover Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	438
173-175 Gover Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	441

177-179 Gover Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	442
183 Gover Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	443
187 Gover Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	444
206 Gover Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	445
207-209 Gover Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	447
208 Gover Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	446
211-215 Gover Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	449
18-20 Hack Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	453
26 Hack Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	455
28-30 Hack Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	456
11-13 Hart Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	697
12-14 Hart Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	698
15 Hart Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	699
16 Hart Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	700
18-20 Hart Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	701
21-25 Hill Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	341
81-85 Hill Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	346
94-98 Hill Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	348
106-108 Hill Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	350
110-112 Hill Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	351
114-116 Hill Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	352
142-146 Hill Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	353
148-154 Hill Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	354
121-123 Jeffcott Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	486
167-169 Jeffcott Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	356

170-174 Jeffcott Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	457
180 Jeffcott Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	458
181-183 Jeffcott Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	357
187 Jeffcott Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	358
191-193 Jeffcott Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	359
195 Jeffcott Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	360
211-215 Jeffcott Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	361
220 Jeffcott Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	461
221-223 Jeffcott Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	363
228 Jeffcott Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	1747 5
230-232 Jeffcott Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	1747 6
62-64 Jerningham Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	703
81-83 Jerningham Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	680
82-84 Jerningham Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	706
86-90 Jerningham Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	707
82-86 Kermode Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	663
128-130 Kermode Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	664
137-139 Kermode Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	666
145 Kermode Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	669
156 Kermode Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	671
44 Kingston Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	708
45-46 Kingston Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	709
73-74 Kingston Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d f	711
75 Kingston Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d f	712
76-77 Kingston Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d f	713

78-79 Kingston Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d f	714
86-88 Kingston Terrace (known as 87) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	715
103-108 Kingston Terrace (known as 106) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	683
84-85 Lefevre Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	649
1 MacKinnon Court NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	819
23 MacKinnon Parade NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	716
26-27 MacKinnon Parade NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	718
28 MacKinnon Parade NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	719
29-30 MacKinnon Parade NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	720
33-35 MacKinnon Parade (known as 34) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	721
76-78 MacKinnon Parade (known as 77) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	722
158-160 MacKinnon Parade (159) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	822
169-170 MacKinnon Parade NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	824
6-8 Mann Terrace (known as 7) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	723
9-10 Mann Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	724
11 Mann Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	725
12-13 Mann Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	726
14 Mann Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	727
15 Mann Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	728
17 Mann Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	729

18 Mann Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	730
19-20 Mann Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	731
43-44 Mann Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	737
49-50 Mann Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	740
51-52 Mann Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	741
20 Mansfield Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	506
24 Mansfield Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	466
26 Mansfield Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	467
27 Mansfield Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	468
71 Margaret Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	586
73 Margaret Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	588
76 Margaret Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	590
116 Margaret Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	593
117-119 Margaret Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	594
142-146 Margaret Street (known as 46-48 Gover Street) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	578
30-32 Melbourne Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	269
185-187 Melbourne Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	277
241-255 Melbourne Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	279
18-25 Mills Terrace (known as 19) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	364
44-45 Mills Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	368
67-70 Mills Terrace (known as 68) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	371
86-90 Mills Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	372

91-93 Mills Terrace (known as 92) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	373
94-97 Mills Terrace (known as 96) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	374
131-133 Mills Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	375
134-136 Mills Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	376
146-147 Mills Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	377
148-150 Mills Terrace (known as 149) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	378
16-36 Molesworth Street (known as 22) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	1577
35 Molesworth Street (known as 23) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	381
43-45 Molesworth Street (known as 33) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	1578
52-54 Molesworth Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	382
58-60 Molesworth Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	383
62-64 Molesworth Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	384
79-85 Molesworth Street (known as 81) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	388
80-86 Molesworth Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	387
118-122 Molesworth Street (known as 120) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	389
172-176 Molesworth Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	390
96-98 Old Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	684
87-90 Palmer Place (known as 160 Kermod Street ) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	1746 4
5-9 Provost Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	742
8-10 Provost Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	743

15-19 Provost Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	744
26 Provost Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	745
28 Provost Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	746
30-32 Provost Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	747
12 Ralston Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	605
14 Ralston Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	606
16 Ralston Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	607
17-19 Ralston Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	609
18 Ralston Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	608
21-23 Ralston Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	610
22-24 Stanley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	748
26 Stanley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	749
28-30 Stanley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	750
34-38 Stanley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	751
40 Stanley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	752
41 Stanley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	753
62-66 Stanley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	755
63-65 Stanley Street (known as 65) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	754
70 Stanley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	757
77-79 Stanley Street (known as 83) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	759
81-85 Stanley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	760
87 Stanley Street (known as 85) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	761
91 Stanley Street (known as 89) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	762
105-107 Stanley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	764

115 Stanley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	765
124-128 Stanley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	766
130-132 Stanley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	767
134-136 Stanley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	768
138-140 Stanley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	769
142-144 Stanley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	770
143-145 Stanley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	771
146-148 Stanley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	772
149-151 Stanley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	773
182-184 Stanley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	686
192-196 Stanley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	687
197-199 Stanley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	688
223-227 Stanley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	691
245-249 Stanley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	693
31-33 Strangways Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	519
36-38 Strangways Terrace (known as 37) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	520
39-40 Strangways Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	521
45 Strangways Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	522
66-75 Strangways Terrace (known as 68) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d e	523
141-142 Strangways Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	393
11-13 Sussex Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	776
12-14 Sussex Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	1590

26-30 Sussex Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	779
27 Sussex Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	780
46-48 Sussex Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	781
53 Sussex Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	782
99 & 101-103 Sussex Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	784
110-112 Sussex Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	785
114 Sussex Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	787
118 Sussex Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	789
127 Sussex Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	792
21 Travers Place NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	470
2 Tynte Place NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	471
6 Tynte Place NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	472
8 Tynte Place NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	473
18-20 Tynte Street (known as 22) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	611
22-24 Tynte Street (known as 24) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	612
33-39 Tynte Street (known as 35) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	614
34-36 Tynte Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	615
38-40 Tynte Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	616
61 Tynte Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	617
62-80 Tynte Street (known as 57-75 Gover Street) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	579
63-65 Tynte Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	618
93-97 Tynte Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d e f	622

59 Walter Street (known as 53) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	509
61-63 Walter Street (known as 57) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	510
65-67 Walter Street (known as 61) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	511
22 Ward Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	624
28 Ward Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	627
38 Ward Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	629
40 Ward Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	630
58-60 Ward Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	631
94-96 Ward Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	634
265-267 Ward Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	525
269-271 Ward Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	526
273-275 Ward Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	527
277-279 Ward Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	528
305-309 Ward Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	529
41-45 Wellington Square NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	489
46 Wellington Square NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	491
50 Wellington Square NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	492
12-14 West Pallant Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	793
16-20 West Pallant Street (known as 18) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	794
29-33 West Pallant Street (known as 31) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d e	795
165-167 Barnard Street NORTH ADELAIDE	House; Inter-War Bungalow style residence	a d	1756 2
29-31 Cambridge Street NORTH ADELAIDE	House; Inter-War Bungalow style residence	a d	1748 8
142-146 Kermode Street NORTH ADELAIDE	House; Inter-War Bungalow style residence	a d	1752 4

15-19 Lefevre Terrace NORTH ADELAIDE	House; Inter-War Bungalow style residence	a d	1751 7
81-83 Palmer Place NORTH ADELAIDE	House; Inter-War Georgian revival style residence	a d	1752 6
138-140 Kermode Street NORTH ADELAIDE	House; Inter-War Old English revival style residence	a d	667
55-57 Molesworth Street (known as 47) NORTH ADELAIDE	House; Inter-War Old English revival style residence	a d	1742 1
65-73 Molesworth Street (known as 61 Molesworth Street) NORTH ADELAIDE	House; Inter-war Old English revival style residence. Excludes rear of building.	a d	2098 9
61-71 Wellington Square NORTH ADELAIDE	House; Inter-War/Post-War Old English revival style residence	a d	495
66-67 Pennington Terrace NORTH ADELAIDE	House; Post war Georgian revival style residence. Excludes rear of building.	a d	2099 9
10 Colley Street NORTH ADELAIDE	House; Single fronted Victorian cottage. Excludes verandah details	a d	1753 5
117-128 Mills Terrace (known as 120 Mills Terrace) NORTH ADELAIDE	House; Single storey red brick Edwardian residence. Excludes later eastern additions.	a d	2098 4
198-204 Stanley Street (known as 198 Stanley Street) NORTH ADELAIDE	House; Two storey Inter-war Georgian revival style residence. Excludes later additions and rear of building.	a d	2100 4
47-49 Kingston Terrace (known as 48) NORTH ADELAIDE	House; Two storey Post War residence	d e	1754 3
7 Childers Street NORTH ADELAIDE	House; Two storey residence. Excludes verandah and balcony	a d	1743 5
56-60 Wellington Square NORTH ADELAIDE	House; Two storey Victorian asymmetrically fronted residence	a d	494
137-140 Strangways Terrace NORTH ADELAIDE	House; Two-storey Edwardian / Federation period bluestone and brick residence. Excludes northern / rear wall.	a d	2098 0
187-195 Stanley Street (known as 195 Stanley Street) NORTH ADELAIDE	House; Two-storey Inter-War Mediterranean style residence. Excludes rear of building.	a d	2100 5
114-116 Mills Terrace (known as 116 Mills Terrace) NORTH ADELAIDE	House; Two-storey red brick Edwardian residence. Excludes rear of building.	a d	2098 3
98-100 Kermode Street (known as 98 Kermode Street) NORTH ADELAIDE	House; Two-storey Victorian symmetrically fronted residence. Excludes rear single storey building.	a d	2100 2

213-215 Melbourne Street NORTH ADELAIDE	House; Victorian and earlier sections of the symmetrically fronted former residence	a d	1745 5
18-20 Finnis Court NORTH ADELAIDE	House; Victorian asymmetrically fronted brick residence. Excludes verandah and rear lean to	a d	1742 8
13-15 Ralston Street NORTH ADELAIDE	House; Victorian asymmetrically fronted cottage	a d	1751 0
196 Melbourne Street NORTH ADELAIDE	House; Victorian asymmetrically fronted former residence	a d	1745 2
141-143 Gover Street NORTH ADELAIDE	House; Victorian asymmetrically fronted residence	a d	1746 7
118-120 Hill Street NORTH ADELAIDE	House; Victorian asymmetrically fronted residence	a d	1741 6
13-15 Kingston Terrace East (known as 14) NORTH ADELAIDE	House; Victorian asymmetrically fronted residence	a d	1753 8
37 MacKinnon Parade (cnr Colley St) NORTH ADELAIDE	House; Victorian asymmetrically fronted residence	a d	1754 5
71-73 MacKinnon Parade (known as 72) NORTH ADELAIDE	House; Victorian asymmetrically fronted residence	a d	1754 6
153 Strangways Terrace NORTH ADELAIDE	House; Victorian asymmetrically fronted residence. Excludes later front additions	a d	1742 4
75-77 Tynte Street NORTH ADELAIDE	House; Victorian bay fronted residence	a d	1751 2
98-100 Mills Terrace (known as 99 Mills Terrace) NORTH ADELAIDE	House; Victorian bay fronted residence. Excludes entry porch.	a d	2098 2
38-40 Pennington Terrace NORTH ADELAIDE	House; Victorian residence	a d e	1752 7
181 Gover Street NORTH ADELAIDE	House; Victorian single fronted cottage	a d	1747 1
22 Mansfield Street NORTH ADELAIDE	House; Victorian single fronted cottage	a d	464
118 Margaret Street NORTH ADELAIDE	House; Victorian single fronted cottage	a d	1750 9
104 Tynte Street NORTH ADELAIDE	House; Victorian single fronted cottage.	a d	2099 5
20 Melbourne Street NORTH ADELAIDE	House; Victorian single fronted cottage. Excludes later porch	a d	1744 9
20 Ralston Street NORTH ADELAIDE	House; Victorian single fronted cottage. Excludes rear of building.	a d	2099 3
108 Melbourne Street NORTH ADELAIDE	House; Victorian single fronted former cottage	a d	1745 1
22 Chapel Street (rear of 141 Tynte Street) NORTH ADELAIDE	House; Victorian single fronted residence.	a d	1748 9

11-13 Edith Place NORTH ADELAIDE	House; Victorian symmetrically fronted residence	a d	1755 3
14-16 Gover Street NORTH ADELAIDE	House; Victorian symmetrically fronted residence	a d	1750 4
89-90 Kingston Terrace NORTH ADELAIDE	House; Victorian symmetrically fronted residence	a d	1754 4
41-42 Mann Terrace NORTH ADELAIDE	House; Victorian symmetrically fronted residence	a d	1754 8
155-156 Strangways Terrace NORTH ADELAIDE	House; Victorian symmetrically fronted residence	a d	1742 5
122-126 Jeffcott Street NORTH ADELAIDE	House; Victorian symmetrically fronted residence and the masonry and iron fence	a d	1583
41-43 Barton Terrace East NORTH ADELAIDE	House; Victorian symmetrically fronted residence. Excludes later entrance gablet	a d	1751 5
111 MacKinnon Parade NORTH ADELAIDE	House; Victorian symmetrically fronted residence. Excludes rear of building.	a d	2100 9
53-55 Gover Street NORTH ADELAIDE	House; Victorian symmetrically fronted residence. Excludes verandah	a d	1751 1
147 Kermodie Street NORTH ADELAIDE	House; Victorian symmetrically fronted two storey residence. Excludes rear of building.	a d	2100 1
17-19 Hart Street NORTH ADELAIDE	House; Victorian transitional masonry residence	a d	1756 7
13-15 Melbourne Street NORTH ADELAIDE	House; Victorian/Edwardian transitional asymmetrically fronted residence	a d	1744 6
17 Melbourne Street NORTH ADELAIDE	House; Victorian/Edwardian transitional asymmetrically fronted residence	a d	1744 7
281 Melbourne Street NORTH ADELAIDE	House; Victorian/Edwardian transitional masonry residence. Excludes front additions	a d	1745 6
18-22 Gibbon Lane NORTH ADELAIDE	Houses; Frontage and side wall returns visible from the street	a d	339
119-122 MacKinnon Parade known as 120 NORTH ADELAIDE	Kathleen Lumley College; Two and three storey face red brick residential college and front boundary brick wall	a c d f	1743 1
* 29-31 O'Brien Street ADELAIDE	Keith Sheridan and Simpson Cottages		1257
20-24 Leigh Street ADELAIDE	Leigh Chambers	a	2707 3
187-199 Archer Street NORTH ADELAIDE	Lutheran Church Office; Institutional building. Excludes later single storey addition on eastern side	a c d e	1748 5
11-29 Union Street ADELAIDE	Market Façade (designated site comprises that part of the CT to a depth of 4 metres from the Union Street alignment)		1346
* 294-300 Gilbert Street ADELAIDE	Mark's Cottages		1256
King William Road Elder Park ADELAIDE	Memorial to Jah Gardener		1260
101-119 Hutt Street ADELAIDE	Naval Military & Air Force Club		1571

160-162 Hindley Street 34 - 40 Morphett Street ADELAIDE	New Century Hotel		105
37-39 Angas Street ADELAIDE	Office		220
61-63 Carrington Street ADELAIDE	Office		1085
72-74 Wright Street 35 - 39 Market Street ADELAIDE	Office (Former Deaf and Dumb Mission)		1706
281-285 Wakefield Street ADELAIDE	Office (former house) designated site comprises that part of the CT to a depth of half town acre 352 from the Wakefield Street alignment		242
111 King William Street ADELAIDE	Office (former Mutual Chambers)		93
116 Grote Street ADELAIDE	Office and Hall (Former Seventh Day Adventist Church and Liquor Trades Hall)		162
178 Tynte Street NORTH ADELAIDE	Office; 1900 single storey building	a b c d e	1749 2
15-19 Bentham Street ADELAIDE	Offices		125
17-19 Chesser Street 9 - 17 French Street ADELAIDE	Offices		132
223-227 Gouger Street ADELAIDE	Offices		192
190-194 Waymouth Street ADELAIDE	Offices		141
26-30 Roper Street ADELAIDE	Offices (Former Blacksmith's Shop) (Conservation site comprises that part of the above CT to a depth of half Town Acre 298 from the Roper Street alignment)		238
171-173 Halifax Street ADELAIDE	Offices (former Shop)		1064
217-219 Flinders Street ADELAIDE	Offices and Laboratories (Flinders Hall Former St Paul's School)		249
165 MacKinnon Parade NORTH ADELAIDE	Offices; Circa 1970 two storey brick and concrete offices	a d e	1743 3
179-181 Ward Street (known as 175) (Rear of 60-62 Palmer Place) NORTH ADELAIDE	Offices; Frontage and side wall returns visible from the street	a b d	1586
88 Wright Street 34 - 40 Compton Street ADELAIDE	Old Queens Arms Hotel		225
2-8 Spencer Street ADELAIDE	Outbuilding		217
193-195 Gover Street NORTH ADELAIDE	Outbuilding; Single storey skillion roofed masonry outbuilding to rear of house. Excludes residence	a d	1747 2
13-15 Hindley Street 2 - 8 Gilbert Street ADELAIDE	Paringa Building		98

14 Leigh Street ADELAIDE	Part shop (part former Hooper's)		107
22-28 Stephens Street , 24-28 Sanders ADELAIDE	Place Row Houses		1111
58-60 Hindley Street ADELAIDE	Princes Berkeley Hotel		111
71-75 Lefevre Terrace NORTH ADELAIDE	Princes Lodge; Two storey 1913 former residence	a d	1751 9
21-23 Finnis Street NORTH ADELAIDE	Providence Chapel; Gable ended hall	a c d	1755 6
182-184 North Terrace ADELAIDE	Queen Adelaide Club		1564
20-22 Gilbert Place ADELAIDE	Quelltaler House		92
2-34 Hill Street (associated with original Calvary Hospital Buildings) NORTH ADELAIDE	Red brick fence; Full extent of red brick fence to Hill Street and Barnard Street	d	1756 6
18 Leigh Street ADELAIDE	Restaurant		113
112-116 Flinders Street ADELAIDE	Restaurant		165
65a-67 Gouger Street 2- 6 Compton Street ADELAIDE	Restaurant		152
91-93a Gouger Street 1 - 7 Field Street ADELAIDE	Restaurant		155
114 Grote Street ADELAIDE	Restaurant		158
42-46 Hindley Street 32 - 40 Bank Street ADELAIDE	Restaurant		100
218 Rundle Street 35 - 39 Frome Street ADELAIDE	Restaurant		172
284 Rundle Street ADELAIDE	Restaurant		177
128-130 Rundle Mall ADELAIDE	Richmond Arcade and Hotel		118
111-115 Hindley Street 1 - 11Rosina Street ADELAIDE	Rio's Nightclub		103
20 Gray Street ADELAIDE	Row House		145
22 Gray Street ADELAIDE	Row House		146
24 Gray Street ADELAIDE	Row House		147
26 Gray Street ADELAIDE	Row House		148
28 Gray Street ADELAIDE	Row House		149
30 Gray Street ADELAIDE	Row House		150

14 Alfred Street ADELAIDE	Row House		1142
16 Alfred Street ADELAIDE	Row House		1143
18 Alfred Street ADELAIDE	Row House		1144
22 Byron Place ADELAIDE	Row House		187
22a Byron Place ADELAIDE	Row House		188
24 Byron Place ADELAIDE	Row House		189
26 Byron Place ADELAIDE	Row House		190
28 Byron Place ADELAIDE	Row House		191
235 Gilbert Street ADELAIDE	Row House		1187
12 Oakley Street ADELAIDE	Row House		199
20 Oakley Street ADELAIDE	Row House		203
11-19 Regent Street North ADELAIDE	Row House		2194 5
15 Russell Street ADELAIDE	Row House		1123
17 Russell Street ADELAIDE	Row House		1124
19 Russell Street ADELAIDE	Row House		1125
54 Childers Street NORTH ADELAIDE	Row house; Attached Victorian single fronted cottage	a d	414
23 Mansfield Street NORTH ADELAIDE	Row house; Frontage and side wall returns visible from the street	a d	465
21 Mansfield Street NORTH ADELAIDE	Row house; Row of Victorian single fronted cottages	a d	1747 7
25 Mansfield Street NORTH ADELAIDE	Row house; Row of Victorian single fronted cottages		1747 8
113 Jeffcott Street NORTH ADELAIDE	Row house; Single storey early Victorian row house. Excludes front verandah.	a d	2099 2
* 14-18a Claxton Street ADELAIDE	Row Houses		1248
11-19 Gray Street ADELAIDE	Row Houses		144
23-27 Ada Street ADELAIDE	Row Houses		835
26-30 Ada Street ADELAIDE	Row Houses		836
19-23 Blackburn Street ADELAIDE	Row Houses		961

15-17 Cairns Street ADELAIDE	Row Houses		967
28-30 Cardwell Street ADELAIDE	Row Houses		1072
101-103 Carrington Street ADELAIDE	Row Houses		1089
245-249 Carrington Street ADELAIDE	Row Houses		972
291 & 295 Carrington Street ADELAIDE	Row Houses		977
332-340 Carrington Street ADELAIDE	Row Houses		839
333-339 Carrington Street 2-8 Corryton Street ADELAIDE	Row Houses		1745 8
10-14 Castle Street ADELAIDE	Row Houses		983
10-20 Charlotte Street , 2-10 Charlotte Place ADELAIDE	Row Houses		988
52a-70 Corryton Street ADELAIDE	Row Houses		854
17-19 Edward Street ADELAIDE	Row Houses		1177
14-20 George Court ADELAIDE	Row Houses		1178
275-279 Gilbert Street ADELAIDE	Row Houses		1198
137-139 Gilles Street ADELAIDE	Row Houses		1094
297-299 Gilles Street ADELAIDE	Row Houses		1006
9-13 Gladstone Street ADELAIDE	Row Houses		877
10-20 Gladstone Street ADELAIDE	Row Houses		878
76-82 Halifax Street ADELAIDE	Row Houses		1095
111-117 Halifax Street 1- 7 Stephen Street ADELAIDE	Row Houses		1096
10-16 James Street ADELAIDE	Row Houses		905
22-26 Kate Court ADELAIDE	Row Houses		915
13-13a & 17 Kenton Street ADELAIDE	Row Houses		1076
22-26 Little Sturt Street ADELAIDE	Row Houses		1216

14-20 Louisa Street ADELAIDE	Row Houses		1021
13-15 Marion Street ADELAIDE	Row Houses		919
26-30a Market Street ADELAIDE	Row Houses		224
18-24 Maxwell Street ADELAIDE	Row Houses		1218
28-32 Maxwell Street ADELAIDE	Row Houses		1220
25-35 McLaren Street ADELAIDE	Row Houses		1035
49-51 McLaren Street ADELAIDE	Row Houses		1041
50-52 McLaren Street ADELAIDE	Row Houses		1042
11-19 Murrays Lane ADELAIDE	Row Houses		1223
12-14 Murrays Lane ADELAIDE	Row Houses		1224
16-20 Murrays Lane ADELAIDE	Row Houses		1225
61-65 Regent Street South ADELAIDE	Row Houses		1596
3-7 Sanders Place ADELAIDE	Row Houses		1107
6-10 Sanders Place ADELAIDE	Row Houses		1105
36-38 Sanders Place ADELAIDE	Row Houses		1106
11-15 St. Lukes Place ADELAIDE	Row Houses		1227
1-7a Stafford Street 22 - 26 Owen Street ADELAIDE	Row Houses		1127
11-19 Stephens Street ADELAIDE	Row Houses		1108
29-33 Stephens Street , 17-19 Sanders Place ADELAIDE	Row Houses		1113
15-19a Wakeham Street ADELAIDE	Row Houses		1062
11-15 Weil Street ADELAIDE	Row Houses		1237
202-212 Wright Street , 2-10 Millers Court ADELAIDE	Row Houses		1607
219-219a Wright Street ADELAIDE	Row Houses		1244

261-275 Wright Street ADELAIDE	Row Houses		1246
279-291 Wright Street ADELAIDE	Row Houses		1247
42-44, 46 & 48 Ward Street NORTH ADELAIDE	Row houses; Edwardian row cottages. Excludes front wall/fence addition	a d	1751 3
11-19 Arthur Street NORTH ADELAIDE	Row houses; Frontage and side wall returns visible from the street	a d	696
21, 23, 25, 27 & 29 Barnard Street NORTH ADELAIDE	Row houses; Frontage and side wall returns visible from the street	a d	483
50 & 52 Childers Street NORTH ADELAIDE	Row houses; Frontage and side wall returns visible from the street	a d	413
68, 70, 72 & 74 Childers Street NORTH ADELAIDE	Row houses; Frontage and side wall returns visible from the street	a d	419
85, 87 & 87a Childers Street NORTH ADELAIDE	Row houses; Frontage and side wall returns visible from the street	a d	424
102, 104 & 108 Childers Street NORTH ADELAIDE	Row houses; Frontage and side wall returns visible from the street	a d	427
13, 15, 17 & 19 Frederick Street NORTH ADELAIDE	Row houses; Frontage and side wall returns visible from the street	a d	275
25, 27, 29, 31, 33-35 George Street NORTH ADELAIDE	Row houses; Frontage and side wall returns visible from the street	a d	570
101, 103-105 & 107-109 Gover Street NORTH ADELAIDE	Row houses; Frontage and side wall returns visible from the street	a d	582
115, 117, 119 Jeffcott Street NORTH ADELAIDE	Row houses; Frontage and side wall returns visible from the street	a d	516
4-10 Jerningham Street NORTH ADELAIDE	Row houses; Frontage and side wall returns visible from the street	a d	702
13, 15 & 17-19 Little Archer Street NORTH ADELAIDE	Row houses; Frontage and side wall returns visible from the street	a d	583
121-129 Margaret Street NORTH ADELAIDE	Row houses; Frontage and side wall returns visible from the street	a d	595
72, 74, 76, 76a, 78 & 80 Stanley Street NORTH ADELAIDE	Row houses; Frontage and side wall returns visible from the street	a d	758
79, 81, 83, 83a, 85, 85a & 87 Sussex Street (known as 79, 81, 81a, 83, 83a & 85) NORTH ADELAIDE	Row houses; Frontage and side wall returns visible from the street		783
14, 16, 18a & 20 Travers Place NORTH ADELAIDE	Row houses; Frontage and side wall returns visible from the street	a d	469
49 O'Connell Street NORTH ADELAIDE	Row shop; Part of row of two storey shops	a c d	1743 7

45,47, 49a & 51 O'Connell Street NORTH ADELAIDE	Row shops; Frontage and side wall returns visible from the street	a c d	259
25 & 25a O'Connell Street NORTH ADELAIDE	Row shops; Row of single storey shops	a c d	1743 6
125-127 Hindley Street ADELAIDE	Royal Admiral Hotel		104
63-69 Angas Street 2 - 12 Moore Street ADELAIDE	Royalty Theatre		229
84-90 Carrington Street , 34-30 Moore Street ADELAIDE	Saracens Head Hotel		1086
26-30 Grote Street ADELAIDE	Sarnia Building		134
72-74 Kermod Street NORTH ADELAIDE	Semi detached former houses; Frontage and side wall returns visible from the street	a d	662
259-261 Stanley Street NORTH ADELAIDE	Semi-detached house & fences; Victorian symmetrically fronted residences and masonry and iron fences	a d	1753 3
115 Sussex Street NORTH ADELAIDE	Semi-detached house ; Early Victorian residence	a d e	1755 2
21-21a Wakeham Street ADELAIDE	Semi-detached House,		1067
99 Stanley Street NORTH ADELAIDE	Semi-detached house; Early Victorian gable ended attached cottage	a d	1755 0
1 Taskers Lane NORTH ADELAIDE	Semi-detached house; Early Victorian pair of cottages	a d	1747 9
60 Childers Street NORTH ADELAIDE	Semi-detached house; Early Victorian residence. Excludes entrance porch	a d	1742 7
22 Beviss Street NORTH ADELAIDE	Semi-detached house; Frontage and side wall returns visible from the street	a d	556
58 Childers Street NORTH ADELAIDE	Semi-detached house; Frontage and side wall returns visible from the street	a d	416
147 Gover Street NORTH ADELAIDE	Semi-detached house; Frontage and side wall returns visible from the street	a d	432
158 Gover Street NORTH ADELAIDE	Semi-detached house; Frontage and side wall returns visible from the street	a d	435
214 Jeffcott Street NORTH ADELAIDE	Semi-detached house; Frontage and side wall returns visible from the street	a d	459
63 Jerningham Street NORTH ADELAIDE	Semi-detached house; Frontage and side wall returns visible from the street	a d	678
16 Mansfield Street NORTH ADELAIDE	Semi-detached house; Frontage and side wall returns visible from the street	a d	505
20 Murray Street NORTH ADELAIDE	Semi-detached house; Frontage and side wall returns visible from the street	a d	601
97 Stanley Street NORTH ADELAIDE	Semi-detached house; Frontage and side wall returns visible from the street	a d	763
253-257 Stanley Street NORTH ADELAIDE	Semi-detached house; Frontage and side wall returns visible from the street	a d	695
113 Sussex Street NORTH ADELAIDE	Semi-detached house; Frontage and side wall returns visible from the street		786

18 Mansfield Street NORTH ADELAIDE	Semi-detached house; Inter-War Bungalow style residence	a d	1749 0
145 Gover Street NORTH ADELAIDE	Semi-detached house; Victorian single fronted and double fronted cottage. Excludes later changes to verandah	a d	1746 8
61 Jerningham Street NORTH ADELAIDE	Semi-detached house; Victorian single fronted cottage	a d	1753 1
24 Beviss Street NORTH ADELAIDE	Semi-detached house; Victorian symmetrically fronted pair of residences. Excludes rear of building.	a d	2099 4
* 22-24 Claxton Street ADELAIDE	Semi-detached Houses		1250
23-25 Wakeham Street ADELAIDE	Semi-detached Houses		1068
54-56 Cardwell Street 2 - 4 Hume Street ADELAIDE	Semi-Detached Houses		1073
15-17 Edith Place NORTH ADELAIDE	Semi-detached houses & fence to 15 and wall; Pair of Victorian single fronted cottages and timber picket fence to 15 and southern boundary masonry wall and pier to 15	a d	1755 4
55-56 & 57 Barton Terrace East NORTH ADELAIDE	Semi-detached houses ; Frontage and side wall returns visible from the street	a d	644
117-118 & 119-120 Barton Terrace West NORTH ADELAIDE	Semi-detached houses ; Frontage and side wall returns visible from the street	a d	403
188 & 190 Barton Terrace West NORTH ADELAIDE	Semi-detached houses ; Frontage and side wall returns visible from the street	a d	305
26 & 28 Boulton Street NORTH ADELAIDE	Semi-detached houses ; Frontage and side wall returns visible from the street	a d	559
118-120 Brougham Place NORTH ADELAIDE	Semi-detached houses ; Frontage and side wall returns visible from the street	a d	661
227 & 228-229 Brougham Place NORTH ADELAIDE	Semi-detached houses ; Frontage and side wall returns visible from the street	a d	677
122-124 & 126-130 Childers Street NORTH ADELAIDE	Semi-detached houses ; Frontage and side wall returns visible from the street	a d	325
155 Gover Street NORTH ADELAIDE	Semi-detached houses ; Frontage and side wall returns visible from the street	a d	434
88-94 Jeffcott Street NORTH ADELAIDE	Semi-detached houses ; Frontage and side wall returns visible from the street	a d	515
222-224 & 226 Jeffcott Street NORTH ADELAIDE	Semi-detached houses ; Frontage and side wall returns visible from the street	a d	462
117 & 117A Sussex Street NORTH ADELAIDE	Semi-detached houses ; Frontage and side wall returns visible from the street	a d	788
67 & 69 Tynte Street NORTH ADELAIDE	Semi-detached houses ; Frontage and side wall returns visible from the street	a d	619
42 & 44 Wellington Square NORTH ADELAIDE	Semi-detached houses ; Frontage and side wall returns visible from the street	a d	490

134-136 Gover Street NORTH ADELAIDE	Semi-detached houses ; Pair of early Victorian two storey residences	a d	430
12 & 14 Colley Street NORTH ADELAIDE	Semi-detached houses ; Pair of Edwardian single fronted residences	a d	1753 6
14-16 Wakeham Street ADELAIDE	Semi-detached Houses and Walling		1066
22 Murray Street NORTH ADELAIDE	Semi-detached houses.; Pair of Victorian single fronted cottages.	a d	2099 7
33-34 Kingston Terrace NORTH ADELAIDE	Semi-detached houses; Early Victorian/Victorian residence divided into two dwellings. Exclude verandah to Francis Street frontage and front entrance porch to Kingston Terrace frontage	a d	1754 2
59-61 Sussex Street NORTH ADELAIDE	Semi-detached houses; Edwardian residences	a d	1755 1
23 & 27 Cambridge Street NORTH ADELAIDE	Semi-detached houses; Edwardian residences. Excludes verandah	a d	1748 7
97 & 99 Archer Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	548
17 & 19 Barnard Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	482
152-154 Barnard Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	301
156 & 158-160 Barnard Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	302
11 & 12 Barton Terrace East NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	636
21-22 Barton Terrace East NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	640
133 & 134 Barton Terrace West NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	405
21 & 23 Beviss Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	555
25 & 27 Beviss Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	557
26 & 28 Beviss Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	558
22 & 24 Brougham Court NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	655
26 & 28 Brougham Court NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	656
41-43 Childers Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	409
49-55 Childers Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	1580
16 & 18 Curtis Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	562
20 & 22 Curtis Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	564

14-20 Finnis Street (known as 16 & 18) NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	808
36 & 38-40 Finnis Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	809
36-38 & 40 Gover Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	574
172 & 174 Gover Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	440
88 & 90-92 Hill Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	347
66-68 & 70-72 Jerningham Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	704
152-154 Kermode Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	670
18 & 20 Little Archer Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	584
2 & 3 MacKinnon Court NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	820
31 & 32 Mann Terrace NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	732
33 & 34 Mann Terrace NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	733
37 & 38 Mann Terrace NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	734
39 & 40 Mann Terrace NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	735
45 & 46 Mann Terrace NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	738
68 & 68a Margaret Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	585
72 & 72a Margaret Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	587
111 & 113 Margaret Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	591
231-235 & 237-239 Melbourne Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	278
10 & 12 Molesworth Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	488
11 & 13 Murray Street (known as 11 & 11a) NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	596
12 & 14 Murray Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	597
15 & 17 Murray Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	598
16 & 18 Murray Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	599

19 & 21 Murray Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	600
23 & 25 Murray Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	602
24 & 26 Murray Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	603
28 & 30 Murray Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	604
201-203 & 205-209 Stanley Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	689
7 & 9 Sussex Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	774
8 & 10 Sussex Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	775
15 & 17 Sussex Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	777
22 & 24 Sussex Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	778
10 & 12 Tynte Place NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	474
26 & 28 Tynte Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	613
202 & 204 Archer Street NORTH ADELAIDE	Semi-detached houses; Pair of Edwardian masonry residences	a d	1748 6
143-145 & 147 Tynte Street NORTH ADELAIDE	Semi-detached houses; Pair of Edwardian transitional masonry former residences	a d	1749 1
81 & 83 Tower Street North NORTH ADELAIDE	Semi-detached houses; Pair of Edwardian transitional masonry residences	a d	1748 1
22 & 24-26 Dunn Street NORTH ADELAIDE	Semi-detached Houses; Pair of single storey Edwardian single fronted cottages	a d	1753 7
148-150 Barnard Street NORTH ADELAIDE	Semi-detached houses; Pair of two storey Victorian single fronted residences	a d	1756 1
21-22 & 23 Mann Terrace NORTH ADELAIDE	Semi-detached houses; Pair of Victorian asymmetrically fronted residences	a d	1754 7
26-30 Finnis Street (known as 30 & 32) NORTH ADELAIDE	Semi-detached houses; Pair of Victorian bay fronted residences	a d	1742 9
98-100 Gover Street NORTH ADELAIDE	Semi-detached houses; Pair of Victorian bay fronted residences	a d	1750 6
208-210 Melbourne Street NORTH ADELAIDE	Semi-detached houses; Pair of Victorian single fronted chamber cottages. Excludes later front porch and rear of building.	a d	2101 5
153 Gover Street NORTH ADELAIDE	Semi-detached houses; Pair of Victorian single fronted cottages	a d	1747 0
204 & 206 Melbourne Street NORTH ADELAIDE	Semi-detached houses; Pair of Victorian single fronted former cottages. Excludes later front porch	a d	1745 3
104 Ward Street NORTH ADELAIDE	Semi-detached office; Part of early Victorian two storey former residence	a d	1744 4

106 & 108 Ward Street NORTH ADELAIDE	Semi-detached offices; Pair of early Victorian two storey former residences	a d	1744 5
89 & 91 O'Connell Street NORTH ADELAIDE	Semi-detached shops; c1875 one storey shops. Excludes shopfront to 89	a c d	1743 8
188-190 Tynte Street NORTH ADELAIDE	Semi-detached shops; Frontage and side wall returns visible from the street	a c d	508
123 Waymouth Street 2 - 10 Cannon Street ADELAIDE	Shakespeare Chambers		140
* 175-177 Sturt Street ADELAIDE	Shop		1258
73 Hindley Street ADELAIDE	Shop		101
73a Hindley Street ADELAIDE	Shop		102
200 Hutt Street ADELAIDE	Shop		286
27 Regent Street ADELAIDE	Shop		1059
41 Rundle Mall ADELAIDE	Shop		115
99a Rundle Mall ADELAIDE	Shop		116
124-126 Rundle Mall ADELAIDE	Shop		117
227 Rundle Street ADELAIDE	Shop		173
244 Rundle Street ADELAIDE	Shop		174
80-82 Melbourne Street (known as 82-84) NORTH ADELAIDE	Shop & Dwelling; Two storey 1883 building	a c d	1754 9
66 Gawler Place ADELAIDE	Shop (former bank)		129
95 O'Connell Street NORTH ADELAIDE	Shop ; c1875 one storey shop	a c d	1743 9
97 O'Connell Street NORTH ADELAIDE	Shop ; c1875 two storey shop	a c d	1744 0
161-165 Jeffcott Street NORTH ADELAIDE	Shop ; Frontage and side wall returns visible from the street	a b c d	355
59 Jerningham Street NORTH ADELAIDE	Shop ; Frontage and side wall returns visible from the street	a c d	268
21 O'Connell Street (includes 122-123 Ward Street) NORTH ADELAIDE	Shop ; Frontage and side wall returns visible from the street	a c d f	254
75-77 & 79 Melbourne Street NORTH ADELAIDE	Shop and former dwelling; Frontage and side wall returns visible from the street	a c d	271
68 Stanley Street NORTH ADELAIDE	Shop and house; Frontage and side wall returns visible from the street	a c d	756

273-277 Waymouth Street ADELAIDE	Shop and Residence		218
265-269 Gilles Street ADELAIDE	Shop and Terrace Houses		1063
124 O'Connell Street NORTH ADELAIDE	Shop; c1885 one storey shop	a c d	1744 1
175-177 O'Connell Street NORTH ADELAIDE	Shop; c1890 one storey shop	a c d	1744 2
58-60 Jerningham Street NORTH ADELAIDE	Shop; Frontage and side wall returns visible from the street	a d e	267
24 O'Connell Street NORTH ADELAIDE	Shop; Frontage and side wall returns visible from the street	a c d	256
26 O'Connell Street NORTH ADELAIDE	Shop; Frontage and side wall returns visible from the street	a c d	257
27 O'Connell Street NORTH ADELAIDE	Shop; Frontage and side wall returns visible from the street	a c d	258
52-60 O'Connell Street NORTH ADELAIDE	Shop; Frontage and side wall returns visible from the street	a c d	264
201-205 O'Connell Street NORTH ADELAIDE	Shop; Frontage and side wall returns visible from the street	a d	265
139 Tynte Street NORTH ADELAIDE	Shop; Frontage and side wall returns visible from the street	a c d	507
74-78 Hindley Street ADELAIDE	Shops		112
61-63 Grote Street ADELAIDE	Shops		156
198-200 Rundle Street ADELAIDE	Shops		170
214a-216 Rundle Street ADELAIDE	Shops		171
258-258a Rundle Street ADELAIDE	Shops		176
296-298 Rundle Street ADELAIDE	Shops		178
111-113 & 115-119 Melbourne Street NORTH ADELAIDE	Shops & houses; Frontage and side wall returns visible from the street	a c d	273
261-265 Waymouth Street ADELAIDE	Shops (Former Terrace Houses)		219
* 274-280 Halifax Street 199 Hutt Street ADELAIDE	Shops and Offices		291
6a-8 Rundle Mall ADELAIDE	Shops and Offices		96
229a Rundle Street ADELAIDE	Shops and Offices		179
231a and b Rundle Street ADELAIDE	Shops and Offices		180
233a Rundle Street ADELAIDE	Shops and Offices		181

235 Rundle Street ADELAIDE	Shops and Offices		182
235a Rundle Street ADELAIDE	Shops and Offices		183
237 Rundle Street ADELAIDE	Shops and Offices		184
65-67 Grote Street ADELAIDE	Shops and restaurant		157
122-130 Gouger Street ADELAIDE	Shops and Studio		163
114-118 O'Connell Street NORTH ADELAIDE	Shops; c1885 two storey row of shops.	a c d	2101 1
53-55 O'Connell Street NORTH ADELAIDE	Shops; Frontage and side wall returns visible from the street	a c d	263
207-211 O'Connell Street (known as 207- 209 O'Connell Street) NORTH ADELAIDE	Shops; Pair of attached two storey c1890 former dwellings. Excludes additions to western elevation.	a d	2101 2
186-195 Brougham Place NORTH ADELAIDE	St Ann's College Buildings; Two storey modified Victorian residences	a b c d	1753 0
* 31-39 Whitmore Square , 142-152 Sturt Street ADELAIDE	St Luke's Rectory		1602
77-91 Kermodie Street NORTH ADELAIDE	St Marks College & fence (Memorial building); Three storey main brick building and masonry fence	a b c d e	1752 3
152-160 Wakefield Street ADELAIDE	St Stephen's Lutheran Church		243
14 Cavan Place ADELAIDE	Stable		1163
Sir Edwin Smith Avenue Angas Gardens NORTH ADELAIDE	Statue of His Majesty King George V and Pedestal		1265
17-19 Hindley Street ADELAIDE	Tattersalls Hotel		109
154-160 Carrington Street ADELAIDE	Terrace House		1083
75 Angas Street ADELAIDE	Terrace House		231
77 Angas Street ADELAIDE	Terrace House		232
79 Angas Street ADELAIDE	Terrace House		233
22 Blackburn Street ADELAIDE	Terrace House		962
15-23 Hurtle Square ADELAIDE	Terrace House		1079
29-31 Hurtle Square ADELAIDE	Terrace House		1080
5-11 Mocatta Place ADELAIDE	Terrace House		1104

257-260 South Terrace ADELAIDE	Terrace House		952
* 285-291 Gilbert Street ADELAIDE	Terrace Houses		1254
* 309-315 Gilles Street ADELAIDE	Terrace Houses		290
22-26 Queen Street ADELAIDE	Terrace Houses		1116
178 Hutt Street ADELAIDE	Terrace Shop		284
198a Hutt Street ADELAIDE	Terrace Shop and Residence		285
168-170 Hutt Street ADELAIDE	Terrace Shops		283
Grote Street ADELAIDE	The Central Market (Former City Market Buildings)(Conservation site comprises that part of the above CT to a 12 metre depth of Town Acre 333 from the Grote Street alignment)		1568
Gouger Street ADELAIDE	The Central Market (Former City Market Buildings)(Conservation site comprises that part of the above CT to a 12 metre depth of Town Acre 380 from the Gouger Street alignment)		1567
62-80 Wellington Square NORTH ADELAIDE	Three row cottages (including former Primitive Methodist Manse); Original external fabric on front and sides.	a e	2769 8
261-269 Pirie Street ADELAIDE	Tivoli Hotel		250
196 North Terrace ADELAIDE	Tobin House		89
141 Melbourne Street NORTH ADELAIDE	Two storey shop & residence; Frontage and side wall returns visible from the street	a c d	274
Victor Richardson Road , off King William Road, Adelaide Oval NORTH ADELAIDE	Victor Richardson Gates		1610
14 Tynte Place NORTH ADELAIDE	Victorian single-fronted cottage; Frontage and side wall returns visible from the street	a d	476
16 Tynte Place NORTH ADELAIDE	Victorian single-fronted cottage; Frontage and side wall returns visible from the street	a d	477
74-78 Wakefield Street 29 - 39 Divett Place ADELAIDE	Wakefield Hotel		237
corner East Terrace and Botanic Road, Rundle Park ADELAIDE	War Horse Memorial Trough and Obelisk		1609
10-14 Millers Court ADELAIDE	Westcare Mission		1605
63-69 Grenfell Street ADELAIDE	Wiggs' Building		131
62-70 Whitmore Square ADELAIDE	William Booth Home		1601
27 Leigh Street ADELAIDE	Woodchester House		122

25 Eliza Street ADELAIDE	Workshop		160
113-119 Grenfell Street ADELAIDE	Wyatt House		130

## Part 6.2 Significant Trees

### Adelaide

Property Address	Suburb	Certificate of Title	Location	Species and Common Name	Criteria
Naval, Military and Airforce Club, 282 – 300 Angas Street	Adelaide	5623/432	19.6m from right hand boundary, 7m from kerb on Hutt Street	<i>Araucaria bidwillii</i> , <i>Bunya bunya pine</i>	i, vi
Naval, Military and Airforce Club, 282 – 300 Angas Street	Adelaide	5623/432	12.2m from right hand boundary, 11.5m from kerb on Hutt Street	<i>Lagunaria patersonii</i> , <i>Pyramid tree</i>	i, vi
Naval, Military and Airforce Club, 282 – 300 Angas Street	Adelaide	5623/432	38.4m from right hand boundary, 9.3m from kerb on Hutt Street	<i>Araucaria cunninghamii</i> , <i>Hoop pine</i> , <i>Moreton Bay pine</i>	i, vi
165-179 Archer Street (175) (also known as 55 Walter Street)	North Adelaide	5861/687, 5708/488	4m from right hand boundary, 30m from kerb	<i>Phoenix canariensis</i> , <i>Candary date palm</i>	i, vi
22-30 Bagot Street	North Adelaide	5007/331	1.5m from right hand boundary, 30m from kerb	<i>Jacaranda mimosifolia</i> , <i>Jacaranda</i>	i, vi
111-113 Brougham Place	North Adelaide	5790/36	15.7m from right hand boundary, 18m from kerb	<i>Celtis occidentalis</i> , <i>Hackberry</i> , <i>sugarberry</i>	i, vi
118-120 Brougham Place	North Adelaide	5063/174, (5063/167)	4m from right hand boundary, 28m from kerb	<i>Washingtonia filifera</i> , <i>Desert fan palm</i> , <i>petticoat palm</i>	i, vi
28A-30 Barnard Street	North Adelaide	5856/780	7.5m from right hand boundary, 42.4m from kerb	<i>Schinus molle</i> var. <i>areira</i> , <i>Peppertree</i>	i, vi
31-39 Barnard Street	North Adelaide	5774/428	22m from right hand boundary, 12m from kerb	<i>Jacaranda mimosifolia</i> , <i>Jacaranda</i>	i, vi

68-70 Barnard Street	North Adelaide	5790/985	1m from right hand boundary, 50m from kerb	<i>Schinus molle</i> var. <i>areira</i> , <i>Pepper tree</i>	i, vi
101-113 Barnard Street	North Adelaide	5744/220	14m from right hand boundary, 4m from kerb	<i>Bauhinia</i> sp.	i, vi
117-119 Barnard Street	North Adelaide	5846/893	6m from right hand boundary, 18.5m from kerb	<i>Melia azedarach</i> , <i>White cedar</i>	i, vi
118-120 Barnard Street	North Adelaide	5475/242	16m from right hand boundary, 15m from kerb	<i>Agonis flexuosa</i> , <i>Willow-myrtle</i>	i, vi
173-177 Barton Terrace West (also known as 174 Barton Terrace West)	North Adelaide	5530/746	4m from right hand boundary, 6m from kerb	<i>Lophostemon confertus</i> , <i>Queens land box brush</i>	i, vi
169-172 Barton Terrace West	North Adelaide	5017/307	30m from right hand boundary, 20m from kerb	<i>Eucalyptus camaldulensis</i> , <i>River Red Gum</i>	i, ii, iii, v, vi
27-29 Boulton Street	North Adelaide	5285/209, 5293/66	1m from right hand boundary, 22m from kerb	<i>Fraxinus oxycarpa</i> , <i>Desert ash</i>	i, vi
21-26 Brougham Place	North Adelaide	5116/436	15.4m from right hand boundary, 7.4m from kerb on Ward Street	<i>Eucalyptus camaldulensis</i> , <i>River Red Gum</i>	i, ii, iii, v, vi
Lincoln College, 28-47 Brougham Place (also known as 83-93 Ward Street)	North Adelaide	5360/495	4.5m from right hand boundary, 43.6m from kerb on Brougham Place	<i>Celtis occidentalis</i> , <i>Hackberry</i> , <i>sugarberry</i>	i, vi
Lincoln College, 28-47 Brougham Place (also known as 83-93 Ward Street)	North Adelaide	5360/495	90m from right hand boundary, 16m from kerb on Brougham Place	<i>Washingtonia filifera</i> , <i>Desert fan palm</i> , <i>petticoat palm</i>	i, vi
Lincoln College, 28-47 Brougham Place (also known as 83-93 Ward Street)	North Adelaide	5360/495	91m from right hand boundary, 20m from kerb on Brougham Place	<i>Erythrina caffra</i> , <i>Strait coral tree</i> , <i>South African kaffir boom</i>	i, vi
Lincoln College, 28-47 Brougham Place (also known as 83-93 Ward Street)	North Adelaide	5360/495	4m from right hand boundary, 37.6m from kerb	<i>Araucaria heterophylla</i> , <i>Norfolk Island pine</i>	i, vi

	Adelaide		on Brougham Place		
75-80 Brougham Place	North Adelaide	5112/961	4m from right hand boundary, 8m from kerb	<i>Dracaena draco, Dragon tree</i>	i, vi
161-167 Brougham Place	North Adelaide	5735/621	1m from right hand boundary, 9m from kerb on Brougham Place	<i>Platanus x acerifolia, London plane</i>	i, vi
161-167 Brougham Place	North Adelaide	5735/621	8m from right hand boundary, 6m from kerb on Brougham Place	<i>Celtis occidentalis, Hackberry, sugarberry</i>	i, vi
Parkview Townhomes, 168 Brougham Place	North Adelaide	5295/387	6m from right hand boundary, 9m from kerb	<i>Cedrus deodara, Deodar, Himalayan cedar</i>	i, vi
St Ann's College, 186-190 Brougham Place (also known as 292-300 Melbourne Street)	North Adelaide	5772/994 5852/548	53m from right hand boundary, 10m from kerb on Brougham Place	<i>Ulmus glabra 'Lutescans', Golden elm</i>	i, vi
St Ann's College, 186-190 Brougham Place (also known as 292-300 Melbourne Street)	North Adelaide	5772/994 5852/548	1.5m from right hand boundary, 34m from kerb on Brougham Place	<i>Jacaranda mimosifolia, Jacaranda</i>	i, vi
St Ann's College, 186-190 Brougham Place (also known as 292-300 Melbourne Street)	North Adelaide	5772/994, 5852/548	89m from right hand boundary, 9m from kerb on Brougham Place	<i>Jacaranda mimosifolia, Jacaranda</i>	i, vi
St Ann's College, 186-190 Brougham Place (also known as 292-300 Melbourne Street)	North Adelaide	5772/994 5852/548	36m from right hand boundary, 9m from kerb on Brougham Place	<i>Jacaranda mimosifolia, Jacaranda</i>	i, vi
St Ann's College, 186-190 Brougham Place, North Adelaide (also known as 292-300 Melbourne Street)	North Adelaide	5772/994 5852/548	1m from right hand boundary, 43m from kerb on Brougham Place	<i>Brachychiton populneus, Kurrajong</i>	i, vi
St Ann's College, 186-190 Brougham Place (also known as 292-300 Melbourne Street)	North Adelaide	5772/994 5852/548	38m from right hand boundary, 39.5m from kerb on Brougham Place	<i>Jacaranda mimosifolia, Jacaranda</i>	i, vi
St Ann's College, 186-190 Brougham Place (also known as 292-300 Melbourne Street)	North Adelaide	5772/994 5852/548	10m from right hand boundary, 15m from kerb on Brougham Place	<i>Cupressus sempervirens 'Stricta', Roman or upright Italian cypress</i>	vi

191-195 Brougham Place	North Adelaide	5787/644	3m from right hand boundary, 6m from kerb	<i>Brachychiton acerifolia</i> , <i>Illawarra Flame Tree</i>	i, vi
217-220 Brougham Place	North Adelaide	984/123	6m from right hand boundary, 7m from kerb	<i>Chamaerops humilis</i> , <i>Dwarf fan-palm</i> , <i>Mediterranean palm</i>	i, vi
217-220 Brougham Place	North Adelaide	984/123	13m from right hand boundary, 7m from kerb	<i>Chamaerops humilis</i> , <i>Dwarf fan-palm</i> , <i>Mediterranean palm</i>	i, vi
68-74 Buxton Street (72)	North Adelaide	5284/62	23.5m from right hand boundary, 43m from kerb	<i>Jacaranda mimosifolia</i> , <i>Jacaranda</i>	i, vi
77-95 Buxton Street (85) (also known as 4-14 Figtree Court, 1-3 Rosman Court)	North Adelaide	5053/709	40m from right hand boundary, 45m from kerb	<i>Ficus macrophylla</i> , <i>Morerton Bay fig</i>	i, vi
St Lawrence's Church, 122-150 Buxton Street (also known as 121-139 Hill Street)	North Adelaide	5811/436, (5451/445)	64m from right hand boundary, 8m from kerb on Buxton Street	<i>Washingtonia filifera</i> , <i>Desert fan palm</i> , <i>Petticoat palm</i>	i, vi
St Lawrence's Church, 122-150 Buxton Street (also known as 121-139 Hill Street)	North Adelaide	5811/436, (5451/445)	75m from right hand boundary, 8m from kerb on Buxton Street	<i>Washingtonia filifera</i> , <i>Desert fan palm</i> , <i>Petticoat palm</i>	i, vi
Grey Ward Children's Centre, Off 1-15 Chatham Street	Adelaide	5493/753	7m from right hand boundary, 30m from kerb on Wright Street	<i>Ficus microcarpa</i> , <i>Lauriel fig</i>	i, vi
28-30 Childers Street	North Adelaide	5038/625	4m from right hand boundary, 48m from kerb	<i>Eucalyptus camaldulensis</i> , <i>River Red Gum</i>	i, ii, iii, v, vi
45-47 Childers Street	North Adelaide	5816/472	12m from right hand boundary, 70m from kerb	<i>Brachychiton populneus</i> , <i>Kurrajong</i>	i, vi
52 Childers Street	North Adelaide	3493/166	7m from right hand boundary, 41.5m from kerb	<i>Araucaria heterophylla</i> , <i>Norfolk Island pine</i>	i, vi
108 Childers Street (also known as 2-8 Hack Street)	North Adelaide	5136/30	3m from right hand boundary, 35m from kerb	<i>Fraxinus oxycarpa</i> , <i>Desert ash</i>	i, vi

122-124 Childers Street	North Adelaide	5124/926	0.5m from right hand boundary, 12.5m from kerb	<i>Populus nigra 'Italica', Lombardy poplar, Italian poplar, Pyramidal poplar</i>	i, vi
122-124 Childers Street	North Adelaide	5124/926	0.5m from right hand boundary, 15.5m from kerb	<i>Populus nigra 'Italica', Lombardy poplar, Italian poplar, Pyramidal poplar</i>	i, vi
122-124 Childers Street	North Adelaide	5124/926	0.5m from right hand boundary, 9.5m from kerb	<i>Populus nigra 'Italica', Lombardy poplar, Italian poplar, Pyramidal poplar</i>	i, vi
151-155 (153) Childers Street	North Adelaide	5804/224, 5845/885	4m from right hand boundary, 10m from kerb	<i>Cedrus deodara, Deodar, Himalayan cedar</i>	i, vi
166-170 Childers Street	North Adelaide	5066/578	8.5m from right hand boundary, 15m from kerb	<i>Camphor officinarium, Camphor Laurel</i>	i, vi
Kumanka, 202-220 Childers Street (206)	North Adelaide	5446/521	29m from right hand boundary, 46m from kerb	<i>Jacaranda mimosifolia, Jacaranda</i>	i, vi
13-19 Dunn Street	North Adelaide	5007/73	1m from right hand boundary, 36m from kerb	<i>Olea europaea, Common olive</i>	i, vi
89 East Terrace	Adelaide	5207/683	1m from right hand boundary, 5m from kerb	<i>Schinus molle var. areira, Pepper tree</i>	i, vi
91 East Terrace	Adelaide	5172/10	17m from right hand boundary, 24m from kerb	<i>Washingtonia robusta, Mexican fan palm</i>	i, vi
91 East Terrace	Adelaide	5172/10	3m from right hand boundary, 5m from kerb	<i>Washingtonia robusta, Mexican fan palm</i>	i, vi
91 East Terrace	Adelaide	5172/10	12m from right hand boundary, 7m from kerb	<i>Washingtonia robusta, Mexican fan palm</i>	i, vi
91 East Terrace	Adelaide	5172/10	2m from right hand boundary, 5m from kerb	<i>Washingtonia robusta, Mexican fan palm</i>	i, vi

Rymill House, 93-100 East Terrace (also known as 302-320 Flinders Street and 24-40 Hutt Street)	Adelaide	5518/1	12.5m from right hand boundary, 7m from kerb	<i>Quercus ilex</i> , <i>Holm oak</i> , <i>holly oak</i>	i, vi
Rymill House, 93-100 East Terrace (also known as 302-320 Flinders Street and 24-40 Hutt Street)	Adelaide	5518/1	54m from right hand boundary, 41m from kerb	<i>Schinus molle</i> var. <i>areira</i> , <i>Pepper tree</i>	i, iii, vi
Rymill House, 93-100 East Terrace (also known as 302-320 Flinders Street and 24-40 Hutt Street)	Adelaide	5518/1	24m from right hand boundary, 14.5m from kerb	<i>Washingtonia robusta</i> , <i>Mexican fan palm</i>	i, vi
Rymill House, 93-100 East Terrace (also known as 302-320 Flinders Street and 24-40 Hutt Street)	Adelaide	5518/1	54m from right hand boundary, 51m from kerb	<i>Schinus molle</i> var. <i>areira</i> , <i>Pepper tree</i>	i, vi
Rymill House, 93-100 East Terrace (also known as 302-320 Flinders Street and 24-40 Hutt Street)	Adelaide	5518/1	38m from right hand boundary, 8m from kerb	<i>Araucaria cunninghamii</i> , <i>Hoop pine</i> , <i>Moreton Bay pine</i>	i, vi
176-180 East Terrace	Adelaide	5781/291	4m from right hand boundary, 6m from kerb on northern frontage	<i>Arbutus unedo</i> , <i>Strawberry tree</i>	i, vi
217-219 East Terrace (also known as 1-9 Wilson Street)	Adelaide	5482/783	On right hand boundary, 44.5m from kerb on East Terrace	<i>Brachychiton populneus</i> , <i>Kurrajong</i>	i, vi
232-247 East Terrace (233)	Adelaide	5028/835	4m from right hand boundary, 6.3m from kerb on northern frontage	<i>Lagunaria patersonii</i> , <i>Pyramid tree</i>	i, vi
232-247 East Terrace (240)	Adelaide	5028/835	40m from right hand boundary, 6.5m from kerb on northern frontage	<i>Brachychiton</i> sp.	i, vi
232-247 East Terrace (240)	Adelaide	5028/835	49.5m from right hand boundary, 6.5m from kerb on northern frontage	<i>Brachychiton</i> sp.	i, vi
248-253 East Terrace	Adelaide	5256/16	7.5m from right hand boundary, 22.3m from kerb	<i>Syzygium australe</i> syn. <i>Paniculatum</i> , <i>Brush cherry</i> , <i>scrub-cherry</i> , <i>creek lilly-pilly</i>	i, iii, vi

18-20 Finnis Court	Adelaide	5133/559	8m from right hand boundary, 15m from kerb on Finnis Court	<i>Celtis occidentalis, Hackberry, sugarberry</i>	i, vi
14-24 Finnis Street	North Adelaide	5343/156 5343/157	23m from right hand boundary, 4m from kerb	<i>Schinus molle</i> var. <i>areira, Pepper tree</i>	i, vi
42 Finnis Street	North Adelaide	5395/312	2m from right hand boundary, 5m from kerb	<i>Washingtonia filifera, Desert fan palm, petticoat palm</i>	i, vi
42 Finnis Street	North Adelaide	5395/312	2m from right hand boundary, 5m from kerb	<i>Washingtonia filifera, Desert fan palm, petticoat palm</i>	i, vi
42 Finnis Street	North Adelaide	5395/312	2m from right hand boundary, 5m from kerb	<i>Washingtonia filifera, Desert fan palm, petticoat palm</i>	i, vi
Kathleen Lumley College, Voting Records, 51 Finnis Street	North Adelaide	1702/33, 58 72/319	37m from right hand boundary, 40m from kerb on Finnis Street	<i>Platanus x acerifolia, London plane</i>	i, vi
Kathleen Lumley College, Voting Records, 51 Finnis Street	North Adelaide	1702/33, 58 72/319	70m from right hand boundary, 30m from kerb	<i>Ulmus parvifolia, Chinese elm</i>	i, vi
82-86 Finnis Street	North Adelaide	5679/149	7m from right hand boundary, 10m from kerb on Finnis Street	<i>Cedrus atlantica 'Gluca', Blue atlas cedar</i>	i, vi
St Mary's Dominican Convent, 255 – 299 Franklin Street	Adelaide	5842/466	90m from right hand boundary, 40m from kerb	<i>Cupressus macrocarpa, Monterey cypress</i>	i, vi
89 Gilles Street	Adelaide	5494/502	6m from right hand boundary, 40m from kerb	<i>Schinus molle</i> var. <i>areira, Pepper tree</i>	i, iii, vi
413-427 Gilles Street (427)	Adelaide	5035/692 (5035/691)	50m from right hand boundary, 5m from kerb	<i>Eucalyptus nicholii, Narrow-leaf black peppermint, willow-leaf</i>	i, vi
424-428 Gilles Street	Adelaide	5278/435	20m from right hand boundary, 6m from kerb	<i>Eucalyptus camaldulensis, River red gum</i>	i, ii, iii, v, vi
430-438 Gilles Street (vacant block to east of 432)	Adelaide	5109/127	4m from right hand boundary, 6m from kerb	<i>Eucalyptus cladocalyx, Sugar gum</i>	i, iv, vi

430-438 Gilles Street (432)	Adelaide	5109/127	22m from right hand boundary, 40m from kerb	<i>Pinus halepensis, Aleppo pine</i>	i, vi
430-438 Gilles Street (432)	Adelaide	5109/127	1m from right hand boundary, 40m from kerb	<i>Ficus macrophylla, Moreton Bay fig</i>	i, vi
North Adelaide Primary School, 57-59 Gover Street	North Adelaide	3288/190	50m from right hand boundary, 6m from kerb	<i>Araucaria heterophylla, Norfolk Island pine</i>	i, vi
North Adelaide Primary School, 57-59 Gover Street	North Adelaide	3288/190	35m from right hand boundary, 35m from kerb	<i>Fraxinus oxycarpa, Desert ash</i>	i, vi
North Adelaide Primary School, 57-59 Gover Street	North Adelaide	3288/190	30m from right hand boundary, 35m from kerb	<i>Erythrina indica, Indian coral-tree</i>	i, vi
211-215 Gover Street	North Adelaide	5742/137	11m from right hand boundary, 8m from kerb	<i>Robinia pseudoacacia, Black locust, false-acacia</i>	i, vi
211-215 Gover Street	North Adelaide	5742/137	1.5m from right hand boundary, 14m from kerb	<i>Washingtonia filifera, Desert fan palm, petticoat palm</i>	i, vi
100-104 Hill Street	North Adelaide	5315/338	3.5m from right hand boundary, 9m from kerb	<i>Jacaranda mimosifolia, Jacaranda</i>	i, vi
106-108 Hill Street	North Adelaide	5775/620	0.5m from right hand boundary, 17m from kerb	<i>Washingtonia robusta, Mexican fan palm</i>	i, vi
35 Hurtle Square	Adelaide	5856/49	5.5m from right hand boundary, 33.8m from kerb	<i>Corymbia citriodora, Lemon-scented gum</i>	i, vi
37 Hurtle Square	Adelaide	5774/793	2.7m from right hand boundary, 30.8m from kerb	<i>Arecastrum romanzoffianum</i>	vi
187-189 Hutt Street	Adelaide	5782/246	8m from right hand boundary, 20m from kerb	<i>Ginkgo biloba, Maidenhair tree</i>	i, vi
251-251A Hutt Street (also known as OFF 261 Hutt Street)	Adelaide	5849/705	9.3m from right hand boundary, 28m from kerb	<i>Phoenix canariensis, Canary date palm</i>	i, vi
21-37 Jeffcott Street (also known as 11-19 Strangways Terrace)	North Adelaide	5016/176	5.8m from right hand boundary, 22m from kerb on Jeffcott Street	<i>Eucalyptus saligna, Sydney blue gum</i>	i, vi

21-37 Jeffcott Street (also known as 11-19 Strangways Terrace)	North Adelaide	5016/176	34m from right hand boundary, 5.5m from kerb on Strangways Terrace	<i>Eucalyptus camaldulensis, River red gum</i>	i, ii, iii, v, vi
39-45 Jeffcott Street (also known as 20-23 Strangways Terrace)	North Adelaide	5068/493	25m from right hand boundary, 12m from kerb on Jeffcott Street	<i>Erythrina caffra, Straight coral tree, South African kaffir boom</i>	i, vi
44-46 Jeffcott Street	North Adelaide	5855/313	9.5m from right hand boundary, 27m from kerb	<i>Washingtonia filifera, Desert fan palm, petticoat palm</i>	i, vi
52-60 Jeffcott Street (2/60)	North Adelaide	ST-5422/1	11.5m from right hand boundary, 14m from kerb	<i>Washingtonia filifera, Desert fan palm, petticoat palm</i>	i, vi
55-59 Jeffcott Street	North Adelaide	5059/356	19.3m from right hand boundary, 13.7m from kerb	<i>Brachychiton populneus, Kurra jong</i>	i, vi
117 Jeffcott Street	North Adelaide	5537/217	5m from right hand boundary, 2m from kerb on Frederick Place	<i>Fraxinus oxycarpa, Desert ash</i>	i, vi
Lutheran Seminary, 102-120 Jeffcott Street (also known as 7-9 Ward Street)	North Adelaide	5388/373	2m from right hand boundary, 47m from kerb on Jeffcott Street	<i>Corymbia citriodora, Lemon-scented gum</i>	i, vi
Lutheran Seminary, 102-120 Jeffcott Street (also known as 7-9 Ward Street)	North Adelaide	5388/373	52.5m from right hand boundary, 57m from kerb on Jeffcott Street	<i>Platanus x acerifolia, London plane</i>	i, vi
Lutheran Seminary, 102-120 Jeffcott Street (also known as 7-9 Ward Street)	North Adelaide	5388/373	32.5m from right hand boundary, 15.6m from kerb on Jeffcott Street	<i>Phoenix canariensis, Canary date palm</i>	i, vi
Lutheran Seminary, 102-120 Jeffcott Street (also known as 7-9 Ward Street)	North Adelaide	5388/373	17m from right hand boundary, 105m from kerb on Jeffcott Street	<i>Ulmus glabra 'Lutescans', Golden elm</i>	i, vi
217-219 Jeffcott Street (known as 217 Jeffcott Street)	North Adelaide	5370/599	1m from right hand boundary, 32m from kerb	<i>Celtis occidentalis, Hackberry, sugarberry</i>	i, vi
St Mark's College, 97-113 Kermode Street (also known as Downer House, 45-48 Pennington Terrace)	North Adelaide	5778/198 5813/743, 5714/224 5324/114 5324/115 5329/291	77m from right hand boundary, 95m from kerb on Kermode Street	<i>Ulmus parvifolia, Chinese elm</i>	i, vi

St Mark's College, 97-113 Kermode Street (also known as Downer House, 45-48 Pennington Terrace)	North Adelaide	5778/198, 5813/743, 5714/224 5324/114 5324/115 5329/291	70m from right hand boundary, 66.5m from kerb on Kermode Street	<i>Platanus x acerifolia, London plane</i>	i, vi
St Mark's College, 97-113 Kermode Street (also known as Downer House, 45-48 Pennington Terrace)	North Adelaide	5778/198, 5813/743, 5714/224, 5324/114 5324/115 5329/291	72m from right hand boundary, 66.5m from kerb on Kermode Street	<i>Platanus x acerifolia, London plane</i>	i, vi
St Mark's College, 97-113 Kermode Street (also known as Downer House, 45-48 Pennington Terrace)	North Adelaide	5778/198, 5813/743, 5714/224, 5324/114, 5324/115, 5329/291	25.5m from right hand boundary, 37m from kerb on Kermode Street	<i>Jacaranda mimosifolia, Jacaranda</i>	i, vi
St Mark's College, 97-113 Kermode Street (also known as Downer House, 45-48 Pennington Terrace)	North Adelaide	5778/198, 5813/743, 5714/224, 5324/114, 5324/115, 5329/291	55m from right hand boundary, 90.5m from kerb on Kermode Street	<i>Syzygium paniculatum, Brush-cherry, scrub-cherry, creek lilly-pilly</i>	i, vi
St Mark's College, 97-113 Kermode Street (also known as Downer House, 45-48 Pennington Terrace)	North Adelaide	5778/198, 5813/743, 5714/224 5324/114 5324/115 5329/291	40m from right hand boundary, 46m from kerb on Kermode Street	<i>Cinnamomum camphora, Camphor tree</i>	i, vi
138-140 Kermode Street (known as 140 Kermode Street)	North Adelaide	5147/535	1m from right hand boundary, 25m from kerb	<i>Sophora japonica, Pagoda tree</i>	i, vi
St Peter's Cathedral, 22-30 King William Road	North Adelaide	5526/917 5196/656 5213/158	21.7m from right hand boundary, 34m from kerb on King William Road	<i>Platanus x acerifolia, London plane</i>	i, vi
St Peter's Cathedral, 22-30 King William Road	North Adelaide	5526/917 5196/656 5213/158	34.5m from right hand boundary, 29m from kerb on King William Road	<i>Platanus x acerifolia, London plane</i>	i, vi
St Peter's Cathedral, 22-30 King William Road	North Adelaide	5526/917 5196/656 5213/158	72.4m from right hand boundary, 27m from kerb on Pennington Terrace	<i>Platanus x acerifolia, London plane</i>	i, vi
St Peter's Cathedral, 22-30 King William Road	North Adelaide	5526/917 5196/656 5213/158	26.5m from right hand boundary, 15.5m from kerb	<i>Ulmus procera, English elm</i>	i, vi

	Adelaide		on King William Road		
St Peter's Cathedral, 22-30 King William Road	North Adelaide	5526/917 5196/656 5213/158	68.7m from right hand boundary, 14.5m from kerb on Pennington Terrace	<i>Platanus x acerifolia, London plane</i>	i, vi
51-60 (56) Kingston Terrace (also known as 82-100 Stanley Street)	North Adelaide	5052/45	29m from right hand boundary of the units, 6m from kerb on Kingston Terrace	<i>Corymbia ficifolia, Red-flowering gum</i>	i, vi
101-108 Kingston Terrace	North Adelaide	5814/376	30m from right hand boundary, 6m from kerb	<i>Ginkgo biloba, Maidenhair tree</i>	i, vi
109-112 Kingston Terrace	North Adelaide	5544/440	24m from right hand boundary, 30m from kerb	<i>Ulmus glabra 'Lutescans', Golden elm</i>	i, vi
22 Lakeman Street (also known as OFF 12 Lakeman Street)	North Adelaide	2425/169	14m from right hand boundary, 8.4m from kerb	<i>Cupressus sempervirens, Candle pine, pencil pine</i>	i, vi
59-60 LeFevre Terrace (also known as 1-13 Tynte Street)	North Adelaide	5149/54	0.5m from right hand boundary, 11.5m from kerb on LeFevre Terrace	<i>Jacaranda mimosifolia, Jacaranda</i>	i, vi
59-60 LeFevre Terrace (also known as 1-13 Tynte Street)	North Adelaide	5149/54	0.5m from right hand boundary, 7.4m from kerb on LeFevre Terrace	<i>Jacaranda mimosifolia, Jacaranda</i>	i, vi
70 LeFevre Terrace	North Adelaide	5784/950	0.5m from right hand boundary, 30m from kerb	<i>Washingtonia robusta, Mexican fan palm</i>	i, vi
91-92 LeFevre Terrace	North Adelaide	5107/208	9m from right hand boundary, 21m from kerb	<i>Celtis australis, Nettle tree</i>	i, vi
93-95 LeFevre Terrace	North Adelaide	5107/207	1m from right hand boundary, 30m from kerb	<i>Araucaria heterophylla, Norfolk Island pine</i>	i, vi
46 MacKinnon Parade	North Adelaide	3450/121	5m from right hand boundary, 4m from kerb	<i>Olea europaea, Common olive</i>	i, vi

169-170 MacKinnon Parade	North Adelaide	5295/396	5m from right hand boundary, 43m from kerb	<i>Cupressus sempervirens 'Stricta', Roman or upright Italian cypress</i>	i, vi
169-170 MacKinnon Parade	North Adelaide	5295/396	14m from right hand boundary, 5m from kerb	<i>Jacaranda mimosifolia, Jacaranda</i>	i, vi
169-170 MacKinnon Parade	North Adelaide	5295/396	11m from right hand boundary, 57m from kerb	<i>Melia Azedarac, White cedar</i>	vi
313-319 Melbourne Street (also known as 175-176 Brougham Place)	North Adelaide	5135/604	1m from right hand boundary, 10m from kerb on Brougham Place	<i>Phoenix canariensis, Canary date palm</i>	i, vi
175 MacKinnon Parade	North Adelaide	ST-5298/554	25m from right hand boundary, 28m from kerb	<i>Phoenix canariensis, Canary date palm</i>	vi
84-86 Margaret Street (84)	North Adelaide	5792/199	5m from right hand boundary, 25m from kerb	<i>Washingtonia filifera, Desert fan palm, petticoat palm</i>	i, vi
84-86 Margaret Street (84)	North Adelaide	5792/199	2.7m from right hand boundary, 1.7m from kerb	<i>Washingtonia filifera, Desert fan palm, petticoat palm</i>	i, vi
85 Margaret Street	North Adelaide	5787/536	4m from right hand boundary, 3m from kerb	<i>Washingtonia robusta, Mexican fan palm</i>	vi
125 Melbourne Street	North Adelaide	5558/478	4m from right hand boundary, 45m from kerb	<i>Melia azedarach, White cedar</i>	i
182-184 Melbourne Street (also known as 1-11 Frederick Street and 1-3 Sherwood Close)	North Adelaide	5609/687	10m from right hand boundary, 32m from kerb on Melbourne Street	<i>Fraxinus 'Raywood', Claret ash</i>	i, vi
185-187 Melbourne Street	North Adelaide	5248/779	8m from right hand boundary, 4m from kerb	<i>Jacaranda mimosifolia, Jacaranda</i>	i, vi
185-187 Melbourne Street	North Adelaide	5248/779	4m from right hand boundary, 41m from kerb	<i>Juglans regia, Black walnut</i>	i, vi

191-195 Melbourne Street (known as 195 Melbourne Street)	North Adelaide	5018/549	8m from right hand boundary, 27m from kerb	Juglans regia, Black walnut	i, vi
191-195 Melbourne Street (known as 191 Melbourne Street)	North Adelaide	5018/549, 5052/549	20m from right hand boundary, 25m from kerb	Castanospermum australe, Black bean, Moreton Bay chestnut	i, vi
198-200 Melbourne Street (also known as OFF 31 Old street)	North Adelaide	4397/237	7m from right hand boundary, 66m from kerb on Melbourne Street	Corymbia citriodora, Lemon-scented gum	i, vi
213-215 Melbourne Street	North Adelaide	5545/515	6m from right hand boundary, 7.5m from kerb	Cupressus sempervirens 'Stricta', Roman or upright Italian cypress	i, vi
213-215 Melbourne Street	North Adelaide	5545/515	2m from right hand boundary, 4m from kerb	Cupressus sempervirens 'Stricta', Roman or upright Italian cypress	i, vi
217-219 Melbourne Street	North Adelaide	5832/412	1m from right hand boundary, 7m from kerb	Cupressus sempervirens 'Stricta', Roman or upright Italian cypress	i, vi
217-219 Melbourne Street	North Adelaide	5832/412	14m from right hand boundary, 14m from kerb	Cupressus sempervirens, Candle pine, pencil pine	i, vi
217-219 Melbourne Street	North Adelaide	5832/412	12m from right hand boundary, 5m from kerb	Cupressus sempervirens, Candle pine, pencil pine	i, vi
231-235 Melbourne Street	North Adelaide	5379/118	3m from right hand boundary, 53m from kerb	Schinus molle var. areira, Pepper tree	i
231-235 Melbourne Street	North Adelaide	5379/118	10.2m from right hand boundary, 41m from kerb	Schinus molle var. areira, Pepper tree	i, vi
231-235 Melbourne Street	North Adelaide	5379/118	53m from right hand boundary, 5m from kerb	Schinus molle var. areira, Pepper tree	i, vi
241-245 Melbourne Street	North Adelaide	5789/10	20m from right hand boundary, 5m from kerb	Brachychiton discolor, Scrub bottle-tree, white kurrajong,	i, vi

				Queensland lacebark	
246-250 Melbourne Street (also known as 1-11 New Street)	North Adelaide	5005/766	6m from right hand boundary, 20m from kerb	<i>Jacaranda mimosifolia, Jacaranda</i>	i, vi
246-250 Melbourne Street (also known as 1-11 New Street)	North Adelaide	5005/766	23m from right hand boundary, 34m from kerb on Melbourne Street	Arbutus unedo, Strawberry tree	i, vi
258-264 Melbourne Street	North Adelaide	5439/702	17m from right hand boundary, 5m from kerb	<i>Jacaranda mimosifolia, Jacaranda</i>	i, vi
258-264 Melbourne Street	North Adelaide	5439/702	6m from right hand boundary, 4m from kerb	<i>Ficus rubiginosa</i> , Rusty fig, Port Jackson fig	i, vi
261-263 Melbourne Street	North Adelaide	5198/4	7m from right hand boundary, 11m from kerb	<i>Pistacia chinensis</i> , Chinese pistachio	i, vi
Deepacres, 283-291 Melbourne Street (also known as 287 Melbourne Street)	North Adelaide	5044/985	5.5m from right hand boundary, 14m from kerb on Melbourne Street	<i>Populus nigra 'Italica'</i> , Lombardy poplar, Italian poplar, Pyramidal poplar	i, vi
Deepacres, 283-291 Melbourne Street (also known as 287 Melbourne Street)	North Adelaide	5044/985	6m from right hand boundary, 27.5m from kerb on Melbourne Street	<i>Populus nigra 'Italica'</i> , Lombardy poplar, Italian poplar, Pyramidal poplar	i, vi
Deepacres, 283-291 Melbourne Street (also known as 287 Melbourne Street)	North Adelaide	5044/985	2.5m from right hand boundary, 13.6m from kerb on Melbourne Street	<i>Populus nigra 'Italica'</i> , Lombardy poplar, Italian poplar, Pyramidal poplar	i, vi
Deepacres, 283-291 Melbourne Street (also known as 287 Melbourne Street)	North Adelaide	5044/985	3.5m from right hand boundary, 11.4m from kerb on Melbourne Street	<i>Populus nigra 'Italica'</i> , Lombardy poplar, Italian poplar, Pyramidal poplar	i, vi
Deepacres, 283-291 Melbourne Street (also known as 287 Melbourne Street)	North Adelaide	5045/1	6m from right hand boundary, 28m from kerb on Melbourne Street	<i>Populus nigra 'Italica'</i> , Lombardy poplar, Italian poplar,	i, vi

				<i>Pyramidal poplar</i>	
Deepacres, 283-291 Melbourne Street (also known as 287 Melbourne Street)	North Adelaide	5045/1	3m from right hand boundary, 4m from kerb on Melbourne Street	<i>Jacaranda mimosifolia, Jacaranda</i>	i, vi
21-23 Molesworth Street (also known as 31 Barnard Lane)	North Adelaide	5751/236	7m from right hand boundary, 60m from kerb	<i>Jacaranda mimosifolia, Jacaranda</i>	i, vi
11-13 Mills Terrace	North Adelaide	5177/728	2m from right hand boundary, 14m from kerb	<i>Celtis occidentalis, Hackberry, sugarberry</i>	i, vi
38-40 Mills Terrace	North Adelaide	5597/544	4m from right hand boundary, 67m from kerb	<i>Schinus molle var. areira, Pepper tree</i>	i, vi
St Helens, 46-50 Mills Terrace	North Adelaide	5804/422	10m from right hand boundary, 55m from kerb	<i>Erythrina caffra, Strait coral tree, South African kaffir boom</i>	i, vi
Sidegarth, 75-85 Mills Terrace	North Adelaide	5498/995	1m from right hand boundary, 21m from kerb on northern frontage	<i>Araucaria heterophylla, Norfolk Island pine</i>	i, vi
86-90 Mills Terrace	North Adelaide	5655/647	4m from right hand boundary, 10m from kerb	<i>Cinnamomum camphora, Camphor tree</i>	i, vi
146-147 Mills Terrace	North Adelaide	5848/755	7m from right hand boundary, 6m from kerb	<i>Cupressus glabra, Smooth Arizona cypress</i>	i, vi
61 Molesworth Street	North Adelaide	1315/49	28m from right hand boundary, 40m from kerb	<i>Jacaranda mimosifolia, Jacaranda</i>	i, vi
61 Molesworth Street	North Adelaide	1315/49	25m from right hand boundary, 40m from kerb	<i>Jacaranda mimosifolia, Jacaranda</i>	vi
74-78 Molesworth Street	North Adelaide	5462/174	1m from right hand boundary, 30m from kerb	<i>Washingtonia robusta, Mexican fan palm</i>	vi
St Dominic's Priory, 131-139 Molesworth Street	North Adelaide	5640/2, 5847/151, 5847/149	155m from right hand boundary, 7.5m from kerb	<i>Corymbia citriodora,</i>	i, vi

	Adelaide			<i>Lemon-scented gum</i>	
St Dominic's Priory, 131-139 Molesworth Street	North Adelaide	5640/2, 5847/151, 5847/149	35m from right hand boundary, 65.7m from kerb	<i>Schinus molle</i> var. <i>areira</i> , <i>Pepper tree</i>	i, vi
St Dominic's Priory, 131-139 Molesworth Street	North Adelaide	5640/2, 5847/151, 5847/149	73m from right hand boundary, 77.7m from kerb	<i>Washingtonia filifera</i> , <i>Desert fan palm</i> , <i>petticoat palm</i>	i, vi
St Dominic's Priory, 131-139 Molesworth Street	North Adelaide	5640/2	96m from right hand boundary, 77.7m from kerb	<i>Schinus molle</i> var. <i>areira</i> , <i>Pepper tree</i>	i, vi
172 Molesworth Street	North Adelaide	5534/707	1m from right hand boundary, 8m from kerb	<i>Salix babylonica</i> , <i>Weeping willow</i>	i, vi
Gleeson House, 11-20 Montefiore Hill (part of Aquinas College)	North Adelaide	5740/660	1.8m from right hand boundary, 37m from kerb on Palmer Place	<i>Fraxinus 'Raywood'</i> , <i>Claret ash</i>	i, vi
Aquinas College, Montefiore, 1-10 Montefiore Hill	North Adelaide	167/211	52m from right hand boundary, 5m from kerb on Palmer Place	<i>Syzygium paniculatum</i> , <i>Bru sh-cherry</i> , <i>scrub-cherry</i> , <i>creek lilly-pilly</i>	i, vi
13-19 New Street	North Adelaide	5238/735	1m from right hand boundary, 1m from kerb on New Street	<i>Brachychiton populneus</i> , <i>Kurrajong</i>	i, vi
Holy Trinity Church, 84 – 90 North Terrace	Adelaide	5799/241	30m from right hand boundary, 15m from kerb	<i>Brachychiton populneus</i> , <i>Kurrajong</i>	i, vi
Holy Trinity Church 84 – 90 North Terrace	Adelaide	5799/241	1m from right hand boundary, 15m from kerb	<i>Eucalyptus cladocalyz</i> , <i>Sugar gum</i>	i, vi
263 North Terrace	Adelaide	5085/918	2m from right hand boundary, 4m from kerb	<i>Washingtonia robusta</i> , <i>Mexican fan palm</i>	i, iii, vi
264 – 265 North Terrace	Adelaide	5128/559	6m from right hand boundary, 6m from kerb	<i>Washingtonia robusta</i> , <i>Mexican fan palm</i>	i, vi
Ayers House, 287 – 300 North Terrace	Adelaide	5147/367	8m from right hand boundary, 35m from kerb	<i>Jacaranda mimosifolia</i> , <i>Jacaranda</i>	i, vi
Ayers House, 287 – 300 North Terrace	Adelaide	5147/367	20m from right hand boundary, 30m from kerb	<i>Photinia serrulata</i> , <i>Chinese hawthorn</i>	i, vi
Hotel Adelaide International, 1-19 O'Connell Street (also known as 61-69 Brougham Place and	North Adelaide	5118/156 5118/185 5118/569	55.5m from right hand boundary, 37.5m from kerb	<i>Strelitzia nicholai</i> , <i>Giant Bird of Paradise</i>	i, vi

121-137 Ward Street and Australia Lane)	Adelaide	5118/588 5118/804	on Brougham Place		
26-27 Palmer Place	North Adelaide	5669/453	15.6m from right hand boundary, 16m from kerb on Palmer Place	<i>Grevillea robusta, Silky oak</i>	i, vi
Christ Church, 31-40 Palmer Place (also known as 36-40 Palmer Place, Christchurch Lane and 62-80 Jeffcott Street)	North Adelaide	LT-X/30	22m from right hand boundary, 10m from kerb on Palmer Place	<i>Platanus x acerifolia, London plane</i>	i, vi
Bishops Court, 41-50 Palmer Place (also known as 45 Palmer Place, Christchurch Lane and 201-219 Ward Street)	North Adelaide	5141/72	29m from right hand boundary, 5m from kerb on Palmer Place	<i>Jacaranda mimosifolia, Jacaranda</i>	i, vi
Bishops Court, 41-50 Palmer Place (also known as 45 Palmer Place, Christchurch Lane and 201-219 Ward Street)	North Adelaide	5141/72	1m from right hand boundary, 47.5m from kerb on Palmer Place	<i>Washingtonia filifera, Desert fan palm, petticoat palm</i>	i, vi
Bishops Court, 41-50 Palmer Place (also known as 45 Palmer Place, Christchurch Lane and 201-219 Ward Street)	North Adelaide	5141/72	27.5m from right hand boundary, 45.5m from kerb on Palmer Place	<i>Pinus canariensis, Canary islands pine</i>	i, vi
Duncraig, 55-59 Palmer Place	North Adelaide	5101/655	1m from right hand boundary, 31.5m from kerb	<i>Jacaranda mimosifolia, Jacaranda</i>	i, vi
81-83 Palmer Place	North Adelaide	5250/323	1m from right hand boundary, 47.5m from kerb	<i>Populus sp.</i>	i, vi
Memorial Hospital, 1-10 Pennington Terrace (also known as 1-23 Kermode Street and 1-20 Sir Edwin Smith Avenue)	North Adelaide	5301/672 5301/673 5301/674	105m from right hand boundary, 8m from kerb on Sir Edwin Smith Avenue	<i>Ulmus glabra 'Camperdown', Form of Wych Elm</i>	i, vi
Memorial Hospital, 1-10 Pennington Terrace (also known as 1-23 Kermode Street and 1-20 Sir Edwin Smith Avenue)	North Adelaide	5301/672 5301/673 5301/674	1m from right hand boundary, 23m from kerb on Sir Edwin Smith Avenue	<i>Casuarina cunninghamiana, River oak, River sheaok</i>	i, vi
Memorial Hospital, 1-10 Pennington Terrace (also known as 1-23 Kermode Street and 1-20 Sir Edwin Smith Avenue)	North Adelaide	5301/672 5301/673 5301/674	53m from right hand boundary, 4m from kerb on Sir Edwin Smith Avenue	<i>Syzygium paniculatum, Brush-cherry, scrub-cherry, creek lilly-pilly</i>	i, vi
Memorial Hospital, 1-10 Pennington Terrace (also known as 1-23 Kermode Street and 1-20 Sir Edwin Smith Avenue)	North Adelaide	5301/672 5301/673 5301/674	8m from right hand boundary, 6m from kerb on Sir Edwin Smith Avenue	<i>Jacaranda mimosifolia, Jacaranda</i>	i, vi

Memorial Hospital, 1-10 Pennington Terrace (also known as 1-23 Kermode Street and 1-20 Sir Edwin Smith Avenue)	North Adelaide	5301/672 5301/673 5301/674	17m from right hand boundary, 5m from kerb on Sir Edwin Smith Avenue	<i>Washingtonia robusta</i> , Mexican fan palm	i, vi
Memorial Hospital, 1-10 Pennington Terrace (also known as 1-23 Kermode Street and 1-20 Sir Edwin Smith Avenue)	North Adelaide	5301/672 5301/673 5301/674	125m from right hand boundary, 6m from kerb on Sir Edwin Smith Avenue	<i>Syzygium paniculatum</i> , Brush-cherry, scrub-cherry, creek lilly-pilly	i, vi
Religious Friends Meeting House, 41 Pennington Terrace (also known as 40a Pennington Terrace)	North Adelaide	1683/116, 5868/205	14.7m from right hand boundary, 28m from kerb	<i>Olea europaea</i> , Common olive	i, vi
Hawker House, 54-57 Pennington Terrace	North Adelaide	5360/544	28m from right hand boundary, 10m from kerb	<i>Pittosporum undulatum</i> , Sweet pittosporum	i, vi
74 Regent Street South	Adelaide	5153/228	27.5m from right hand boundary, 2m from kerb	<i>Brachychiton discolor</i> , scrub bottle-tree, white kurrajong, Queensland lacebark	i, vi
18 Ruthven Avenue	Adelaide	5113/650	4m from right hand boundary, 3m from kerb	<i>Washingtonia filifera</i> , Desert fan palm, petticoat palm	i, vi
Parkholme, 17-28 South Terrace (19)	Adelaide	5068/948	51m from right hand boundary, 43m from kerb	<i>Erythrina indica</i> , Indian coral-tree	i, vi
50-53 South Terrace	Adelaide	1260/117	1m from right hand boundary, 39m from kerb	<i>Araucaria cunninghamii</i> , Hoop pine, Moreton Bay pine	i, vi
Pulteney Grammar School, 177-203 South Terrace (also known as 1-13 Dumfries Place, 51-79 Gilles Street, 2-20 Osmond Street and 70-80 Symonds Place)	Adelaide	3845/174, 5450/285	56.5m from right hand boundary, 58m from kerb on South Terrace	<i>Fraxinus angustifolia</i> , Narrow-leaf ash	i, vi
Pulteney Grammar School, 177-203 South Terrace (also known as 1-13 Dumfries Place, 51-79 Gilles Street, 2-20 Osmond Street and 70-80 Symonds Pl)	Adelaide	3845/174, 5450/285	56.5m from right hand boundary, 66m from kerb on South Terrace	<i>Fraxinus angustifolia</i> , Narrow-leaf ash	i, vi
Pulteney Grammar School, 177-203 South Terrace (also known as 1-13 Dumfries Place, 51-79 Gilles Street, 2-20 Osmond Street and 70-80 Symonds Place)	Adelaide	3845/174	84.5m from right hand boundary, 66m from kerb on South Terrace	<i>Erythrina indica</i> , Indian coral-tree	i, vi

St Andrews, 353-364 (360) South Terrace (also known as 391-407 Gilles Street and 41-79 St John Lane)	Adelaide	5700/262, 5150/218	2m from right hand boundary, 30m from kerb	<i>Pinus canariensis, Canary islands pine</i>	i, vi
St Andrews, 353-364 (360) South Terrace (also known as 391-407 Gilles Street and 41-79 St John Lane)	Adelaide	5700/262, 5150/218	50m from right hand boundary, 6m from kerb	<i>Ficus rubiginosa, Rusty fig, Port Jackson fig</i>	i
367-374 South Terrace (371)	Adelaide	5053/401 (5053/388)	10m from right hand boundary, 6m from kerb on South Terrace	<i>Casuarina cunninghamiana</i>	i, vi
Ochiltree House, 383-390 South Terrace	Adelaide	5110/903	1m from right hand boundary, 60m from kerb	<i>Gleditsia tricanthos, Honey locust</i>	i, vi
42-58 (56) St John Lane (also known as 413-427 Gilles Street)	Adelaide	5035/692	6m from right hand boundary, 4m from kerb	<i>Pinus pinea, Stone pine</i>	i, vi
60 St Johns Lane (also known as 367-374 South Terrace)	Adelaide	5053/401	73m from right hand boundary, 49.8m from kerb on St Johns Lane	<i>Quercus robur, English oak, common oak</i>	i, vi
60 St Johns Lane (also known as 367-374 South Terrace)	Adelaide	5053/401	73m from right hand boundary, 37m from kerb on St Johns Lane	<i>Quercus canariensis, Algerian oak, canary oak</i>	i
60 St Johns Lane (367-374 South Terrace)	Adelaide	5053/401	86m from right hand boundary, 21.5m from kerb on St Johns Lane	<i>Melia azedarach, White cedar</i>	i, vi
51-53 Stanley Street	North Adelaide	5409/343	7m from right hand boundary, 30m from kerb	<i>Prunus dulcis, Almond tree</i>	i, vi
82-100 Stanley Street (also known as 51-60 Kingston Terrace)	North Adelaide	5052/67	3m from right hand boundary, 35m from kerb on Stanley Street	<i>Ulmus procera, English elm</i>	i, vi
82-100 Stanley Street (also known as 51-60 Kingston Terrace)	North Adelaide	5052/67	3m from right hand boundary, 39m from kerb on Stanley Street	<i>Ulmus procera, English elm</i>	i, vi
82-100 Stanley Street (also known as 51-60 Kingston Terrace)	North Adelaide	5052/67	3m from right hand boundary, 47m from kerb on Stanley Street	<i>Ulmus procera, English elm</i>	i, vi
248-250 Stanley Street	North Adelaide	5630/896	3m from right hand boundary, 7m from kerb	<i>Fraxinus 'Raywood', Claret ash</i>	i, vi

Sturt Street School, 221-239 Sturt Street	Adelaide	5808/465	7m from right hand boundary, 45m from kerb	<i>Eucalyptus camaldulensis, River red gum</i>	i, ii, iii, v, vi
Carclew, 1-10 Strangways Terrace	North Adelaide	5500/480	8m from right hand boundary, 19m from kerb on Strangways Terrace	<i>Washingtonia robusta, Mexican fan palm</i>	i, vi
Carclew, 1-10 Strangways Terrace	North Adelaide	5500/480	62m from right hand boundary on Jeffcott Street, 22m from kerb on Jeffcott Street	<i>Washingtonia robusta, Mexican fan palm</i>	i, vi
Carclew, 1-10 Strangways Terrace	North Adelaide	5500/480	60.3m from right hand boundary, 15m from kerb on Jeffcott Street	<i>Jacaranda mimosifolia, Jacaranda</i>	i, vi
Carclew, 1-10 Strangways Terrace	North Adelaide	5500/480	56.5m from right hand boundary, 8m from kerb on Jeffcott Street	<i>Washingtonia robusta, Mexican fan palm</i>	i, vi
Carclew, 1-10 Strangways Terrace	North Adelaide	5500/480	17m from right hand boundary, 7m from kerb on Jeffcott Street	<i>Platanus x acerifolia, London plane</i>	i, vi
Carclew, 1-10 Strangways Terrace	North Adelaide	5500/480	57m from right hand boundary, 25m from kerb on Jeffcott Street	<i>Washingtonia robusta, Mexican fan palm</i>	i, vi
Carclew, 1-10 Strangways Terrace	North Adelaide	5500/480	17.5m from right hand boundary, 7m from kerb on Jeffcott Street	<i>Platanus x acerifolia, London plane</i>	i, vi
Carclew, 1-10 Strangways Terrace	North Adelaide	5500/480	39m from right hand boundary, 24.6m from kerb on Jeffcott Street	<i>Washingtonia robusta, Mexican fan palm</i>	i, vi
Carclew, 1-10 Strangways Terrace	North Adelaide	5500/480	31m from right hand boundary, 9m from kerb on Strangways Terrace	<i>Jacaranda mimosifolia, Jacaranda</i>	i, vi
Carclew, 1-10 Strangways Terrace	North Adelaide	5500/480	54m from right hand boundary, 40m from kerb on Jeffcott Street	<i>Phoenix dactylifera, Date Palm</i>	i, vi
Carclew, 1-10 Strangways Terrace	North Adelaide	5500/480	8m from right hand boundary, 7m from kerb	<i>Platanus x acerifolia, London plane</i>	i, vi

Carclew, 1-10 Strangways Terrace	North Adelaide	5500/480	62.2m from right hand boundary, 31.6m from kerb on Jeffcott Street	<i>Platanus x acerifolia, London plane</i>	i, vi
Carclew, 1-10 Strangways Terrace	North Adelaide	5500/480	63.6m from right hand boundary, 40m from kerb on Jeffcott Street	<i>Platanus x acerifolia, London plane</i>	i, vi
Carclew, 1-10 Strangways Terrace	North Adelaide	5500/480	61m from right hand boundary, 55m from kerb on Jeffcott Street	<i>Washingtonia robusta, Mexican fan palm</i>	i, vi,
Carclew, 1-10 Strangways Terrace	North Adelaide	5500/480	57m from right hand boundary, 62m from kerb on Jeffcott Street	<i>Washingtonia robusta, Mexican fan palm</i>	i, vi,
Carclew, 1-10 Strangways Terrace	North Adelaide	5500/480	61.2m from right hand boundary, 49.2m from kerb on Jeffcott Street	<i>Platanus x acerifolia, London plane</i>	i, vi
Carclew, 1-10 Strangways Terrace (also known as 11-20 Montefiore Hill and 1-19 Jeffcott Street)	North Adelaide	5500/480	1m from right hand boundary, 13.8m from kerb on Strangways Terrace	<i>Lagunaria patersonii, Pyramid tree</i>	i, vi
Carclew, 1-10 Strangways Terrace (also known as 11-20 Montefiore Hill and 1-19 Jeffcott Street)	North Adelaide	5500/480	20.4m from right hand boundary, 20.5m from kerb on Strangways Terrace	<i>Washingtonia robusta, Mexican fan palm</i>	i, vi
53-56 Strangways Terrace	North Adelaide	5729/411	5m from right hand boundary, 14m from kerb	<i>Washingtonia filifera, Desert fan palm, petticoat palm</i>	i, vi
57-60 Strangways Terrace	North Adelaide	5349/641	25m from right hand boundary, 8m from kerb	<i>Photinia sp.</i>	i, vi
57-60 Strangways Terrace	North Adelaide	5349/641	20m from right hand boundary, 9m from kerb	<i>Photinia sp.</i>	i, vi
Calvary Hospital, 81-100 Strangways Terrace	North Adelaide	5187/583	2m from right hand boundary, 25m from kerb on Strangways Terrace	<i>Washingtonia filifera, Desert fan palm, petticoat palm</i>	i, vi
Calvary Hospital, 81-100 Strangways Terrace	North Adelaide	5187/583	149m from right hand boundary, 6m from kerb on Strangways Terrace	<i>Celtis australis, Nettle tree</i>	i, vi

Calvary Hospital, 81-100 Strangways Terrace	North Adelaide	5187/583	62m from right hand boundary, 8m from kerb on Barnard Street	<i>Schinus molle</i> var. <i>areira</i> , <i>Pepper tree</i>	i, vi
Calvary Hospital, 81-100 Strangways Terrace	North Adelaide	5187/583	69m from right hand boundary, 11m from kerb on Barnard Street	<i>Araucaria cunninghamii</i> , <i>Hoop pine</i> , <i>Moreton Bay pine</i>	i, vi
Calvary Hospital, 81-100 Strangways Terrace	North Adelaide	5187/583	2m from right hand boundary, 54m from kerb on Barnard Street	<i>Gleditsia triacanthos inermis</i> 'Sunburst', <i>Form of honey locust</i>	i
Channel 10, 124-129 Strangways Terrace	North Adelaide	5159/995	11m from right hand boundary, 11m from kerb	<i>Pinus canariensis</i> , <i>Canary Islands pine</i>	i, vi
Channel 10, 124-129 Strangways Terrace	North Adelaide	5159/995	1m from right hand boundary, 24.5m from kerb on Strangways Terrace	<i>Ficus microcarpa</i> , <i>Laural fig</i>	i, vi
Channel 10, 124-129 Strangways Terrace	North Adelaide	5159/995	42m from right hand boundary, 20m from kerb on Strangways Terrace	<i>Washingtonia filifera</i> , <i>Desert fan palm</i> , <i>petticoat palm</i>	i, vi
Channel 10, 124-129 Strangways Terrace	North Adelaide	5159/995	38m from right hand boundary, 20m from kerb on Strangways Terrace	<i>Washingtonia filifera</i> , <i>Desert fan palm</i> , <i>petticoat palm</i>	i, vi
Channel 10, 124-129 Strangways Terrace	North Adelaide	5159/995	36.6m from right hand boundary, 6m from kerb on Strangways Terrace	<i>Arbutus unedo</i> , <i>Strawberry tree</i>	i, vi
Channel 10, 124-129 Strangways Terrace	North Adelaide	5159/995	38m from right hand boundary, 12m from kerb on Strangways Terrace	<i>Ficus rubiginosa</i> , <i>Rusty fig</i> , <i>Port Jackson fig</i>	i, vi
131-133 Strangways Terrace	North Adelaide	5535/967	1.5m from right hand boundary, 6m from kerb	<i>Jacaranda mimosifolia</i> , <i>Jacaranda</i>	i, vi
137-140 Strangways Terrace	North Adelaide	5793/248	2m from right hand boundary, 7m from kerb	<i>Erythrina caffra</i> , <i>Strait coral tree</i> , <i>South African kaffir boom</i>	i, vi

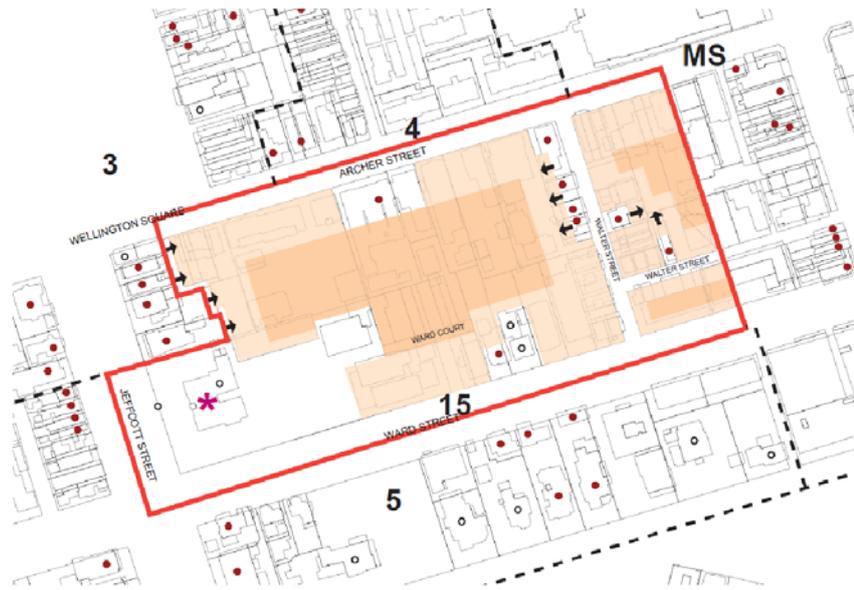
137-140 Strangways Terrace	North Adelaide	5793/248	12m from right hand boundary, 6m from kerb	<i>Erythrina caffra</i> , <i>Strait coral tree</i> , <i>South African kaffir boom</i>	i, vi
147-150 Strangways Terrace	North Adelaide	5413/583	6m from right hand boundary, 20m from kerb	<i>Casuarina cunninghamiana</i> , <i>River oak</i> , <i>River sheaok</i>	i, vi
155-156 Strangways Terrace	North Adelaide	5081/588	1m from right hand boundary, 12m from kerb	<i>Fraxinus 'Raywood'</i> , <i>Claret ash</i>	i, vi
Sturt Street School, 221-239 Sturt Street	Adelaide	5808/465	7m from right hand boundary, 45m from kerb	<i>Eucalyptus camaldulensis</i> , <i>River red gum</i>	i, ii, iii, v, vi
Lucy Morice Kindergarten, 80-88 Sussex Street	North Adelaide	5828/966, 5453/868	21m from right hand boundary, 9m from kerb	<i>Melia azedarach</i> , <i>White cedar</i>	i, vi
Lucy Morice Kindergarten, 80-88 Sussex Street	North Adelaide	5828/966, 5453/868	6m from right hand boundary, 3m from kerb	<i>Acer negundo</i> , <i>Box-elder maple</i>	i, vi
38-40 Tynte Street	North Adelaide	3439/122	4.8m from right hand boundary, 36.3m from kerb	<i>Ulmus glabra 'Lutescans'</i> , <i>Golden elm</i>	i, vi
38-40 Tynte Street	North Adelaide	3439/122	.5m from right hand boundary, 38.3m from kerb	<i>Magnolia grandiflora</i> , <i>Bull bay</i> , <i>Southern or Laurel magnolia</i>	i, vi
Channel 9, 194-196 Tynte Street (also known as 1-7 Mansfield Street)	North Adelaide	5326/566	14m from right hand boundary, 36m from true kerb	<i>Erythrina indica</i> , <i>Indian coral-tree</i>	i, vi
North Adelaide Baptist Church, 144-156 Tynte Street	North Adelaide	675/127 5686/939	20m from right hand boundary, 12m from kerb	<i>Lagunaria patersonii</i> , <i>Pyramid tree</i>	i, vi
Daniel O'Connell Hotel, 165-169 Tynte Street	North Adelaide	5138/104	3m from right hand boundary, 41m from kerb	<i>Schinus molle</i> var. <i>areira</i> , <i>Pepper tree</i>	i, vi
St Stephen's Lutheran Church 152 – 160 Wakefield Street	Adelaide	606/15	30 from right hand boundary, 6m from kerb	<i>Robinia pseudoacacia</i> , <i>Black locust</i> , <i>false-acacia</i>	i, vi

277 – 279 Wakefield Street	Adelaide	5389/843	4m from right hand boundary, 6m from kerb	<i>Washingtonia robusta, Mexican fan palm</i>	i, vi
277 – 279 Wakefield Street	Adelaide	5389/843	4m from right hand boundary, 4m from kerb	<i>Washingtonia robusta, Mexican fan palm</i>	i, vi
335-337 Wakefield Street	Adelaide	5598/761	25.2m from right hand boundary, 64 from kerb	<i>Schinus molle var. areira, Pepper tree</i>	i, vi
66 Ward Street	North Adelaide	5656/10	11m from right hand boundary, 32m from kerb	<i>Fraxinus oxycarpa, Desert ash</i>	i, vi
86-88 Ward Street (also known as 2-8 Boulton Street)	North Adelaide	5835/916	14.5m from right hand boundary, 22.5m from kerb on Ward Street	<i>Jacaranda mimosifolia, Jacaranda</i>	i, vi
182-184 Ward Street (also known as Ward Court)	North Adelaide	5265/41	12.4m from right hand boundary, 0.5m from kerb on Ward Court	<i>Fraxinus oxycarpa, Desert ash</i>	i, vi
282-290 Ward Street	North Adelaide	5366/231	27m from right hand boundary, 13.5m from kerb	<i>Lagunaria patersonii, Pyramid tree</i>	i, vi
292-300 Ward Street (296)	North Adelaide	5351/152	23m from right hand boundary, 57m from kerb	<i>Fraxinus 'Raywood', Claret ash</i>	i, vi
Bishop's House, 91 – 100 West Terrace	Adelaide	5358/422	4m from right hand boundary, 60m from kerb	<i>Schinus molle var. areira, Pepper tree</i>	i, vi
Bishop's House, 91 – 100 West Terrace	Adelaide	5358/422	5m from right hand boundary, 60m from kerb	<i>Schinus molle var. areira, Pepper tree</i>	i, vi
Bishop's House, 91 – 100 West Terrace	Adelaide	5358/422	10m from right hand boundary, 70m from kerb	<i>Schinus molle var. areira, Pepper tree</i>	i, vi
Bishop's House, 91 – 100 West Terrace	Adelaide	5358/422	4m from right hand boundary, 6m from kerb	<i>Olea europaea, Common olive</i>	i, vi
Bishop's House, 91 – 100 West Terrace	Adelaide	5358/422	8m from right hand boundary, 60m from kerb	<i>Olea europaea, Common olive</i>	i, vi
Bishop's House, 91 – 100 West Terrace	Adelaide	5358/422	1m from right hand boundary, 50m from kerb	<i>Phoenix canariensis, Canary date palm</i>	i, iii, vi

## Part 6.3 Concept Plans

<!--Explanatory Text: the following concept plans are images harvested from Development Plans, the intent is that each is assigned a Unique ID, saved into the P24 database and shown in a long list here in the code. They will be referenced by a standard Performance Objective (PO) and by placing a curly bracket reference, both of these will be placed into the relevant Zone-->

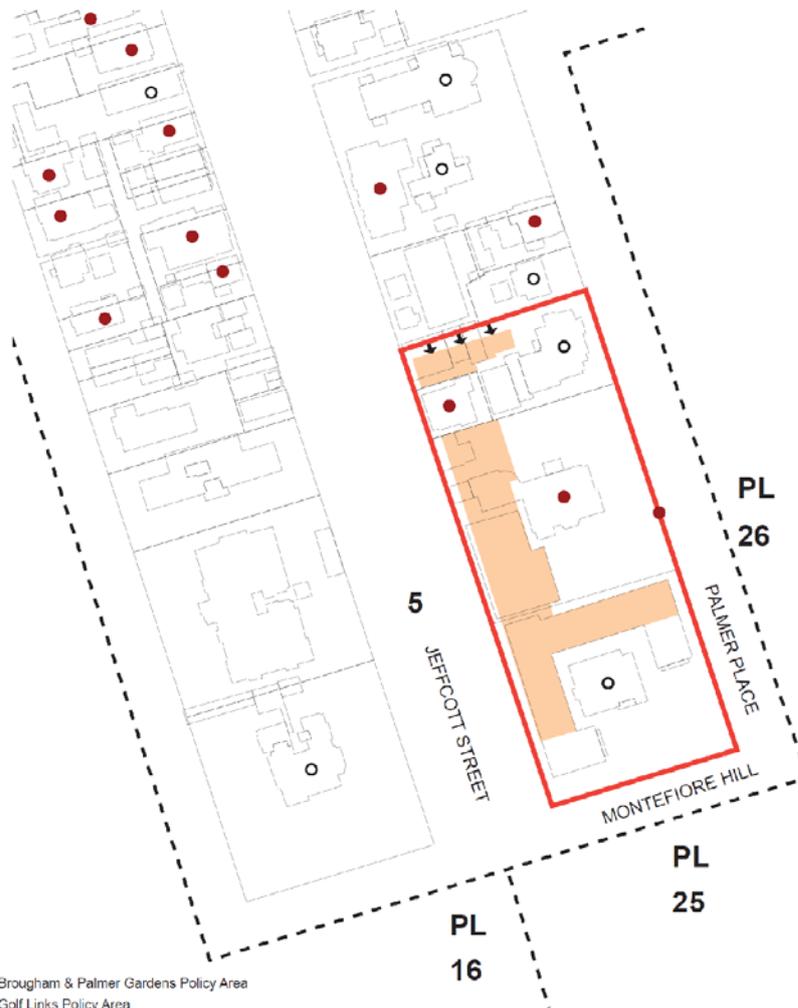
# Adelaide



- 3 Wellington Square Policy Area
  - 4 Tynte Street Policy Area
  - 5 Carlew Policy Area
  - 15 Archer West Policy Area
  - MS Main Street (O'Connell) Zone
- 
- Policy Area 15 Boundary
  - Low Scale Built Form up to 3 building levels
  - Taller Built Form up to 6 building levels
  - \* Landmark Heritage Place
  - o State Heritage Place
  - Local Heritage Place
  - - - Policy Area Boundary
  - ➔ Interface with low scale buildings



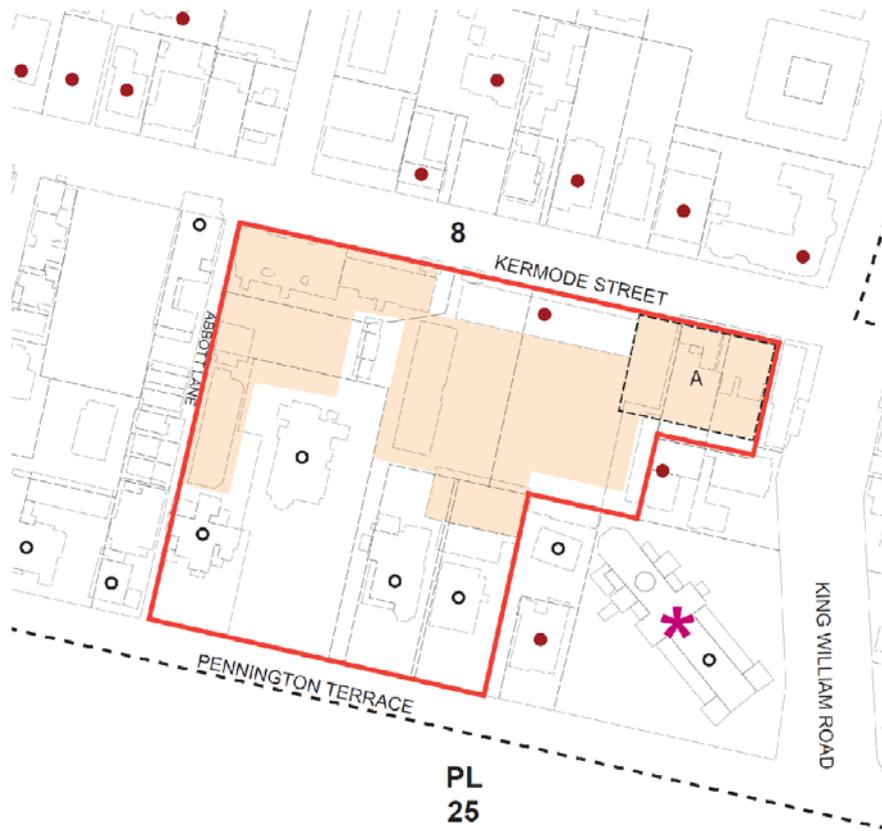
**ADELAIDE (CITY)**  
**ARCHER WEST POLICY AREA**  
**CONCEPT PLAN**  
**Fig 15/1**



- 5 Brougham & Palmer Gardens Policy Area
- 16 Golf Links Policy Area
- 25 Adelaide Oval Policy Area
- 26 Carclew Policy Area
- Aquinas College Site
- Taller Built Form up to 3 building levels
- ➔ Interface from Adjoining Boundary
- State Heritage Place
- Local Heritage Place
- Policy Area Boundary



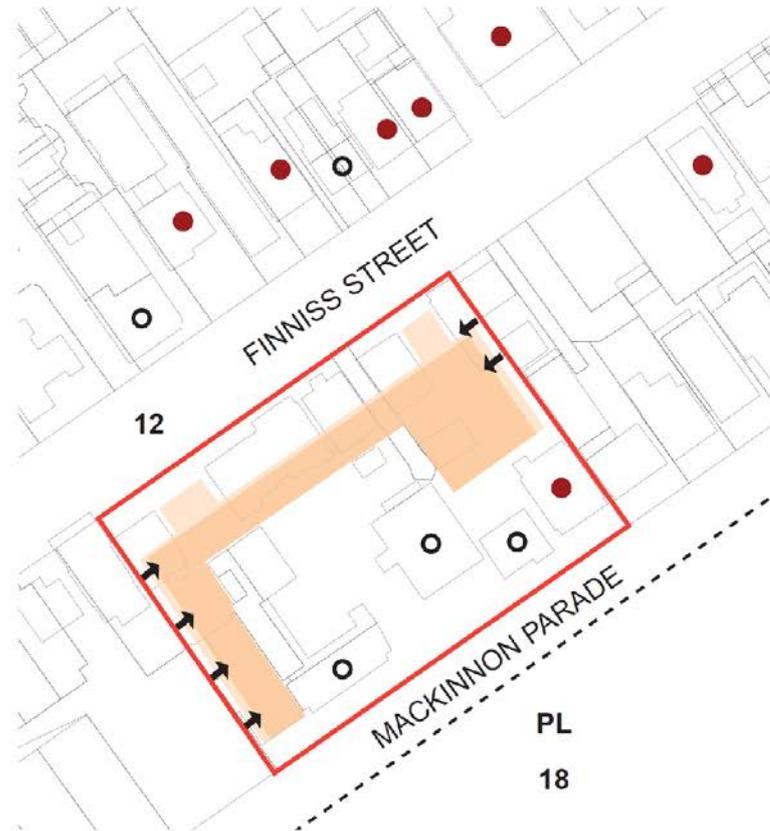
**ADELAIDE (CITY)**  
**AQUINAS COLLEGE**  
**CONCEPT PLAN**  
 Fig C5/1



- 8 Cathedral Policy Area
- 25 Adelaide Oval Policy Area
- St Mark's College Site
- Low Scale Built Form up to 3 building levels
- State Heritage Place
- Local Heritage Place
- \* Landmark Heritage Site
- Area A
- Policy Area Boundary



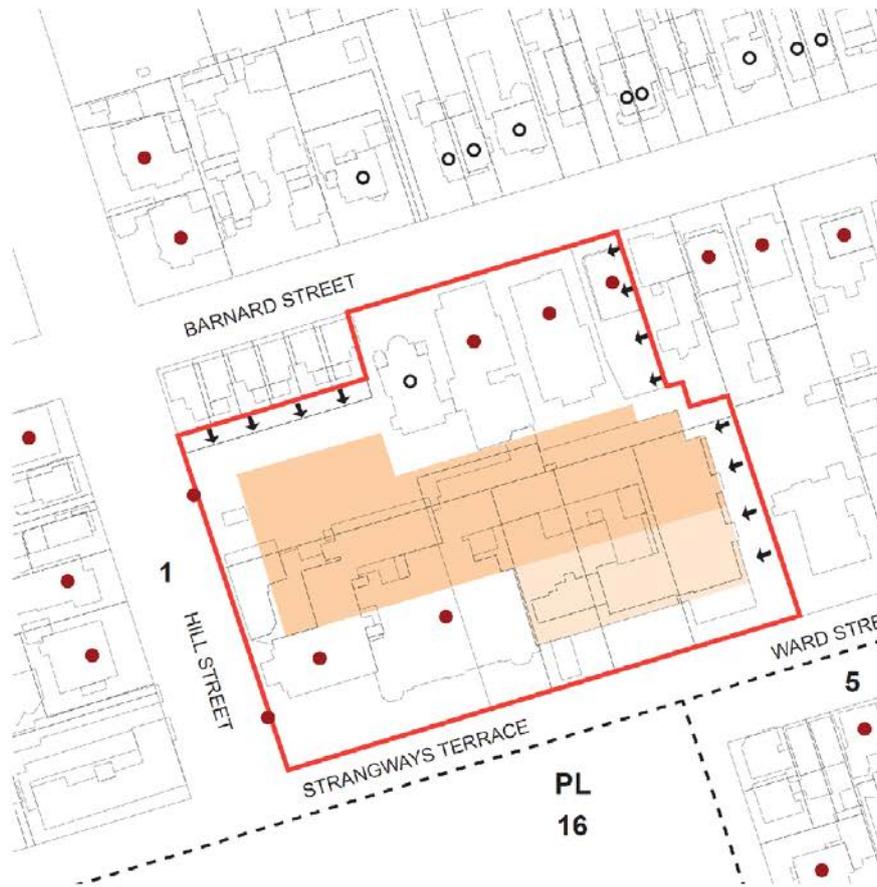
**ADELAIDE (CITY)**  
**ST MARK'S COLLEGE**  
**CONCEPT PLAN**  
**Fig C8/1**



- 12 Finness Policy Area
- 18 River Torrens East Policy Area
- Kathleen Lumley College Site
- Low Scale Built Form up to 2 building levels
- Taller Built Form up to 4 building levels
- Interface from Adjoining Boundary
- State Heritage Place
- Local Heritage Place
- - - Policy Area Boundary



ADELAIDE (CITY)  
 KATHLEEN LUMLEY COLLEGE  
 CONCEPT PLAN  
 Fig F/1



- 1 Hill Street Policy Area
- 5 Carolew Policy Area
- 16 Golf Links Policy Area

- Calvary Hospital Site
- Low Scale Built Form up to 3 building levels
- Taller Built Form up to 5 building levels
- Interface from Adjoining Boundary
- State Heritage Place
- Local Heritage Place
- - - Policy Area Boundary



**ADELAIDE (CITY)**  
**CALVARY HOSPITAL**  
**CONCEPT PLAN**  
 Fig HS/1



- 1 Hill Street Policy Area
- 16 Golf Links Policy Area
- St Dominic's Priory College Site
- Low Scale Built Form up to 2 building levels
- Taller Built Form up to 3 building levels
- ➔ Interface from Adjoining Boundary
- State Heritage Place
- Local Heritage Place
- - - Policy Area Boundary



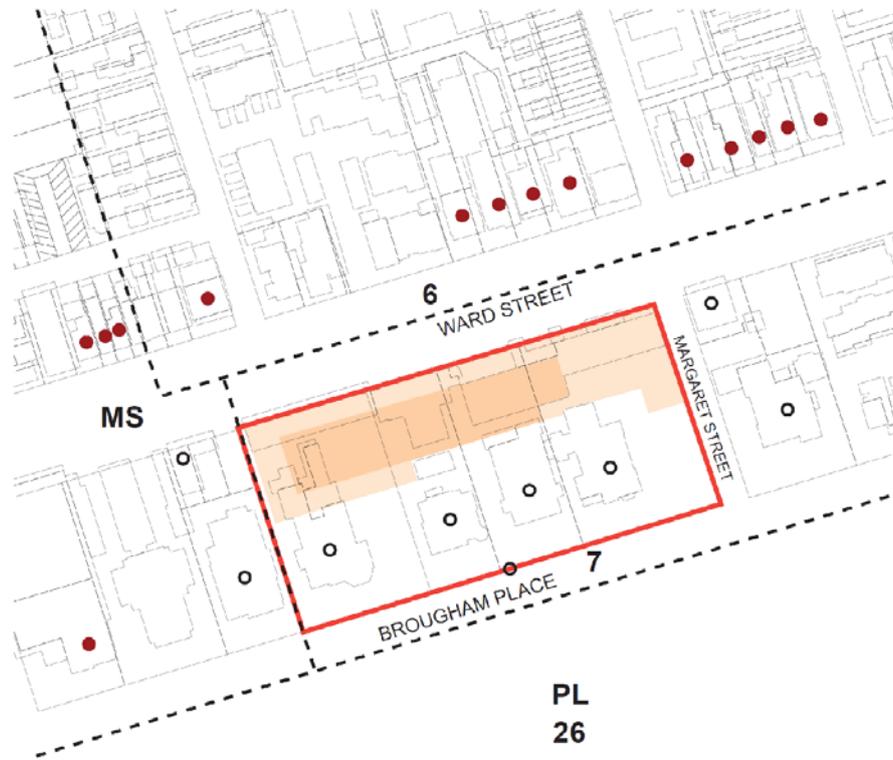
**ADELAIDE (CITY)**  
**ST DOMINIC'S PRIORY COLLEGE**  
**CONCEPT PLAN**  
**Fig HS/2**



- 1 Hill Street Policy Area
  - 2 Childers East Policy Area
  - 3 Wellington Square Policy Area
- Helping Hand Aged Care Site
  - Low Scale Built Form up to 2 building levels
  - Taller Built Form up to 4 building levels
  - Interface from Adjoining Boundary
  - State Heritage Place
  - Local Heritage Place
  - Policy Area Boundary



**ADELAIDE (CITY)**  
**HELPING HAND AGED CARE**  
**CONCEPT PLAN**  
**Fig HS/3**

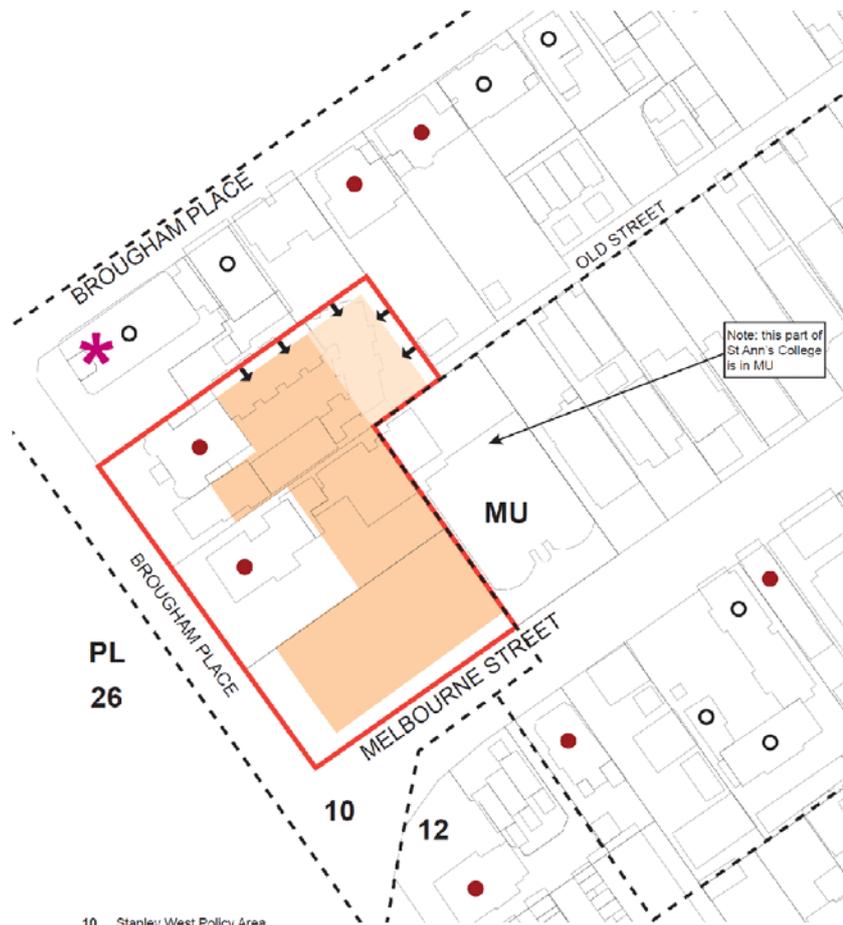


PL  
26

- 6 Margaret Street Policy Area
- 7 Lefevre Street Policy Area
- MS Main Street (O'Connell) Zone
- 26 Brougham & Palmer Gardens Policy Area
- Lincoln College Site
- Low Scale Built Form up to 3 building levels
- Taller Built Form up to 6 building levels
- o State Heritage Place
- Local Heritage Place
- - - Policy Area Boundary



**ADELAIDE (CITY)  
LINCOLN COLLEGE  
CONCEPT PLAN  
Fig LF/1**



- 10 Stanley West Policy Area
- 12 Finnis Policy Area
- MU Mixed Use (Melbourne West) Zone
- 26 Brougham & Palmer Gardens Policy Area

- St Ann's College Site
- Low Scale Built Form up to 2 building levels
- Taller Built Form up to 4 building levels
- Interface from Adjoining Boundary
- \* Landmark Heritage Place
- o State Heritage Place
- Local Heritage Place
- - - Policy Area Boundary



**ADELAIDE (CITY)**  
**ST ANN'S COLLEGE**  
**CONCEPT PLAN**  
**Fig SW/1**

## Part 6.4 Minimum Allotment Sizes

Minimum lot size for a residential flat building is 300 sqm
Minimum lot size for a group dwelling is 300 sqm
Minimum lot size is 81 sqm
Minimum lot size for a detached dwelling is 100 sqm; semi-detached dwelling is 100 sqm; row dwelling is 100 sqm; group dwelling is 100 sqm; residential flat building is 100 sqm
Minimum lot size is 120 sqm
Minimum lot size for a detached dwelling is 120 sqm; semi-detached dwelling is 120 sqm; row dwelling is 120 sqm; group dwelling is 120 sqm; residential flat building is 120 sqm
Minimum lot size is 150 sqm
Minimum lot size for a detached dwelling is 150 sqm; semi-detached dwelling is 150 sqm
Minimum lot size is 200 sqm
Minimum lot size is 250 sqm
Minimum lot size is 300 sqm
Minimum lot size for a detached dwelling is 300 sqm; semi-detached dwelling is 270 sqm; row dwelling is 200 sqm
Minimum lot size for a detached dwelling is 300 sqm; semi-detached dwelling is 300 sqm
Minimum lot size for a detached dwelling is 300 sqm; semi-detached dwelling is 300 sqm; group dwelling is 300 sqm
Minimum lot size for a detached dwelling is 300 sqm; semi-detached dwelling is 300 sqm; row dwelling is 200 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm
Minimum lot size for a detached dwelling is 300 sqm; semi-detached dwelling is 300 sqm; row dwelling is 300 sqm; group dwelling is 300 sqm
Minimum lot size for a detached dwelling is 300 sqm; semi-detached dwelling is 300 sqm; row dwelling is 300 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm
Minimum lot size is 350 sqm
Minimum lot size for a detached dwelling is 350 sqm; semi-detached dwelling is 300 sqm; row dwelling is 250 sqm
Minimum lot size for a detached dwelling is 350 sqm; semi-detached dwelling is 350 sqm; row dwelling is 350 sqm
Minimum lot size for a detached dwelling is 350 sqm; semi-detached dwelling is 350 sqm; row dwelling is 350 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm
Minimum lot size for a detached dwelling is 350 sqm; semi-detached dwelling is 350 sqm; row dwelling is 450 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm
Minimum lot size is 400 sqm
Minimum lot size for a detached dwelling is 400 sqm; semi-detached dwelling is 250 sqm; row dwelling is 350 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm
Minimum lot size for a detached dwelling is 400 sqm; semi-detached dwelling is 400 sqm
Minimum lot size for a detached dwelling is 420 sqm; semi-detached dwelling is 375 sqm
Minimum lot size for a detached dwelling is 420 sqm; semi-detached dwelling is 420 sqm
Minimum lot size is 450 sqm
Minimum lot size for a detached dwelling is 450 sqm; semi-detached dwelling is 250 sqm; row dwelling is 250 sqm; group dwelling is 350 sqm; residential flat building is 250 sqm
Minimum lot size for a detached dwelling is 450 sqm; semi-detached dwelling is 270 sqm; row dwelling is 300 sqm; group dwelling is 250 sqm; residential flat building is 250 sqm
Minimum lot size for a detached dwelling is 450 sqm; semi-detached dwelling is 300 sqm; row dwelling is 250 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm





Minimum lot size for a detached dwelling is 750 sqm; semi-detached dwelling is 450 sqm
Minimum lot size for a detached dwelling is 750 sqm; semi-detached dwelling is 550 sqm
Minimum lot size for a detached dwelling is 750 sqm; semi-detached dwelling is 600 sqm
Minimum lot size for a detached dwelling is 750 sqm; semi-detached dwelling is 750 sqm; row dwelling is 750 sqm; group dwelling is 750 sqm; residential flat building is 750 sqm
Minimum lot size is 800 sqm
Minimum lot size for a detached dwelling is 800 sqm; row dwelling is 180 sqm; group dwelling is 250 sqm; residential flat building is 250 sqm
Minimum lot size for a detached dwelling is 800 sqm; semi-detached dwelling is 500 sqm; row dwelling is 500 sqm; group dwelling is 500 sqm; residential flat building is 500 sqm
Minimum lot size is 900 sqm
Minimum lot size for a detached dwelling is 900 sqm; group dwelling is 300 sqm
Minimum lot size for a detached dwelling is 900 sqm; semi-detached dwelling is 900 sqm; group dwelling is 900 sqm
Minimum lot size is 1000 sqm
Minimum lot size for a detached dwelling is 1000 sqm; semi-detached dwelling is 600 sqm; row dwelling is 400 sqm; group dwelling is 500 sqm
Minimum lot size for a detached dwelling is 1000 sqm; semi-detached dwelling is 600 sqm; row dwelling is 450 sqm; group dwelling is 1200 sqm; residential flat building is 450 sqm
Minimum lot size for a detached dwelling is 1000 sqm; semi-detached dwelling is 850 sqm
Minimum lot size is 1200 sqm
Minimum lot size is 1300 sqm
Minimum lot size is 1500 sqm
Minimum lot size is 1800 sqm
Minimum lot size for a detached dwelling is 1860 sqm; semi-detached dwelling is 1860 sqm
Minimum lot size is 2000 sqm
Minimum lot size is 2500 sqm
Minimum lot size is 2800 sqm
Minimum lot size is 3000 sqm
Minimum lot size is 4000 sqm
Minimum lot size is 5000 sqm
Minimum lot size is 7500 sqm
Minimum lot size is 8000 sqm
Minimum lot size is 10000 sqm
Minimum lot size is 12000 sqm
Minimum lot size is 15000 sqm
Minimum lot size is 20000 sqm
Minimum lot size for a detached dwelling is 20000 sqm; residential flat building is 300 sqm
Minimum lot size is 25000 sqm
Minimum lot size is 30000 sqm
Minimum lot size is 40000 sqm
Minimum lot size is 50000 sqm
Minimum lot size is 70000 sqm
Minimum lot size is 80000 sqm
Minimum lot size is 100000 sqm
Minimum lot size is 120000 sqm
Minimum lot size is 160000 sqm
Minimum lot size is 200000 sqm
Minimum lot size is 250000 sqm

Minimum lot size is 300000 sqm
Minimum lot size is 330000 sqm
Minimum lot size is 400000 sqm
Minimum lot size is 1000000 sqm
Minimum lot size is 2000000 sqm
Minimum lot size is 4000000 sqm
Minimum lot size is 9000000 sqm

## Part 6.5 Minimum Allotment Frontage Sizes

<b>Minimum Allotment Frontage</b>
Minimum frontage for a residential flat building is 15m
Minimum frontage for a group dwelling is 15m
Minimum frontage for a detached dwelling is 10m
Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 10m; row dwelling is 10m; group dwelling is 10m; residential flat building is 10m
Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 9m; row dwelling is 7m
Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 9m; row dwelling is 6m; group dwelling is 10m; residential flat building is 10m
Minimum frontage for a detached dwelling is 11m; semi-detached dwelling is 11m; row dwelling is 8m
Minimum frontage for a detached dwelling is 12m
Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 10m; row dwelling is 8m; group dwelling is 12m; residential flat building is 12m
Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 10m; group dwelling is 20m
Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 10m; row dwelling is 7m; group dwelling is 25m; residential flat building is 25m
Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 12m
Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 12m; row dwelling is 12m
Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 12m; row dwelling is 12m; group dwelling is 12m; residential flat building is 12m
Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 8m; row dwelling is 8m
Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 9m
Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 9m; row dwelling is 18m; group dwelling is 18m; residential flat building is 18m
Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 9m; row dwelling is 7m; group dwelling is 20m; residential flat building is 20m
Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 9m; row dwelling is 7m; group dwelling is 6m; residential flat building is 6m
Minimum frontage for a detached dwelling is 13m; semi-detached dwelling is 10m; row dwelling is 7m; group dwelling is 18m; residential flat building is 18m
Minimum frontage for a detached dwelling is 14m
Minimum frontage for a detached dwelling is 14m; semi-detached dwelling is 10m; row dwelling is 7m; group dwelling is 18m; residential flat building is 18m
Minimum frontage for a detached dwelling is 14m; semi-detached dwelling is 12m



Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 9m; row dwelling is 9m; group dwelling is 14m; residential flat building is 14m
Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 9m; row dwelling is 8m; group dwelling is 18m; residential flat building is 8m
Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 9m; row dwelling is 9m; group dwelling is 20m; residential flat building is 20m
Minimum frontage for a detached dwelling is 17m; semi-detached dwelling is 8m; row dwelling is 8m; group dwelling is 18m
Minimum frontage for a detached dwelling is 18m
Minimum frontage for a detached dwelling is 18m; row dwelling is 7m; group dwelling is 24m; residential flat building is 15m
Minimum frontage for a detached dwelling is 18m; semi-detached dwelling is 12m; row dwelling is 10m; group dwelling is 24m; residential flat building is 20m
Minimum frontage for a detached dwelling is 18m; semi-detached dwelling is 15m; row dwelling is 10m; group dwelling is 20m
Minimum frontage for a detached dwelling is 18m; semi-detached dwelling is 18m
Minimum frontage for a detached dwelling is 20m
Minimum frontage for a detached dwelling is 20m; semi-detached dwelling is 18m
Minimum frontage for a detached dwelling is 21m
Minimum frontage for a detached dwelling is 23m
Minimum frontage for a detached dwelling is 24m; semi-detached dwelling is 24m
Minimum frontage for a detached dwelling is 25m
Minimum frontage for a detached dwelling is 25m; semi-detached dwelling is 20m; row dwelling is 20m; group dwelling is 20m; residential flat building is 20m
Minimum frontage for a detached dwelling is 30m
Minimum frontage for a detached dwelling is 40m
Minimum frontage for a detached dwelling is 5m; semi-detached dwelling is 5m; group dwelling is 5m
Minimum frontage for a detached dwelling is 50m
Minimum frontage for a detached dwelling is 6m; semi-detached dwelling is 6m; row dwelling is 6m; group dwelling is 6m
Minimum frontage for a detached dwelling is 6m; semi-detached dwelling is 6m; row dwelling is 6m; group dwelling is 6m; residential flat building is 6m
Minimum frontage for a detached dwelling is 8.5m
Minimum frontage for a detached dwelling is 9m
Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 7.5m; row dwelling is 7.5m; group dwelling is 14m; residential flat building is 14m
Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 8m; row dwelling is 8m
Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; group dwelling is 15m
Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 15m; group dwelling is 15m
Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 7m; group dwelling is 15m; residential flat building is 15m
Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 6m; group dwelling is 18m; residential flat building is 18m

Part 6.6 Building Heights (Metres)

<b>Maximum Building Height (Metres)</b>	
	10
	11.5
	12
	12.5
	13.5
	15
	18
	18.5
	22
	25
	25.5
	29
	3
	36
	4
	4.5
	5.6
	5.7
	6
	6.5
	8
	8.5
	9

Part 6.7 Building Heights (Levels)

<b>Minimum Building Height (Levels)</b>	
	1
	2
	3
	5
	4

<b>Maximum Building Height (Levels)</b>	
	1
	2
	3
	4
	5
	6

	7
	8
	10
	12

## Part 7 – Land Use Definitions

### Land Use Terms

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

### Meaning of Terms

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

### Inclusions and Exclusions

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

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

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

### Ancillary and Subordinate

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

### No Definition

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

Land Use Definitions Table LUD

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
Agricultural building	Means a building used wholly or partly for purposes associated with farming, commercial forestry or horticulture, or to support the operations of that use, but is not used wholly or partly for the processing or packaging of commodities.	Farm shed; Horticultural shed; Hay shed; Implement shed; Pump shed.	Dairy; Dwelling; Industry; Intensive animal husbandry; Office; Outbuilding; Shop.
Ancillary accommodation	Means accommodation that:  (a) is located on the same allotment as an existing dwelling;  (b) contains no more than 1 bedroom or room or area capable of being used as a bedroom; and  (c) is subordinate to and shares the same utilities of the existing dwelling.		
Animal keeping	Means the boarding (short or long term), keeping, breeding or training of animals, except horses and/or commercially kept livestock.	Dog kennelling Catteries	Aquaculture; Farming; Horse keeping; Intensive animal husbandry; Low intensity animal husbandry.
Aquaculture	Has the same meaning as in the <i>Aquaculture Act 2001</i> .		Intensive animal husbandry.
Automotive collision repair	Means repairs to motor vehicles involving structural repairs, panel beating, replacement of vehicle body parts or spray painting.		Motor repair station
Bulky goods outlet	Means premises used primarily for the sale, rental, display or offer by retail of goods, other than foodstuffs, clothing, footwear or personal effects goods, unless the sale, rental, display or offer by retail of the foodstuffs, clothing, footwear or personal effects goods is incidental to the		

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
	<p>sale, rental, display or offer by retail of other goods.</p> <p><b>Examples—</b> The following are examples of goods that may be available or on display at bulky goods outlets:</p> <ul style="list-style-type: none"> <li>(a) automotive parts and accessories;</li> <li>(b) furniture;</li> <li>(c) floor coverings;</li> <li>(d) window coverings;</li> <li>(e) appliances or electronic equipment;</li> <li>(f) home entertainment goods;</li> <li>(g) lighting and electric light fittings;</li> <li>(h) curtains and fabric;</li> <li>(i) bedding and manchester;</li> <li>(j) party supplies;</li> <li>(k) animal and pet supplies;</li> <li>(l) camping and outdoor recreation supplies;</li> <li>(m) hardware;</li> <li>(n) garden plants (primarily in an indoor setting);</li> <li>(o) office equipment and stationery supplies;</li> <li>(p) baby equipment and accessories;</li> <li>(q) sporting, fitness and recreational equipment and accessories;</li> <li>(r) homewares;</li> <li>(s) children's play equipment.</li> </ul>		
Caravan and tourist park	Means land used to provide short-term accommodation in caravans, recreational vehicles (RVs) cabins, tents		Residential park

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
	and other similar demountable forms of shelter in a managed setting.		
Commercial forestry	Means the practice of planting, managing, and caring for forests that are to be harvested (or intended to be harvested) or used for commercial purposes (including through the commercial exploitation of the carbon absorption capacity of the forest).		
Consulting room	Means a building or part of a building (not being a hospital) used in the practice of a profession by a medical, veterinary or dental practitioner, or a practitioner in any curative science, in the provision of medical services, mental, moral or family guidance, but does not involve any overnight accommodation other than for animals that are recovering from treatment or in for observation as part of a veterinary practice.		
Cropping	Means propagating, cultivating and/or harvesting of grains, cereals, oilseeds, lupins, legumes, hops, hemp, hay, lucerne or other similar plants or plant products for commercial production.		Commercial forestry; Horticulture; Mushroom production.
Dairy	Means a building or part of a building used for all or any of the operations of commercial milk production (whether mechanical or otherwise) and includes a milking shed, milk room, wash room or engine room.		
Detached dwelling	Means a detached building comprising 1 dwelling on a site that is held exclusively with that dwelling and has a		

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
	frontage to a public road, or to a road proposed in a plan of land division that is the subject of a current development authorisation.		
Dwelling	Means a building or part of a building used as a self-contained residence.		
Educational establishment	Means a primary school, secondary school, reception to year 12 school, college, university or technical institute, and includes an associated pre-school or institution for the care and maintenance of children.		
Electricity substation	<p>Means—</p> <p>(a) works for the conversion, transformation or control of electricity by 1 or more transformers, or by any switchgear or other equipment; or</p> <p>(b) any equipment, building, structure or other works ancillary to or associated with works referred to in paragraph (a), other than any such works—</p> <p>(i) that are mounted on a pole; or</p> <p>(ii) that are wholly enclosed in a weather-proof enclosure not exceeding 8.5m<sup>3</sup>; or</p> <p>(iii) that are incidental to any lawful use of the land which the works are situated.</p>		
Farming	Means cropping, grazing or low intensity animal husbandry.	Cropping; Grazing;	Animal keeping; Commercial forestry; Horse keeping;

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
		Low intensity animal husbandry.	Horticulture; Intensive animal husbandry; Mushroom production.
Fuel depot	Means land used primarily for the storage of petrol, gas, oils or other petroleum products and within or upon which no retail trade is conducted.		
General industry	Means any industry other than a light industry or special industry.		
Group dwelling	Means 1 of a group of 2 or more detached buildings, each of which is used as a dwelling and 1 or more of which has a site without a frontage to a public road or to a road proposed in a plan of land division that is the subject of a current development authorisation.		
Horse keeping	Means the keeping or husbandry of horses where more than 1 horse is kept per 3ha of land used for such purposes.		
Horticulture	Means the use of land for market gardening, viticulture, floriculture, orchards, wholesale plant nurseries or commercial turf growing.		Commercial forestry; Mushroom production.
Hotel	Means premises licensed, or proposed to be licensed, as a hotel under the <i>Liquor Licensing Act 1997</i> .		
Indoor recreation facility	Means a building designed or adapted primarily for recreation or fitness pursuits.	Bowling alley; Squash courts; Fitness centre; Gymnasium; Pilates Studio; Yoga Studio; Dance studio; Indoor swimming centre;	

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
		Indoor trampoline centre; Indoor rock climbing centre; Indoor children's play centre.	
Industry	<p>Means the carrying on, in the course of a trade or business, of any process (other than a process in the course of farming or mining) for, or incidental to:</p> <p>(a) the making of any article, ship or vessel, or of part of any article, ship or vessel; or</p> <p>(b) the altering, repairing, ornamenting, finishing, assembling, cleaning, washing, packing, bottling, canning or adapting for sale, or the breaking up or demolition, of any article, ship or vessel; or</p> <p>(c) the getting, dressing or treatment of materials</p> <p>The use may include:</p> <p>(d) selling by wholesale of goods manufactured on site</p> <p>(e) selling by retail of goods manufactured on site provided the total floor area occupied for such sale does not exceed 250 square metres</p> <p>(and <b>industrial</b> will be construed accordingly).</p>	General industry; Light industry; Special industry.	
Intensive animal husbandry	Means the commercial production of animals or animal products where the animals are kept in enclosures or other confinement and their main	Broiler shed; Feedlot; Poultry hatchery; Piggery; Poultry battery.	Animal keeping; Apiculture; Aquaculture; Horse keeping;

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
	food source is introduced from outside the enclosures or area of confinement in which they are kept.		Low intensity animal husbandry; Stock sales yard.
Landfill	Land used for the receipt and controlled disposal of refuse through burial and/or spreading over land.		
Light industry	<p>Means an industry where the process carried on, the materials and machinery used, the transport of materials, goods or commodities to and from the land on or in which (wholly or in part) the industry is conducted and the scale of the industry does not:</p> <p>(a) detrimentally affect the amenity of the locality or the amenity within the vicinity of the locality by reason of the establishment or the bulk of any building or structure, the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil, spilled light, or otherwise howsoever; or</p> <p>(b) directly or indirectly, cause dangerous or congested traffic conditions in any nearby road.</p>		
Low intensity animal husbandry	Means the commercial production of animals or animal products (eg meat, wool) on either native or improved pastures or vegetation where the animal's main food source is obtained by grazing or foraging.	Grazing;	Animal keeping; Aquaculture; Horse keeping; Intensive animal husbandry.

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
Motor repair station	Means any land or building used for carrying out repairs (other than panel beating or spray painting) to motor vehicles and / or farm machinery.		Automotive collision repair
Mushroom production	Means the commercial production of mushrooms or any other type of fungi.		
Office	Means any building used for administration or the practice of a profession.		Consulting room.
Organic waste processing facility	Means the commercial processing of organic waste by composing, mulching, shredding, grinding or similar process into organic material for use as mulch, soil improver, growing medium or the like.		
Outbuilding	Means a non-habitable detached building on the same site as a main building which is ancillary and subordinate to the main building and has a use and function which relates to the main building.		Private bushfire shelter.
Personal or domestic services establishment	<p>Means premises used for the provision of services catering to the personal or domestic needs of customers:</p> <p><b>Examples—</b> The following are examples of services that may be available at personal and domestic services establishments</p> <ul style="list-style-type: none"> <li>(a) clothing repair and alterations;</li> <li>(b) cutting, trimming and styling hair;</li> <li>(c) domestic pet grooming;</li> <li>(d) manicures and pedicures;</li> </ul>		Consulting room; Office; Financial institute.

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
	(e) non-surgical cosmetic treatments; (f) personal care treatments; (g) self-service clothes laundering; (h) shoe repair; (i) watch repair.		
Place of worship	Means premises used by an organised group for worship and religious activities.  The use may include facilities for social, educational and charitable activities associated with the congregation.	Chapel; Church; Mosque; Synagogue; Temple.	Funeral parlour.
Pre-school	Means a place primarily for the care or instruction of children of less than primary school age not resident on the site.	Child care centre; Early learning centre; Kindergarten; Nursery.	
Protective tree netting structure	Means netting and any associated structure:  (a) that is designed to protect trees or plants grown for the purpose of commercial horticulture; and  (b) that consists of a netting canopy attached to a structure (such as poles and cables).		
Public service depot	Means land used for storage and operations connected with the provision of public services (including gas, electricity, water supply, sewerage, drainage, roadworks or telecommunication services) by a body responsible for the provision of those services.		
Recreation area	Means any park, garden, children's playground or sports ground that is under the care, control and	Outdoor public sports courts; Public ovals and fields.	Golf course.

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
	management of the Crown, or a council, and is open to the public without payment of a charge.		
Renewable energy facility	<p>Means land and/or water used to generate electricity from a renewable source such as wind, solar, tidal, hydropower, biomass and/or geothermal.</p> <p>This use may also include:</p> <p>(a) any associated facility for the storage and/or transmission of the generated electricity;</p> <p>(b) any building or structure used in connection with the generation of electricity.</p> <p>The use does not include a renewable energy facility principally used to supply and/or store electricity to an existing use of land that has a generating capacity less than 5MW (e.g., domestic solar panels, domestic wind generators, domestic battery storage).</p>	<p>Battery storage facility;</p> <p>Hydropower or pumped hydropower facility;</p> <p>Solar power facility;</p> <p>Wave power generator;</p> <p>Wind farm.</p>	
Residential flat building	Means a single building in which there are 2 or more dwellings.		Group dwelling; Row dwelling; Semi-detached dwelling;
Residential park	Means a residential park operating under the regulatory framework of the <i>Residential Parks Act 2007</i> .		Caravan and tourist park;
Restaurant	Means land used primarily for the consumption of meals on the site.		
Retail fuel outlet	<p>Means land used for:</p> <p>(a) the fuelling of motor vehicles involving the sale by retail of petrol, oil, liquid petroleum</p>		Fuel depot; Motor repair station.

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
	<p>gas, automotive distillate and any other fuels; and</p> <p>(b) the sale by retail of food, drinks and other convenience goods for consumption on or off the land; and</p> <p>both are operated as and constitute one integrated facility where on-site facilities, systems and processes, car parking and access and egress are all shared.</p> <p>The use may also include one or more of the following secondary activities:</p> <p>(c) the washing and cleaning of motor vehicles;</p> <p>(d) the washing of other equipment or things including dogs and other pets;</p> <p>(e) the provision (on a paid or free basis) of facilities for charging electric vehicles;</p> <p>(f) the hiring of trailers;</p> <p>(g) selling of motor vehicle accessories and/or parts; and</p> <p>(h) the installation of motor vehicle accessories and/or parts.</p>		
Retirement facility	Means a facility operating under the regulatory framework of the <i>Retirement Villages Act 2016</i> .		
Row dwelling	<p>Means a dwelling:</p> <p>(a) occupying a site that is held exclusively with that dwelling and has a frontage to a public road or to a road proposed in a plan of</p>		

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
	<p>land division that is the subject of a current development authorisation; and</p> <p>(b) comprising 1 of 3 or more dwellings erected side by side, joined together and forming, by themselves, a single building.</p>		
Semi-detached dwelling	<p>Means a dwelling:</p> <p>(a) occupying a site that is held exclusively with that dwelling and has a frontage to a public road or to a road proposed in a plan of land division that is the subject of a current planning authorisation; and</p> <p>(b) comprising 1 of 2 dwellings erected side by side, joined together and forming, by themselves, a single building.</p>		
Service trade premises	<p>Means premises used primarily for the sale, rental or display of:</p> <p>(a) basic plant, equipment or machinery used in agriculture or industry; or</p> <p>(b) boats; or</p> <p>(c) caravans and recreational vehicles (RVs); or</p> <p>(d) domestic garages; or</p> <p>(e) sheds; or</p> <p>(f) outbuildings; or</p> <p>(g) motor vehicles; or</p> <p>(h) marquees; or</p> <p>(i) trailers; or</p>	<p>Motor vehicle showroom; Used car yard.</p>	<p>Bulky goods outlet.</p>

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
	<p>(j) swimming pools, equipment and accessories; or</p> <p>(k) building materials in bulk supply; or</p> <p>(l) landscaping materials; or</p> <p>(m) garden plants (primarily in an outdoor setting), or</p> <p>(n) agricultural supplies such as agricultural chemicals, fertilisers, seed and animal feed; or</p> <p>(o) rainwater tanks and irrigation supplies;</p> <p>or similar articles or merchandise.</p> <p>The use may also include the servicing and repair of any of the listed items (but not vehicle panel beating or spray painting).</p>		
Shop	<p>Means:</p> <p>(a) premises used primarily for the sale by retail, rental or display of goods, foodstuffs, merchandise or materials; or</p> <p>(b) a personal or domestic services establishment.</p>	<p>Bulky goods outlet;</p> <p>Personal or domestic services establishment;</p> <p>Restaurant.</p>	<p>Hotel;</p> <p>Motor repair station;</p> <p>Retail fuel outlet;</p> <p>Service trade premises;</p> <p>Wholesale plant nursery.</p>
Special industry	<p>Means an industry where the processes carried on, the methods of manufacture adopted or the particular materials or goods used, produced or stored, are likely:</p> <p>(a) to cause or create dust, fumes, vapours, smells or gases; or</p>		

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
	<p>(b) to discharge foul liquid or blood or other substance or impurities liable to become foul, and thereby:</p> <p>(c) to endanger, injure or detrimentally affect the life, health or property of any person (other than any person employed or engaged in the industry); or</p> <p>(d) to produce conditions which are, or may become, offensive or repugnant to the occupiers or users of land in the locality of or within the vicinity of the locality of the land on which (whether wholly or partly) the industry is conducted.</p>		
Stock slaughter works	<p>Means a building or part of a building, or land, used primarily for slaughter of stock (including camels, goats and deer) or poultry,</p> <p>This use may also include:</p> <p>(a) the keeping of animals prior to slaughter on site</p> <p>(b) processing of animal products for human or animal consumption.</p>		Retail butcher.
Stock sales yard	<p>Means land or premises used for the commercial conduct of buying and selling of livestock.</p>		Stock slaughter works.
Store	<p>Means a building or enclosed land used for the storage of goods, and within or upon which no trade (whether wholesale or retail) or industry is carried on.</p>		Junk yard; Outbuilding; Public service depot.
Student accommodation	<p>Mean premises used to accommodate students in</p>		Dwelling;

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
	<p>room or dormitory style accommodation that is not self-contained and that includes common facilities for shared use by student occupants such as:</p> <ul style="list-style-type: none"> <li>(a) shared cooking facilities and/or the provision of meals;</li> <li>(b) common rooms and recreation areas;</li> <li>(c) shared laundry facilities or a laundry service; or</li> <li>(d) shared bathroom facilities.</li> </ul>		Residential flat building.
Supported accommodation	Means premises in which residential accommodation is provided to persons requiring/together with regular medical and/or personal care assistance.		Hospital; Retirement facility.
Telecommunications facility	Means a facility within the meaning of the <i>Telecommunications Act 1997</i> of the Commonwealth.		
Tourist accommodation	Means premises in which temporary or short-term accommodation is provided to travellers on a commercial basis.		
Warehouse	Means a building or enclosed land used for the storage of goods and the carrying out of commercial transactions involving the sale of such goods, but does not include any land or building used for sale by retail.		Store.
Wind farm	<p>Means land used to generate electricity from wind force with wind turbine generators. This use may also include:</p> <ul style="list-style-type: none"> <li>(a) any associated facility for the storage and/or</li> </ul>		

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
	<p>transmission of the generated electricity;</p> <p>(b) any building or structure used in connection with the generation of electricity including a wind turbine, substation, maintenance shed, access road or wind monitoring mast.</p> <p>The use does not include a wind farm principally used to supply and/or store electricity to an existing use of land (e.g., domestic wind generator).</p>		
Workers' accommodation	<p>Means premises used to accommodate workers on a temporary basis while they carry out employment:</p> <p>(a) on the same site as the workers' accommodation;</p> <p>(b) in mining or petroleum extraction;</p> <p>(c) in seasonally intensive rural activities such as fruit picking, pruning, animal shearing, meat processing or similar; or</p> <p>(d) in road and/or railway infrastructure construction.</p>	<p>Mining camp;</p> <p>Road workers camp;</p> <p>Shearing quarters;</p> <p>Railway workers camp;</p>	<p>Tourist accommodation.</p>

## Part 8 – Administrative Definitions

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

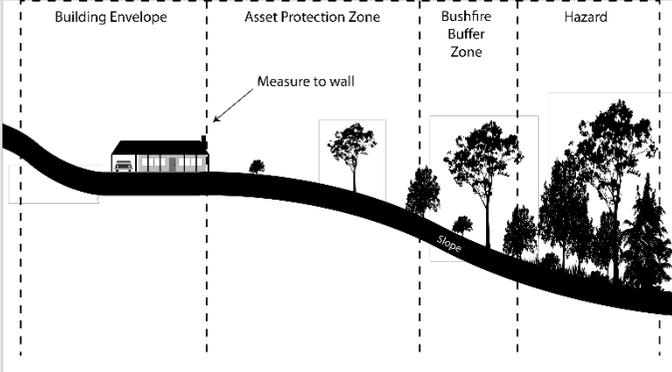
### Meaning of Terms

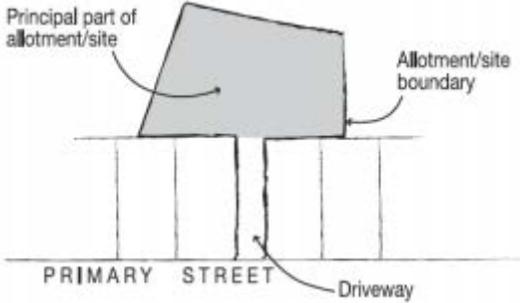
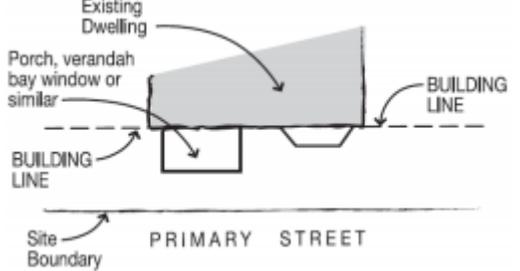
A term listed in Column A has the meaning set out beside that term in Column B. Column C contains, where applicable, illustrations to assist with the interpretation of the meaning provided in Column B.

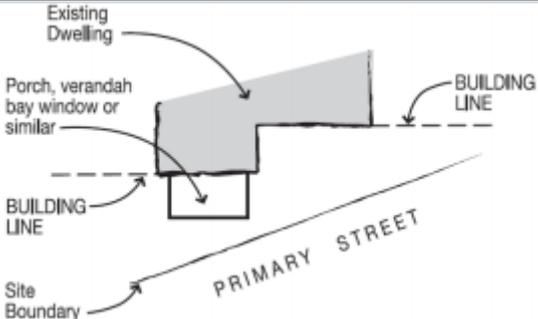
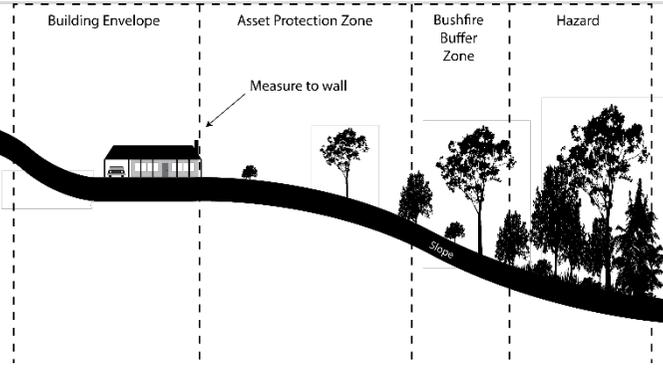
### No Definition

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

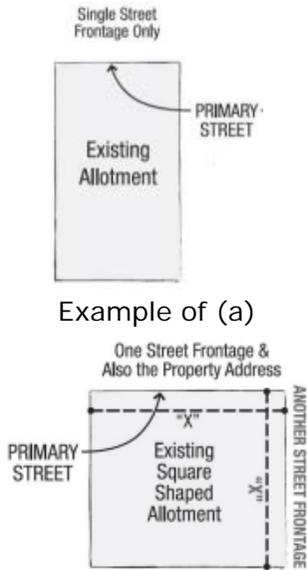
### Administrative Definitions Table

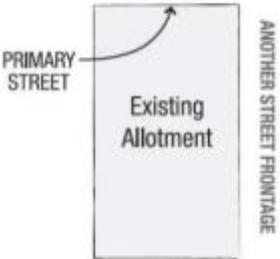
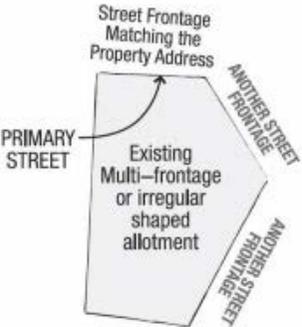
Term (Column A)	Definition (Column B)	Illustrations (Column C)
AEP	Means annual exceedance probability	
AHD	Means Australian height datum.	
Asset protection zone	<p>In relation to bushfire protection, means an area generally clear of vegetation that is maintained to minimise the spread of fire between areas of hazardous vegetation and habitable buildings.</p> <p>Asset protection zones may incorporate features such as driveways, vegetable gardens or landscaped gardens incorporating deciduous trees and fire retardant plant species.</p>	

Term (Column A)	Definition (Column B)	Illustrations (Column C)
Battle-axe allotment	<p>Means an allotment or site that comprises—</p> <p>(a) a driveway or 'handle' (and any related open space) that leads back from a road to the balance of the allotment or site; and</p> <p>(b) a balance of the allotment or site that is the principal part of the allotment or site and that does not have a boundary with a road.</p>	 <p><i>Note: Battle-axe allotments are often referred to as 'hammerhead' or 'flagpole' allotments.</i></p>
Building height	<p>Means the maximum vertical distance between the lower of the natural or finished ground level at any point of any part of a building and the finished roof height at its highest point, ignoring any antenna, aerial, chimney, flagpole or the like.</p>	
Building level	<p>Means that portion of a building which is situated between the top of any floor and the top of the next floor above it, and if there is no floor above it, that portion between the top of the floor and the ceiling above it. It does not include a floor located 1.5 metres below finished ground level or any mezzanine.</p>	
Building line	<p>In relation to a building on a site, means a line drawn parallel to the wall on the building closest to the boundary of the site that faces the primary street (and any existing projection from the building such as a carport, verandah, porch or bay window is not to be taken to form part of the building for the purposes of determining the relevant wall of the building).</p>	

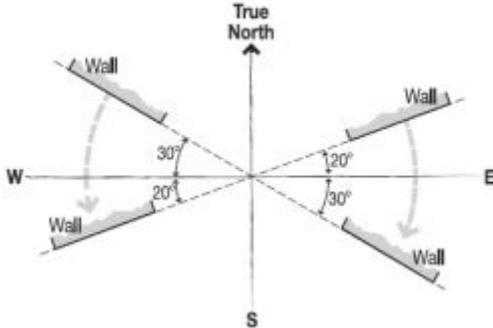
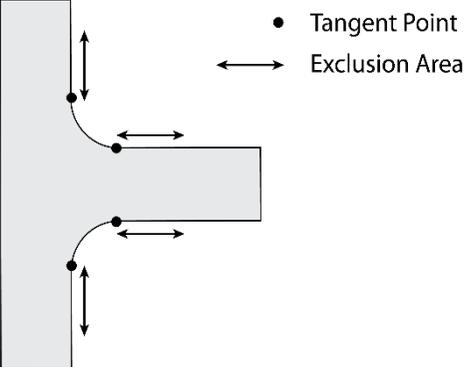
Term (Column A)	Definition (Column B)	Illustrations (Column C)
		 <p>The diagram illustrates a building footprint on a site. Labels include: 'Existing Dwelling' pointing to the main structure; 'Porch, verandah bay window or similar' pointing to an extension; 'BUILDING LINE' shown as a dashed line; 'Site Boundary' shown as a solid line; and 'PRIMARY STREET' shown as a diagonal line below the site.</p>
Bushfire buffer zone	In relation to bushfire protection, means an area of land designed to isolate residential allotments from areas that pose a bushfire risk such as areas with rugged terrain or hazardous vegetation.	 <p>This cross-sectional diagram shows a building on a slope. From left to right, it is divided into four zones by vertical dashed lines: 'Building Envelope' (containing the house), 'Asset Protection Zone' (with a 'Measure to wall' label), 'Bushfire Buffer Zone' (with trees), and 'Hazard' (with taller trees). A 'Slope' label is at the bottom right.</p>
Defence aviation area	Has the same meaning as in the <i>Defence Act 1903</i> of the Commonwealth.	
Density	In relation to residential development, means the number of dwelling units in a given area. It is calculated by dividing the total number of dwellings by the area of residential land that they occupy (excluding other land uses, roads, public open space, and services).	
FFL	Means finished floor level.	
Gross leasable floor area	Means the total floor area of a building excluding public or common tenancy areas such as malls, hallways, verandahs,	

Term (Column A)	Definition (Column B)	Illustrations (Column C)
	public or shared tenancy toilets, common storage areas and loading docks.	
Groundwater	Means water that is naturally contained beneath the surface of the ground.	
Habitable room	Means any room used for domestic purposes other than a bathroom, laundry, toilet, pantry, walk-in wardrobe, corridor, stair, hallway, lobby, clothes drying room or other space of a specialised nature occupied neither frequently nor for extended periods.	
Heritage agreement	In relation to State Heritage, is an agreement that is registered under section 34 of the <i>Heritage Places Act 1993</i> .	
High-density	Means greater than 70 dwelling units per hectare.	
High-rise	In relation to development, means 7 building levels and above.	
Hours of operation	Means the hours that a land use is open to the public or conducting activities related to the land use, not including administration or routine activities normally associated with opening and closing or start up and shut down.	
Low-density	Means less than 35 dwelling units per hectare.	
Low rise	In relation to development, means up to and including 2 building levels.	
Medium-density	Means 35 to 70 dwelling units per hectare.	
Medium-rise	In relation to development, means 3 to 6 building levels.	
Mezzanine	Means an intermediate floor within a building between building levels that is open to the floor below and does not extend over the whole floor space.	
Native vegetation	Has the same meaning as in the <i>Native Vegetation Act 1991</i> .	

Term (Column A)	Definition (Column B)	Illustrations (Column C)
Neighbourhood zone	Means any of the following: City Living Zone Residential Neighbourhood Zone Residential Parks Zone Rural Living Zone Suburban Neighbourhood Zone Suburban Neighbourhood (Medium Density) Zone Suburban Neighbourhood (Low Density) Zone Suburban Neighbourhood (Master-planned) Zone Suburban Neighbourhood (Greenfield) Zone Urban Renewal Zone	
Non-sensitive use	Means use of land other than sensitive use	
Power system	Has the same meaning as in the <i>Electricity Act 1996</i> .	
Primary street	In relation to an existing or proposed building on a site is— (a) in the case of a site that has a frontage to only 1 road – that road; (b) in the case of a site that has a frontage to 2 roads— (i) if the frontages are identical in length – the road that forms part of the street address of the building, as determined by the council for the relevant area when it is allocating numbers to building and allotments under section 220 of the <i>Local Government Act 1999</i> ; or (ii) in any other case, the road in relation to which the site has a shorter frontage; or (c) in any other case, the road that forms part of the street address of the building, as determined by the council for the relevant area when it is allocated numbers to buildings and allotments under section 220 of the <i>Local Government Act 1999</i> .	 <p>Single Street Frontage Only</p> <p>Existing Allotment</p> <p>PRIMARY STREET</p> <p>Example of (a)</p> <p>One Street Frontage &amp; Also the Property Address</p> <p>Existing Square Shaped Allotment</p> <p>PRIMARY STREET</p> <p>ANOTHER STREET FRONTAGE</p> <p>Example of (b)(i)</p>

Term (Column A)	Definition (Column B)	Illustrations (Column C)
		<p style="text-align: center;">One Street Frontage Only</p>  <p style="text-align: center;">Example of (b)(ii)</p>  <p style="text-align: center;">Example of (c)</p>
Private open space	<p>Means an outdoor area associated with a dwelling that:</p> <ul style="list-style-type: none"> <li>(a) is for the exclusive use of the occupants of that dwelling;</li> <li>(b) has a minimum dimension of 1.8 metres; and</li> <li>(c) is not fully enclosed.</li> </ul> <p>Private open space may include balconies, terraces, decks and areas between the dwelling and side boundaries but does not include areas used for bin storage, laundry drying,</p>	

Term (Column A)	Definition (Column B)	Illustrations (Column C)
	rainwater tanks, utilities, driveways and vehicle parking areas.	
Proclaimed shipwreck	Means— (a) a historic shipwreck or historic relic within the meaning of the <i>Historic Shipwrecks Act 1981</i> ; or (b) a historic shipwreck or historic relic within the meaning of the <i>Historic Shipwrecks Act 1976</i> (Commonwealth).	
Secondary street	In relation to a building is any road, other than the primary street, that shares a boundary with the allotment on which the building is situated (or to be situated).	
Sensitive receiver	Means: (a) any use for residential purposes or land zoned primarily for residential purposes; (b) pre-school; (c) educational establishment; (d) hospital; (e) supported accommodation; (f) tourist accommodation.	
Sensitive use	Has the same meaning as in the <i>Environment Protection Act 1993</i> .	
Site	Means the area of land (whether or not comprising a separate or entire allotment) on which a building is built, or proposed to be built, including the curtilage of the building, or in the case of a building comprising more than 1 separate occupancy, the area of land (whether or not comprising a separate or entire allotment) on which each occupancy is built, or proposed to be built, together with its curtilage.	
Soft-landscaping	Means landscaped areas that are pervious and capable of supporting the growth of plant species. It does not include	

Term (Column A)	Definition (Column B)	Illustrations (Column C)
	any form of pervious paving or paved/hardstand areas used for pedestrian and/or vehicle movement.	
South	Means—true south.	
South facing	In relation to building orientation, a side wall is south facing if the wall is orientated anywhere between E20°N/W20°S and E30°S/W30°N.	 <p data-bbox="1467 766 1870 798">Example of south facing walls.</p>
Standard sea flood risk level	Means the 1% AEP sea flood level (tide, stormwater and associated wave effects combined), plus an allowance to accommodate 100 years of land subsidence.	
Tangent point	Means the end point of a road's curve at the point of intersection.	 <ul style="list-style-type: none"> <li data-bbox="1713 941 1904 965">● Tangent Point</li> <li data-bbox="1657 981 1904 1005">↔ Exclusion Area</li> </ul>
Terrace arrangement	Means a group of 3 or more detached dwellings erected side by side and abutting each other but not joined by way of a party wall or party walls.	

Term (Column A)	Definition (Column B)	Illustrations (Column C)
Total floor area	Means the sum of the superficies of horizontal sections of a building or other roofed area made at the level of each floor, inclusive of all roofed areas and of the external walls and of such portions of any party walls as belong to the building.	
Wall height	Means the height of the wall measured from the top of its footings but excluding any part of the wall that is concealed behind an eave or similar roof structure and not visible external to the land.	
Waste	Means waste within the meaning of the <i>Environment Protection Act 1993</i> .	



## Part 9 – Referrals

### Notes- Additional Referrals

Additional referrals to those specified below are contained within Overlays within the Planning and Design Code

### Notes- Additional Referrals

Additional referrals to those specified below are contained within Overlays within the Planning and Design Code

### Part 9.1 Referral Body: Environment Protection Authority

In relation to Part 9(1):

**Community wastewater management system (CWMS)** means a system for the collection and management of wastewater generated in a town, regional or other community.

**Liquid waste** means waste classified as liquid waste in accordance with the assessment process set out in the guideline Liquid waste classification test, re-issued by the Environment Protection Authority in September 2003; as defined in Schedule 1 of the *Environment Protection Act 1993*.

**Listed waste** means a substance or thing listed in Part B of Schedule 1 of the *Environment Protection Act 1993*.

**Medical waste** has the same meaning as in the *Environment Protection (Waste to Resources) Policy 2010*.

**Prescribed approved activity** – means:

- (a) the on-site storage or disposal of domestic waste;
- (b) a regulated beverage container activity;
- (c) a regulated drop-off station for e-waste;
- (d) the temporary on-site storage of waste (other than tyre waste) while awaiting transport to another place;
- (e) incineration by way of thermal oxidation using fuel burning equipment for the disposal of solid trade waste with a processing capacity not exceeding 100 kilograms per hour;
- (f) the storage or disposal of tyre waste in a manner approved by the Environment Protection Authority;
- (g) the disposal of human wastewater or sewage to land in a manner approved by the Environment Protection Authority.

**Quarantine waste** means waste that is subject to quarantine under the *Quarantine Act 1908* of the Commonwealth.

**River Murray Protection Area** means a River Murray Protection Area under the *River Murray Act 2003*.

**Treatment** is taken to have the same meaning as defined in section 3(1) as in the *Environment Protection Act 1993*.

**Waste** has the same meaning as in the *Environment Protection Act 1993*.

**Wastewater** means waste principally consisting of water and includes—

- (a) human wastewater;
- (b) sewage;
- (c) water containing food or beverage waste;
- (d) wash down water or cooling water;
- (e) irrigation runoff or contaminated stormwater;
- (f) water containing any other trade waste or industrial waste;
- (g) any other water that has been used in any form of human activity;
- (h) a combination of any 1 or more of the above.

**Water protection area** has the same meaning as in the *Environment Protection Act 1993*.

Referral Body: Environment Protection Authority				
Referral Category	Development type	Referral triggers	Policies relevant to the referral	Purpose of referral
Site contamination	Change in use of land to sensitive use or more sensitive use, except where— (a) a <i>site contamination audit report</i> under Part 10A of the <i>Environment Protection Act 1993</i> has, within 5 years of the application, been	A change to a <i>more sensitive use</i> of land (including following its subdivision) at which <i>site contamination</i> exists or may exist as a result of a <i>class 1 potentially contaminating activity</i> listed in a Practice Direction (including <i>site contamination</i> caused by such an activity conducted on <i>adjacent land</i> , or on <i>other land</i> identified	Site Contamination General Development Provisions	To ensure an appropriate and proportionate assessment of potential site contamination by providing direction to the relevant authority on the most

	<p>prepared in relation to the land; and</p> <p>(b) the report clearly states that—</p> <p>(i) <i>site contamination</i> does not exist (or no longer exists) at the land; or</p> <p>(ii) the land is suitable for the proposed use or range of uses (without the need for any further remediation); or</p> <p>(iii) where remediation is or remains necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented as part of the application); and</p> <p>(c) no <i>class 1 or 2 potentially contaminating activities</i> (as identified in a Practice Direction) have taken place at the land since the preparation of the report.</p>	<p>on the SA Planning Portal that is known to impact the subject site).</p> <p>A change from:</p> <p>(a) a <i>non-sensitive use</i> to a <i>sensitive use</i>; or</p> <p>(b) <i>from a sensitive use</i> to a <i>more sensitive use</i></p> <p>on land at which <i>site contamination</i> exists or may exist as a result of a <i>class 2 potentially contaminating activity</i> listed in a Practice Direction (including <i>site contamination</i> caused by such an activity conducted on <i>adjacent land</i>, or on <i>other land</i> identified on the SA Planning Portal that is known to impact the subject site).</p> <p>A change in use of the land (including following its subdivision) that is the subject of a notation under section 103P of the <i>Environment Protection Act 1993</i> (i.e. a site contamination audit report has been prepared in respect of the land) to a <i>more sensitive use</i>.</p>		<p>appropriate person to determine site suitability (ie site contamination consultant or site contamination auditor).</p>
<p>Energy generation and storage facilities</p>	<p>Wind farms</p>	<p>Development that involves the establishment of a wind farm where 1 or more wind turbine generators (whether or not located on the same site) are</p>	<p>Section 57 of <i>Environment Protection Act 1993</i> sets out criteria to be considered by the EPA</p>	<p>To provide expert technical assessment and direction to the relevant authority on the assessment of the</p>

		<p>used to generate electricity that is then supplied to another person for use at another place.</p>		
	<p>Energy recovery from waste</p>	<p>Development involving energy recovery from <i>waste</i>, including <i>anaerobic digestion</i> and thermal activities such as <i>direct combustion</i>, <i>pyrolysis</i> and <i>gasification</i> used to generate gas, heat, electricity or a combination.</p> <p>In this referral trigger:</p> <p><b><i>anaerobic digestion</i></b> involves a series of processes in which microorganisms break down biodegradable material to biogas in the absence of oxygen</p> <p><b><i>direct combustion</i></b> involves burning in excess oxygen (from air) to produce heat or release energy contained in the fuel</p> <p><b><i>pyrolysis</i></b> involves the thermo-chemical decomposition of organic or inorganic material- for example synthetic tyres – at elevated temperatures in the absence of oxygen</p> <p><b><i>gasification</i></b> of waste is a process that converts organic or fossilised organic material such as coal, at</p>	<p>in relation to the assessment of development applications. This head power also links to other statutory criteria in the <i>Environment Protection (Air Quality) Policy 2016</i>, <i>Environment Protection (Noise) Policy 2007</i>, <i>Environment Protection (Waste to Resources) Policy 2010</i> and the <i>Environment Protection (Water Quality) Policy 2015</i>.</p>	<p>potential harm from pollution and waste aspects arising from activities of environmental significance and other activities that have the potential to cause serious environmental harm.</p>

		<p>elevated temperatures and with controlled amounts of oxygen, into a synthetic gas (syngas)</p>		
	<p>Energy generation and storage</p>	<p>Development involving an <i>electricity generating plant</i> or <i>energy storage facility</i> (other than a <i>battery storage facility</i>) using any other energy source (excluding <i>fuel burning</i> and solar photovoltaic) with a capacity to generate or store 30 megawatts (MW) or more that is to be connected to the State's <i>power system</i>.</p> <p>In this referral trigger:</p> <p><b><i>battery storage facility</i></b> means a facility for the purpose of 1 or more batteries that are capable of being charged, storing energy and discharging in into the State's power system</p> <p><b><i>electricity generating plant</i></b> means electricity generating plant within the ambit of paragraph (a) of the definition of electricity infrastructure in section 4(1) of the <i>Electricity Act 1996</i></p>		

		<b>power system</b> has the same meaning as in the <i>Electricity Act 1996</i>		
Petroleum and Chemical	Chemical storage and warehousing facilities	The storage or warehousing of chemicals or chemical products that are, or are to be, stored or kept in bulk or in containers having a capacity exceeding 200 litres at facilities with a total storage capacity exceeding 1,000 cubic metres.		
	Chemical works	The conduct of: (a) works with a total processing capacity exceeding 10 tonnes per year, involving either or both of the following operations: (i) manufacture (through chemical reaction) of any inorganic chemical, including sulphuric acid, inorganic fertilisers, soap, sodium silicate, lime or other calcium compound; (ii) manufacture (through chemical reaction) or processing of any organic chemical or chemical product or petrochemical, including the separation of such materials into different		

		<p>products by distillation or other means; or</p> <p>(b) works with a total processing capacity exceeding 5,000 tonnes per year involving operations for salt production.</p>		
	Coke works	The production, quenching, cutting, crushing and grading of coke.		
	Hydrocarbon storage or production works	<p>The conduct of works or a facility:</p> <p>(a) for the storage of hydrocarbon or hydrocarbon products in tanks that, in aggregate, have a storage capacity exceeding 100m<sup>3</sup>; or</p> <p>(b) for the production of hydrocarbon or hydrocarbon products, being works having a total capacity exceeding 20 tonnes per hour.</p>		
	Petrol stations	<p>The conduct of a petrol station, being a facility for the storage and retail sale of petroleum products or other liquid organic chemical substances</p> <p>In this referral trigger:</p> <p><b>petroleum product</b> has the same meaning as in the <i>Petroleum Products Regulation Act 1995</i>.</p>		

	Timber preservation works	The conduct of works for the preservation of timber by chemicals, but excluding the preservation by a primary producer of timber for use in the course of primary production carried on by the producer.		
Manufacturing and Mineral Processing	Abrasive blasting	The cleaning of materials by the abrasive action of any metal shot or mineral particulate propelled in a gaseous or liquid medium (otherwise than solely by using blast cleaning cabinets less than 5m <sup>3</sup> in volume or totally enclosed automatic blast cleaning units).		
	Hot mix asphalt preparation	The conduct of works at which crushed or ground rock aggregates are mixed with bituminous or asphaltic materials (by heating in a furnace, kiln or other fuel fired plant) for the purposes of producing road building mixtures.		
	Cement works	<p>The conduct of works for the use of <i>argillaceous</i> and <i>calcareous</i> materials in the production of cement clinker or the grinding of cement clinker.</p> <p>In this referral trigger:</p> <p><b><i>argillaceous</i></b> means having to do with or resembling clay</p>		

		<b><i>calcareous</i></b> means having to do with calcium carbonate		
	Ceramic works	The conduct of works for the production of any products such as bricks, tiles, pipes, pottery goods, refractories, or glass that are manufactured or are capable of being manufactured in furnaces or kilns fired by any fuel, being works with a total capacity for the production of such products exceeding 100 tonnes per year.		
	Concrete batching works	The conduct of works for the production of concrete or concrete products that are manufactured or are capable of being manufactured by the mixing of cement, sand, rock, aggregate or other similar materials, being works with a total capacity for production of such products exceeding 0.5m <sup>3</sup> per production cycle.		
	Drum reconditioning or treatment works	The conduct of works for the cleaning, repairing, reconditioning or other treatment of metal or plastic drums or containers for the purposes of their reuse, including any associated storage facility.		

<p>Ferrous and non-ferrous metal melting</p>	<p>the melting of ferrous or non-ferrous metal in a furnace or furnaces that alone or in aggregate have the capacity to melt-</p> <ul style="list-style-type: none"> <li>(a) in excess of 50 but not in excess of 500 kilograms of metal during the normal cycle of operation but excluding facilities more than 500m from residential premises not associated with the works; or</li> <li>(b) in excess of 500 kilograms of metal during the normal cycle of operation.</li> </ul>		
<p>Metallurgical works</p>	<p>The conduct of works at which ores are smelted or reduced to produce metal.</p>		
<p>Mineral works</p>	<p>The conduct of works for processing mineral ores, sands or earths to produce mineral concentrates.</p>		
<p>Pulp or paper works</p>	<p>The conduct of works at which paper pulp or paper is manufactured or is capable of being manufactured, being works with a total capacity for production of such products exceeding 10 tonnes per year</p>		
<p>Surface coating</p>	<p>The conduct of:</p> <ul style="list-style-type: none"> <li>(a) works for metal finishing, in which metal surfaces are prepared or finished by</li> </ul>		

		<p>means of electroplating, electrolyse plating, anodising (chromating, phosphating and colouring), chemical etching or milling, or printed circuit board manufacture, being works producing more than 5 kilolitres per day of effluent; or</p> <p>(b) works for hot dip galvanising; or</p> <p>(c) works for spray painting or powder coating with a capacity to use more than 100 litres per day of paint or 10kg per day of dry powder.</p>		
	Timber processing works	The conduct of works (other than works at a builders supply yard or a home improvement centre) at which timber is sawn, cut, chipped, compressed, milled or machined, being works with a total processing capacity exceeding 4,000m <sup>3</sup> per year.		
	Maritime construction works	The conduct of works for the construction or repair of ships, vessels or floating platforms or structures, being works with the capacity to construct or repair ships, vessels or floating platforms or structures of a mass exceeding 80 tonnes.		
	Vehicle production	The conduct of works for the production of motor vehicles,		

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

		<p>written confirmation of this to the relevant authority.</p> <p>In this referral trigger:</p> <p><b><i>preliminary treatment</i></b> of waste or matter, includes sorting, aggregating, compacting, baling or packaging the waste or matter as defined in Schedule 1 of the <i>Environment Protection Act 1993</i>.</p>		
<p>Waste reprocessing (<i>excluding a prescribed approved activity</i>)</p>				
	<p>Composting works</p>	<p>Being a depot, facility or works with the capacity to treat, during a 12 month period-</p> <p>(a) in the case of works located wholly or partly within a water protection area - more than 200 tonnes of organic waste or matter; or</p> <p>(b) in the case of works located wholly outside of a water protection area - more than 1,000 tonnes of organic waste or matter, for the production of compost, but excluding an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has provided</p>		

		written confirmation of this to the relevant authority.		
	Scrap metal treatment works	Being a depot, facility or works for the treatment of scrap metal (by processes involving electrically heated furnaces or other fuel burning equipment or by mechanical processes), but excluding an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority.		
	Tyre waste treatment works	<p>Being a depot, facility or works with the capacity to treat more than 5 tonnes of <i>tyre waste</i> during a 12 month period, but excluding an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority.</p> <p>In this referral trigger:</p> <p><b><i>tyre waste</i></b> means waste comprised of tyres or tyre pieces as defined in Schedule 1 of the <i>Environment Protection Act 1993</i>.</p>		

	<p>Waste lead acid battery treatment works</p>	<p>Being a depot, facility or works with the capacity to treat more than 500 waste lead acid batteries during a 12 month period, but excluding an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority.</p>		
	<p>Waste reprocessing facility</p>	<p>Being a depot, works or facility other than a depot, works or facility specified in a preceding paragraph) that, during a 12 month period, receives or has the capacity to treat:</p> <ul style="list-style-type: none"> <li>(a) more than 100 tonnes of solid waste or matter; or</li> <li>(b) more than 100 kilolitres of liquid waste or matter, for the production of energy or materials that are ready for use (without requiring further treatment), but excluding an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority.</li> </ul>		

<p>Waste disposal <i>(excluding a prescribed approved activity)</i></p>			
<p>Landfill depot</p>	<p>Being a depot, facility or works for the disposal of waste to land, but excluding an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority.</p>		
<p>Liquid waste depot</p>	<p>Being a depot, facility or works for the reception and disposal of liquid waste, or the reception, treatment and disposal of liquid waste, but excluding an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority.</p>		
<p>Incineration depot</p>	<p>Being a depot, facility or works for the disposal, by incineration, pyrolysis or gasification by high temperature chemical decomposition, or thermal oxidation using fuel burning equipment, of solid waste, a listed waste or quarantine waste, but excluding:</p>		

		<p>(a) facilities with a processing capacity not exceeding 100 kilograms per hour and more than 500m from residential premises not associated with the facility, or</p> <p>(b) an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority.</p>		
	Wastewater treatment			
	Wastewater treatment works	<p>Being sewage treatment works, a <i>CWMS</i>, winery wastewater treatment works or any other wastewater treatment works with the capacity to treat, during a 12 month period-</p> <p>(a) in the case of works located wholly or partly within a water protection area - more than 2.5 ML of wastewater;</p> <p>or</p> <p>(b) in the case of works located wholly outside of a water protection area - more than 12.5 ML of wastewater</p> <p>but excluding an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not</p>		

		necessary and has provided written confirmation of this to the relevant authority.		
	Activities involving listed wastes			
	Activity producing listed waste	<p>the conduct of an activity in which a <i>listed waste</i> is produced as waste or becomes waste, but excluding the following:</p> <ul style="list-style-type: none"> <li>(a) a domestic activity;</li> <li>(b) retail pharmacy;</li> <li>(c) medical practice (other than the practice of pathology);</li> <li>(d) nursing practice;</li> <li>(e) dental practice;</li> <li>(f) veterinary practice;</li> <li>(g) the conduct of a nursing home or other residential aged care facility;</li> <li>(h) the conduct of an immunisation clinic;</li> <li>(i) the conduct of a hospital with capacity of fewer than 40 beds; or</li> <li>(j) a <i>prescribed industrial activity</i>;</li> <li>(k) an activity in which the waste produced is lawfully disposed of to a sewer;</li> <li>(l) an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority.</li> </ul>		

		<p>In this referral trigger:</p> <p><b><i>prescribed industrial activity</i></b>— means:</p> <ul style="list-style-type: none"><li>(a) building work;</li><li>(b) carpentry or joinery;</li><li>(c) film processing;</li><li>(d) plumbing or gas fitting;</li><li>(e) dry cleaning;</li><li>(f) primary or secondary school education;</li><li>(g) agriculture or horticulture;</li><li>(h) french polishing;</li><li>(i) manufacturing jewellery;</li><li>(j) painting or decorating;</li><li>(k) panel beating and associated spray painting;</li><li>(l) an activity that results in the production of less than 50 000 litres of waste oil per year;</li><li>(m) an activity authorised by a lease or licence under the <i>Mining Act 1971</i>, the <i>Petroleum and Geothermal Energy Act 2000</i> or the <i>Roxby Downs (Indenture Ratification) Act 1982</i> where the waste is lawfully disposed of to land and contained within the area of the lease or licence;</li><li>(n) an activity authorised by a lease under the <i>Mining Act 1971</i> where the waste is lawfully disposed of to land and contained within the area of a miscellaneous purposes</li></ul>		
--	--	---	--	--

		<p>licence under that Act adjacent to the area of the lease.</p>		
	<p>Reception or storage of listed waste</p>	<p>The conduct of a depot, facility or works for the reception or storage of a <i>listed waste</i>, but excluding the following:</p> <ul style="list-style-type: none"> <li>(a) the temporary on-site storage of such waste while awaiting transport to another place;</li> <li>(b) an activity consisting only of storing or distributing goods, in respect of which the Environment Protection Authority is satisfied, having regard to prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority;</li> <li>(c) the reception or storage by a council or hospital of medical waste produced in the course of a prescribed medical activity;</li> <li>(d) the reception or storage by a retail pharmacy of personal sharps waste, <i>pharmaceutical waste</i> or other medical waste, in connection with a return system for such waste.</li> </ul> <p>In this referral trigger:</p> <p><b><i>personal sharps waste</i></b> means medical sharps that have been</p>		

		<p>used in a domestic situation for medical purposes;</p> <p><b>pharmaceutical waste</b> means waste comprised of medicines or other pharmaceutical products;</p> <p><b>prescribed medical activity—</b> means:</p> <ul style="list-style-type: none"> <li>(a) a medical practice other than— <ul style="list-style-type: none"> <li>(i) medical practice at a hospital; or</li> <li>(ii) the practice of pathology;</li> </ul> </li> <li>(b) nursing practice other than at a hospital;</li> <li>(c) dental practice other than at a hospital;</li> <li>(d) operating a nursing home; or</li> <li>(e) veterinary practice;</li> <li>(f) operating a hospital with a capacity of less than 40 beds;</li> <li>(g) operating an immunisation clinic.</li> </ul>		
	<p>Treatment of listed waste</p>	<p>The conduct of a depot, facility or works for the treatment of a <i>listed waste</i>, or <i>wastewater</i> containing a listed waste, by immobilising, stabilising or sterilising the waste by any process (before its further treatment or disposal), but excluding an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors</p>		

		that a referral is not necessary and has provided written confirmation of this to the relevant authority.		
Activities in Specified Areas	Brukung Mine Site	The management of the abandoned Brukung mine site and associated acid neutralisation plant situated adjacent to Dawesley Creek in the Mount Lofty Ranges.		
	Discharge of stormwater to underground aquifer	Discharge of stormwater from a catchment area exceeding 1 hectare to an underground aquifer by way of a well or other direct means where the stormwater drains to the aquifer from- (a) land or premises on which a business is carried on in the council area of the City of Mount Gambier; or (b) a stormwater drainage system in the council area of the City of Mount Gambier; or (c) a stormwater drainage system in Metropolitan Adelaide.		
Animal husbandry, Aquaculture and other activities	Feedlots	carrying on an operation for holding in A confined yard or area and feeding principally by mechanical means or by hand- (a) not less than an average of 500 cattle, or 4,000 sheep or		

		<p>goats per day over any period of 12 months; or</p> <p>(b) where the yard or area is situated in a water protection area - not less than an average of 200 cattle, or 1,600 sheep or goats per day over any period of 12 months,</p> <p>but excluding any such operation carried on at an abattoir, slaughterhouse or saleyard or for the purpose only of drought or other emergency feeding.</p>		
	<p>Aquaculture or Fish Farming</p>	<p>The land based propagation or rearing of marine, estuarine or fresh water fish or other marine or freshwater organisms that involves the discharge of wastewater into marine or inland waters, or onto land but excluding where wastewater is discharged to an approved wastewater management system.</p>		
	<p>Saleyards</p>	<p>The commercial conduct of yards at which cattle, sheep or other animals are gathered or confined for the purpose of their sale, auction or exchange, including associated transport loading facilities, being yards with a throughput exceeding 50,000 sheep equivalent units per year [sheep equivalent units: 1 sheep</p>		

		<p>or goat = 1 unit, 1 pig (&lt; 40kg) = 1 unit, 1 pig (&gt; 40kg) = 4 units, 1 cattle (&lt; 40kg) = 3 units, 1 cattle (40—400kg) = 6 units, 1 cattle (&gt; 400kg) = 8 units].</p>		
	<p>Piggeries</p>	<p>The conduct of a piggery (being premises having confined or roofed structures for keeping pigs) with a capacity of-</p> <p>(a) in the case of a piggery located wholly outside of a water protection area- 1,300 or more standard pig units; or</p> <p>(b) in the case of a piggery located wholly or partly within a <i>water protection area</i>- 130 or more standard pig units.</p> <p>In this referral trigger:</p> <p><b>standard pig units</b> is a unit of measurement of pigs determined-</p> <p>(a) by reference to clause 4.3 of the <i>National Environmental Guidelines for Piggeries 2010</i> (second edition (revised)) prepared by Australian Pork Limited; or</p> <p>(b) in a manner approved by the Environment Protection Authority and published on a website determined by the Environment Protection Authority.</p>		

	Poultry farms	The keeping of poultry in confined or roofed structure(s) exceeding 1,000m <sup>2</sup> .		
	Dairies	Carrying on of a dairy with a total processing capacity exceeding more than 100 milking animals at any 1 time in a <i>water protection area</i> .		
Food production and animal and plant product processing	Meat processing works	The conduct of slaughtering works for commercial purposes for the production of meat or meat products for human or animal consumption, being works- (a) in the case of poultry or poultry meat products at a rate of production exceeding 100 tonnes per year; or (b) in the case of any other animal meat or animal meat production at a rate of production exceeding 50 tonnes per year.		
	Breweries and cideries	The conduct of works for the production of beer, cider or any other alcoholic beverage (excluding wine and spirits) by infusion, boiling or fermentation, being works with a production capacity exceeding 5,000 litres per day.		

Fish processing	<p>The conduct of works for scaling, gilling, gutting, filleting, freezing, chilling, packing or otherwise processing fish (as defined in the <i>Fisheries Management Act 2007</i>) for sale, but excluding:</p> <ul style="list-style-type: none"> <li>(a) works with a processing output of less than 100 tonnes per year where wastewater is disposed of to a sewer or CWMS; or</li> <li>(b) works with a processing output of less than 2 tonnes per year where wastewater is disposed of otherwise than to a sewer or CWMS; or</li> <li>(c) processing of fish only in the course of a business of selling fish by retail.</li> </ul>		
Milk processing works	<p>The conduct of works at which milk is separated, evaporated or otherwise processed for the manufacture of evaporated or condensed milk, cheese, butter, ice cream or other similar dairy products, being works at which milk is processed at a rate exceeding 5ML per year.</p>		
Produce processing works	<p>The conduct of works for processing any agricultural crop material being:</p> <ul style="list-style-type: none"> <li>(a) works for the processing of agricultural crop material by deep fat frying, roasting or drying through the</li> </ul>		

		<p>application of heat with a processing capacity exceeding 30kg per hour, or;</p> <p>(b) works at which more than 10ML of wastewater is generated per year and disposed of otherwise than to a sewer or CWMS.</p>		
	Rendering and fat extraction works	<p>The conduct of works at which animal, fish or grease trap wastes or other matter is processed or is capable of being processed by rendering or extraction or by some other means to produce tallow or fat or their derivatives or proteinaceous matter, being works with a total processing capacity exceeding 25 kg per hour.</p>		
	Curing or drying works	<p>the conduct of works at which meat, fish or other edible products are smoked, dried or cured by the application of heat or smoke:</p> <p>(a) with a total processing capacity exceeding 25 but not exceeding 250kg per hour excluding works more than 200m from residential premises not associated with the works; or</p> <p>(b) with a total processing capacity exceeding 250kg per hour.</p>		

	Tanneries or fellmongeries	<p>The conduct of works for the commercial preservation or treatment of animal skins or hides being works processing more than 5 tonnes of skins or hides per year, but excluding-</p> <ul style="list-style-type: none"> <li>(a) the processing of skins or hides by primary producers in the course of primary production activities outside township areas; or</li> <li>(b) the processing of skins or hides in the course of taxidermy.</li> </ul>		
	Woolscouring or wool carbonising works	<p>The conduct of works for the commercial cleaning or carbonising of wool, but excluding cleaning or carbonising of wool in the course of handicraft activities where the wool is further processed for sale by retail.</p>		
	Wineries or Distilleries	<p>The conduct of works for the processing of grapes or other produce to make wine or spirits, being works at which more than 50 tonnes of grapes or other produce are processed per year; but excluding—works for bottling only.</p>		
Materials handling and transportation	Bulk shipping facilities	<p>The conduct of facilities for bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals</p>		

		<p>to or from any wharf or wharf side facility (including sea-port grain terminals), being facilities handling or capable of handling these materials into or from vessels at a rate:</p> <p>(a) exceeding 10 but not exceeding 100 tonnes per day—excluding facilities more than 300m from residential premises not associated with the facility; or</p> <p>(b) exceeding 100 tonnes per day.</p>		
	Bulk storage	<p>The conduct of facilities for bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility at a rate exceeding 100 tonnes per day—excluding facilities more than 300m from residential premises not associated with the facility.</p>		
	Railway operations	<p>The conduct of any of the following activities associated with a railway:</p> <p>(a) the construction or operation of rail infrastructure; and</p> <p>(b) the operation of rolling stock on a railway;</p> <p>(c) other activities conducted on railway land,</p> <p>(d) but excluding—</p> <p>(e) any activities associated with:</p>		

		<ul style="list-style-type: none"><li>(i) a railway with a track gauge that is less than 600mm; or</li><li>(ii) a railway in a mine which is underground or predominantly underground and used in connection with the performance of mining operations; or</li><li>(iii) a slipway; or</li><li>(iv) a crane-type runway; or</li><li>(v) a railway used solely for the purposes of horse-drawn trams; or</li><li>(vi) a railway used solely for the purposes of static displays; or</li><li>(vii) a railway at an amusement park used solely for the purposes of an amusement structure or</li><li>(viii) the transfer of freight into or onto, and unloading of freight from, rolling stock</li></ul> <p>(f) an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority.</p> <p>In this referral trigger:</p>		
--	--	---	--	--

		<p><b>rail infrastructure</b> means infrastructure associated with the operation of a railway and includes (but is not limited to) railway track, associated track structures, over or under track structures, supports, tunnels, bridges, stations, platforms, train control systems, signalling systems, communication systems, electric traction infrastructure and buildings, but does not include any workshop or repair facility;</p> <p><b>railway</b> means a guided system designed for the movement of rolling stock which has the capability of transporting passengers, freight or both on a railway track, together with its infrastructure and associated sidings or crossing, or passing loops, and includes a railway in a marshalling yard or a passenger or freight terminal;</p> <p><b>railway land</b> means—</p> <ul style="list-style-type: none"><li>(a) land within a rail corridor or rail reserve, including any associated sidings; and</li><li>(b) railway yards; and</li><li>(c) other land over which a railway track passes;</li></ul> <p><b>rolling stock</b> means a vehicle (whether or not self-propelled) that operates on or uses a railway track, but does not include a</p>		
--	--	--	--	--

		<p>vehicle designed to operate both on and off a railway track when the vehicle is not operating on a railway track.</p> <p>Examples—A locomotive, carriage, rail car, rail motor, light rail vehicle, train, tram, light inspection vehicle, road/rail vehicle, trolley, wagon.</p>		
	<p>Crushing, grinding or milling</p>	<p>Processing (by crushing, grinding, milling or separating into different sizes by sieving, air elutriation or in any other manner) of-</p> <p>(a) chemicals or rubber at a rate:</p> <ul style="list-style-type: none"> <li>(i) in excess of 1 but not in excess of 100 tonnes per year excluding facilities more than 500m from residential premises not associated with the facility; or</li> <li>(ii) in excess of 100 tonnes per year; or</li> </ul> <p>(b) agricultural crop products at a rate:</p> <ul style="list-style-type: none"> <li>(i) in excess of 50 but not in excess of 500 tonnes per year, but excluding facilities more than 300m from residential premises not associated with the facility; or</li> <li>(ii) in excess of 500 tonnes per year;</li> </ul>		

		<p>but excluding non-commercial processing for on farm use; or</p> <p>(c) rock, ores or minerals at a rate:</p> <p>(i) in excess of 100 but not in excess of 1,000 tonnes per year, but excluding facilities more than 500m from residential premises not associated with the facility; or</p> <p>(ii) in excess of 1,000 tonnes per year;</p> <p>but excluding processing of wet sand.</p>		
	<p>Dredging</p>	<p>The conduct of capital dredging being: the excavation of more than 10m<sup>3</sup> of material from the bed of any marine or inland waters by any digging, cutting, suction or any other means and any associated disposal of dredged material to land or waters, but excluding:</p> <p>(a) maintenance dredging;</p> <p>(b) works associated with the establishment of a visual aid; or</p> <p>(c) any lawful fishing or recreational activity.</p> <p>In this referral trigger:</p>		

		<p><b>marine waters</b> has the same meaning as in Section 3 of <i>Environment Protection Act 1993</i>.</p> <p><b>maintenance dredging</b> means the excavation of material from the bed of any marine or inland waters by any digging, cutting, suction or any other means for the purpose of maintaining a previously dredged (approved) depth, width and area in marine or inland waters.</p>		
	Coal handling and storage	The handling of coal or carbonaceous material by any means or the storage of coal, coke or carbonaceous reject material at facilities with a total handling capacity exceeding 100 tonnes per day or a storage capacity exceeding 5,000 tonnes.		
	Extractive industries	The conduct of operations involving extraction, or extraction and processing (by crushing, grinding, milling or separating into different sizes by sieving, air elutriation or any other manner), of sand, gravel, stone, shell, shale, clay or soil, being operations with an extraction production rate exceeding 100,000 tonnes per year.		

Other	Aerodromes	<p>The conduct of facilities for commercial or charter aircraft take-off and landing, being facilities estimated to be used for:</p> <ul style="list-style-type: none"> <li>(a) more than 200 flight movements per year but excluding facilities more than 3km from residential premises not associated with the facilities; or</li> <li>(b) more than 2 000 flight movements per year in any case.</li> </ul>		
	Fuel burning	<p>The conduct of works or facilities involving the use of fuel burning equipment, including flaring (other than flaring at hydrocarbon storage or production works that do not have a total storage capacity or total production rate exceeding the levels respectively specified in 'Hydrocarbon storage or production works') or incineration, where the equipment alone or in aggregate is capable of burning combustible matter-</p> <ul style="list-style-type: none"> <li>(a) a rate of heat release exceeding 5MW; or</li> <li>(b) at a rate of heat release exceeding 500KW and the products of combustion are used: <ul style="list-style-type: none"> <li>(i) to stove enamel; or</li> <li>(ii) to bake or dry any substance that on heating releases dust or air impurities.</li> </ul> </li> </ul>		

<p>Helicopter landing facilities</p>	<p>The conduct of facilities designed for the arrival and departure of helicopters, but excluding:</p> <ul style="list-style-type: none"> <li>(a) facilities that are situated more than 3km from residential premises not associated with the facilities; or</li> <li>(b) facilities at the site of an activity authorised under the <i>Mining Act 1971</i>, the <i>Petroleum and Geothermal Energy Act 2000</i>, the <i>Petroleum (Submerged Lands) Act 1982</i> or the <i>Roxby Downs (Indenture Ratification) Act 1982</i>.</li> </ul>		
<p>Marinas and boating facilities</p>	<p>The conduct of facilities comprising pontoons, jetties, piers or other structures (whether on water or land) designed or used to provide moorings or dry storage for:</p> <ul style="list-style-type: none"> <li>(a) 50 or more powered vessels at any 1 time; or</li> <li>(b) works for the repair or maintenance of vessels with the capacity to handle 5 or more vessels at any one time or vessels 12m or more in length.</li> </ul>		
<p>Motor racing or testing venues</p>	<p>The conduct of facilities designed and used for motor vehicle competitions or motor vehicle speed or performance trials, but</p>		

		excluding facilities that are situated more than 3km from residential premises not associated with the facilities.		
	Shooting ranges	The conduct of facilities for shooting competitions, practice or instruction (being shooting involving the propulsion of projectiles by means of explosion), but excluding facilities that are situated more than 3km from residential premises not associated with the facilities.		
	Desalination plants	The conduct of a desalination plant that has a production capacity exceeding 200 kilolitres of desalinated water per day, and includes- (a) an underground desalination plant; and (b) a number of underground desalination plants within any 1 square kilometre area that, in aggregate, have a production capacity exceeding 200 kilolitres of desalinated water per day, but does not include- (c) a plant that disposes of all of its wastewater to a wastewater management system that is the subject of a licence; or		

		<p>(d) a plant that produces 2 megalitres or less of wastewater per year;</p> <p>In this referral trigger:</p> <p><b>underground desalination plant</b> means a plant having a system comprised of a borehole, submersible pump and associated equipment for the desalination below the ground of underground water;</p> <p><b>underground water</b> means water occurring naturally under the ground or introduced to an aquifer or other area under the ground.</p>		
	<p>Discharges to marine or inland waters</p>	<p>The conduct of operations, other than a desalination plant referred to in this table), involving discharges into marine waters or inland waters where-</p> <p>(a) the discharges:</p> <ul style="list-style-type: none"> <li>(i) raise the temperature of the receiving waters by more than 2 degrees Celsius at any time at a distance of 10m or more from the point of discharge; or</li> <li>(ii) contain antibiotic or chemical water treatments; and</li> </ul>		

		(b) the total volume of the discharges exceeds 50kl per day.		
	Saline water discharge	An activity involving the discharge to land, surface water or underground water of more than 0.5MI of water per day containing more than 1 500mg of total dissolved solids per litre.		
	Cremation or incineration of human or animal remains	<p>The conduct of a facility for the cremation or incineration of human or animal remains by means of thermal oxidation using fuel burning equipment.</p> <p>In this referral trigger:</p> <p><b>human or animal remains</b> does not include-</p> <p>(a) medical waste; or  (b) cytotoxic wastes; or  (c) quarantine waste</p> <p><b>Cytotoxic wastes</b> means waste that is toxic to living things.</p>		
	Land Division	Land division creating 1 or more additional allotments for residential purposes within 500 metres of land used as a landfill waste depot.		To provide expert technical assessment and advice to the relevant authority on the appropriateness of further residential opportunities being

				established within close proximity to landfill waste depots, due to potential health and safety impacts.
--	--	--	--	--

Part 9.2 Referral Body: The Minister responsible for the administration of the Natural Resources Management Act 2004

**Referral Body: The Minister responsible for the administration of the Natural Resources Management Act 2004**

Referral Category	Development Type	Purpose of referral
Dams	<p>Except where located within the River Murray Protection Area Overlay, development comprising the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert, or collects or diverts water:</p> <p>(a) flowing in a watercourse that is not in the Mount Lofty Ranges Catchment (Area 1) Overlay or Mount Lofty Ranges Catchment (Area 2), and</p> <p>(b) that is not prescribed or flowing over any other land that is not in a Prescribed Surface Water Area Overlay or in the Mount Lofty Ranges Water Protection Area Overlay,</p> <p>and where it is contrary to a Natural Resources Management Plan applying in the region of the development site.</p>	To provide expert assessment and direction to the relevant authority on potential impacts from development on the health, sustainability and/or natural flow paths of water resources.
Commercial Forestry	Development that involves a change in use of land for the purposes of undertaking commercial forestry for which a permit would be required	To provide expert assessment and direction to the relevant authority on potential

## Referral Body: The Minister responsible for the administration of the Natural Resources Management Act 2004

Referral Category	Development Type	Purpose of referral
	under section 127(3) of the <i>Natural Resources Management Act 2004</i>	impacts from such development on water resources.

### Part 9.3 Referral Body: Technical Regulator

## Referral Body: Technical Regulator

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

Part 9.4 Referral Body: Minister for the time being administering the Aquaculture Act 2001

<b>Referral Body: Minister for the time being administering the <i>Aquaculture Act 2001</i></b>		
<b>Referral Category</b>	<b>Development Type</b>	<b>Purpose of referral</b>
Aquaculture Development	Aquaculture development, other than development which involves an alteration to an existing or approved development which in the opinion of the relevant authority is minor in nature.	To provide expert technical assessment and direction to the relevant authority on matters which may impact upon the associated license required for aquaculture development under the <i>Aquaculture Act 2001</i> .

## Part 10 – Table of Amendments

### Table of amendments

Nil