FUTURE URBAN

O'SULLIVAN BEACH CODE AMENDMENT

OSB PTY LTD

FOR CONSULTATION

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HAVE YOUR SAY

This Code Amendment is on consultation from 13 September 2021 to 24 October 2021.

During this time, you are welcome to lodge a written submission about any of the changes proposed in this Code Amendment.

Submissions can be provided via one of the following:

(a) online via the SA Planning Portal (URL: https://plan.sa.gov.au/have_your_say/general_consultations)

Use your smart phone to scan this code

(b) Via email to info@futureurban.com.au

(c) Via post to:

Attn: Kayla Gaskin-Harvey
O'Sullivan Beach Code Amendment
Future Urban Pty Ltd
Level 1/74 Pirie Street
ADELAIDE SA 5000

1. WHAT IS THE PLANNING AND DESIGN CODE?

The Planning and Design Code (the Code) sets out the rules that determine what landowners can do on their land.

For instance, if you want to build a house, the Code rules will tell you how high you can build and how far back from the front of your land your house will need to be positioned. The Code will also tell you if any additional rules apply to the area where your land is located. For example, you might be in a high bushfire risk area or an area with specific rules about protecting native vegetation.

1.1 Planning and Design Code Framework

The Code is based on a framework that contains various elements called overlays, zones, sub zones and general development policies. Together these elements provide all the rules that apply to a particular parcel of land. An outline of the Code Framework is available on the SA Planning Portal.

1.2 Overlays

Overlays contain policies and maps that show the location and extent of special land features or sensitivities, such as heritage places or areas of high bushfire risk. They may apply across one or more zones. Overlays are intended to be applied in conjunction with the relevant zone. However, where policy in a zone conflict with the policy in an overlay, the overlay policy overrides the zone policy.

1.3 Zones

Zones are areas that share common land uses and in which specific types of development are permitted. Zones are the main element of the Code and will be applied consistently across the state.

For example, a township zone for Andamooka can be expected to apply to similar townships like Carrieton. Each zone includes information (called classification tables) that describes the types of development that are permitted in that zone and how they will be assessed.

1.4 Sub zones

Sub zones enable variation to policy within a zone, which may reflect local characteristics. An example is Port Adelaide centre, which has many different characteristics to typical shopping centres due to its maritime activities and uses.

1.5 General Development Policies

General development policies outline functional requirements for development, such as the need for car parking or wastewater management. While zones determine what development can occur in an area, general development policies provide guidance on how development should occur.

1.6 Amending the Planning and Design Code

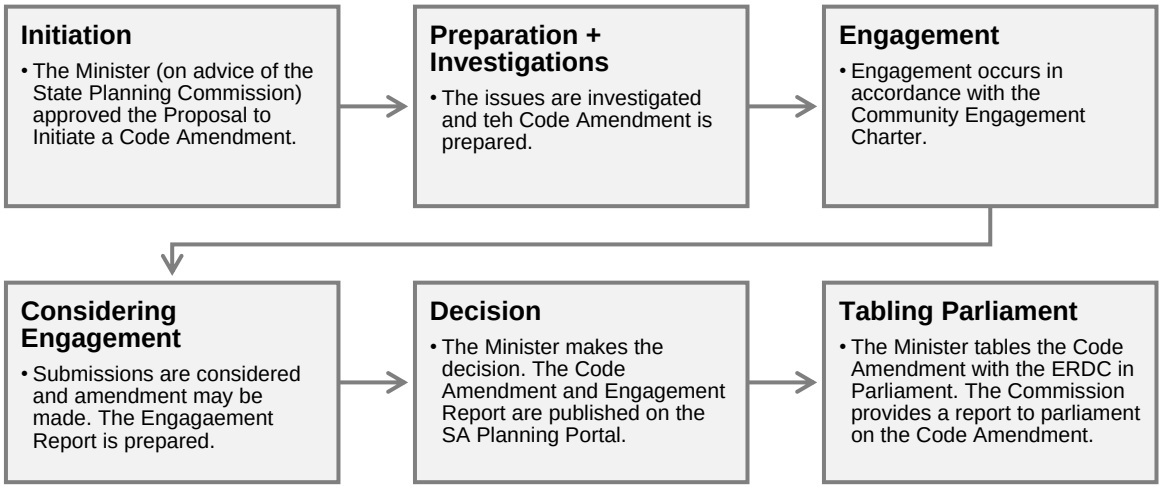
The Planning, Development and Infrastructure Act 2016 (the Act) provides the legislative framework for undertaking amendments to the Code. With approval of the Minister for Planning and Local Government (the Minister) a Council, Joint Planning Board, Government Agency or private proponent may initiate an amendment to the Code and undertake a Code Amendment process.

An approved Proposal to Initiate will define the scope of the Amendment and prescribe the investigations which must occur to enable an assessment of whether the Code Amendment should take place and in what form.

The State Planning Commission (the Commission) is responsible under the Act for ensuring the Code is maintained, reflects contemporary values relevant to planning, and readily responds to emerging trends and issues.

The Commission provided independent advice to the Minister for Planning and Local Government on the Proposal to initiate this Code Amendment. The Commission will also provide a report on the Code Amendment (including compliance with the Community Engagement Charter) at the final stage of the Code Amendment process. A summary of this process is provided in **Figure 1.1** below.

Figure 1.1 *Summary of the Code Amendment Process*



2. WHAT IS PROPOSED IN THIS CODE AMENDMENT?

2.1 Need for the Amendment

OSB Pty Ltd are proposing to amend the Planning and Design Code (the 'Code Amendment') as it relates to land at O'Sullivan Beach, referred to as the 'Affected Area' and shown in Figure 2.1 below.

The Affected Area is situated within the Strategic Employment Zone and there have been several strategic studies undertaken over the years which have considered the future of employment lands in this location. These studies include:

- Employment Lands Analysis (Jones Lang LaSalle), 2015
- Onkaparinga Employment Lands Study – Summary Report (Intermethod), 2016
- Population and Employment Trends Analysis (Macroplan), 2020

The findings and recommendations contained within these studies outlined in more detail in section 4.3 of this report, however, can be summarised as follows:

- The Employment Lands Analysis reported a significant underutilisation of employment land within the Council area.
- The Onkaparinga Employment Lands Study – Summary Report identified:
  - » The potential to consider rezoning the existing vacant land along Gumeracha Road to residential/home industry; and
  - » That vacancy within the council area was more highly concentrated in certain areas including Lonsdale, suggesting a surplus supply of industrial land.
- The Population and Employment Trends Analysis identified that:
  - » the current vacancy rate of employment land is around 20% (circa 180ha);
  - » the Jones Lang LaSalle (JLL) suggestions of 24-36 years of supply are overstated – with a clear surplus of industrial land on any foreseeable time horizon; and
  - » given this outlook for demand, there would be a significant opportunity cost if this land was to remain zoned for industrial jobs.

The residential use of the Affected Area is a clear and obvious alternative to employment lands. This is because the land is already at the interface of residential zoning and land uses to the north, west and south. Preliminary investigations undertaken to date also confirm that the Affected Area can accommodate residential use.

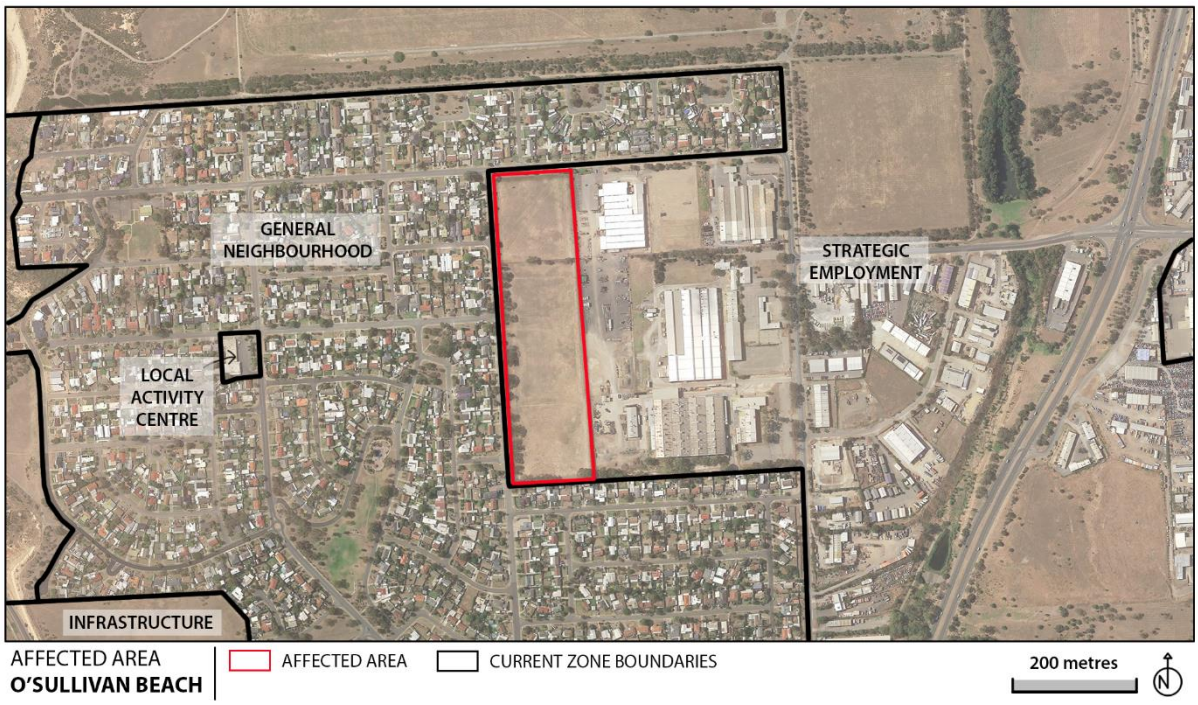
Based on the above, OSB Pty Ltd has confirmed its vision to establish low density and low scale residential development within the Affected Area. To establish the policy pre-conditions for such to occur, OSB Pty Ltd are proposing to rezone the Affected Area from the Strategic Employment Zone to the General Neighbourhood Zone. The General Neighbourhood Zone has been identified as the most appropriate zone for the rezoning as it will form a contiguous extension of the residential development to the west of the Affected Area.

The proposed rezoning aligns with several relevant State Planning Policies and the 30 Year Plan for Greater Adelaide, as outlined within the Code Amendment Initiation document.

2.2 Affected Area

The Affected Area is shown in the map at **Appendix 1** and in **Figure 2.1** below. The Affected Area includes two allotments located at 36-70 Gumeracha Road and 64 Baden Terrace, O'Sullivan Beach. The sites are legally described as Allotment 67 on Certificate of Title 6136/727 (northern portion) and Allotment 20 on Certificate of Title 6214/427 (southern portion)

Figure 2.1 *Affected Area*



The Affected area is presently vacant, with frontage to Baden Terrace and Gumeracha Road. The Affected Area is approximately six hectares is size. It contains several mature trees generally adjacent to the western and southern boundaries. Investigations have identified that there are a total of 19 significant/regulated trees.

The area adjoins established employment generating uses to the east, however residential uses all within the General Neighbourhood Zone are located to the north, south and east.

The area is within the City of Onkaparinga Local Government Area.

2.3 Summary of Proposed Policy Changes

2.3.1 Current Code Policy

The Affected Area is currently located in the Strategic Employment Zone and within the Hazards (Bushfire – Urban Interface) Overlay, Hazards (Flooding – Evidence Required), Native Vegetation Overlay, Prescribed Wells Area Overlay and Regulated and Significant Tree Overlay, in the Code, as shown by **Appendix 2**.

The Strategic Employment Zone seeks a range of industrial, logistical, warehousing, storage, research and training land uses together with compatible business activities generating wealth and employment for the state. A copy of the policies that apply within the Strategic Employment Zone are available in **Appendix 3**.

A summary of the Overlays that apply to the Affected Area, their Desired Outcome and their impact on the development of the Affected Area are summarised in **Table 2.1** below.

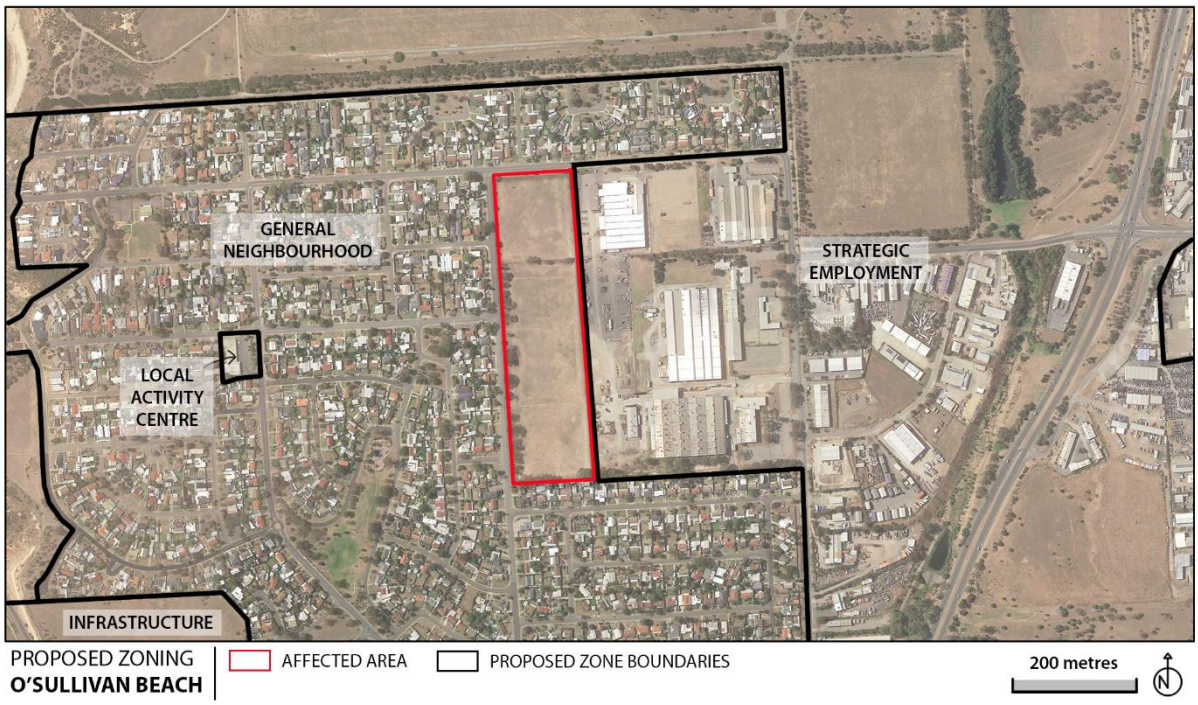
Table 2.1 *Summary of Overlays relating to the Affected Area*

Overlay	Desired Outcome	Impact on Development
Hazards (Bushfire – Urban Interface)	Urban neighbourhoods that adjoin areas of General, Medium and High Bushfire Risk: (a) allow access through to bushfire risk areas (b) are designed to protect life and property from the threat of bushfire and the dangers posed by ember attack (c) facilitate evacuation to areas safe from bushfire danger	Includes policies guiding access for emergency vehicles through new land division proposals and to habitable buildings.
Hazards (Flooding – Evidence Required)	Development adopts a precautionary approach to mitigate potential impacts on people, property, infrastructure and the environment from potential flood risk through the appropriate siting and design of development.	Development should include measures to prevent the entry of water, noting that the land is not within an identified flood plain.
Native Vegetation	Areas of native vegetation are protected, retained and restored in order to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystem services, carbon storage and amenity values.	Does not identify areas where there is native vegetation, however seeks to protect native vegetation if any is identified on the land.
Prescribed Wells Area	Sustainable water use in prescribed wells areas.	Development involving horticulture, forms of agriculture, industry and forestry are provided with a lawful, sustainable and reliable water source that does not place undue strain on water resources.
Regulated and Significant Tree	Conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss.	Development ensures the retention of regulated and significant trees. Tree damaging activity is only undertaken in specific circumstances, including where required to ensure the reasonable development of land.

2.3.2 Proposed Code Policy

The proposed rezoning of the Affected Area is shown in Figure 2.2 below.

Figure 2.2 *Affected Area and Proposed Zoning*



The Code Amendment proposes the following changes:

- Rezone the Affected Area to the General Neighbourhood Zone
- Retain the following Overlays to the Affected Area:
  - » Hazards (Bushfire – Urban Interface) Overlay;
  - » Hazards (Flooding – Evidence Required) Overlay;
  - » Native Vegetation Overlay;
  - » Regulated and Significant Tree Overlay; and
  - » Prescribed Wells Area Overlay.
- Apply the following Overlays to the Affected Area:
  - » Affordable Housing Overlay;
  - » Interface Management Overlay for a ten-metre-wide depth along the entire eastern property boundary;
  - » Stormwater Management Overlay; and
  - » Urban Tree Canopy Overlay.

No Technical and Numeric Variations (TNVs) are proposed to be applied across the Affected Area.

It is noted that the proposed Zone and Overlays simply extend the Zone and Overlays which apply to the adjoining residential land to the north, west and south, except for the Interface Management Overlay. The Interface Management Overlay is an additional Overlay proposed because of the investigations detailed in section 4.3 of this report.

A comparison between the existing and proposed Zones and Overlays are shown in **Appendix 2**.

3. WHAT ARE THE NEXT STEPS FOR THIS CODE AMENDMENT?

3.1 Engagement

Engagement on the Code Amendment must occur in accordance with the Community Engagement Charter principles, which required that:

- engagement is genuine
- engagement is inclusive and respectful
- engagement is fit for purpose
- engagement is informed and transparent
- engagement processes are reviewed and improved.

An Engagement Plan has been prepared for this Code Amendment to ensure that engagement will be conducted and measured against the principles of the Charter. For more information on the Community Engagement Charter go to the SA Planning Portal at (www.plan.sa.gov.au).

A summary of the engagement that is occurring for this Code Amendment is as follows:

- letters will be sent to adjacent owners, Council and relevant government agencies/departments;
- information will be provided to the public generally via the PlanSA Have Your Say website; and
- interested parties will have the opportunity to provide a written submission via the PlanSA Have Your Say website and by post or email to Future Urban.

3.2 How can I have my say on the Code Amendment?

There are several ways in which you can provide feedback on the Code Amendment. This includes:

(a) online via PlanSA Have Your Say website (URL: https://plan.sa.gov.au/have_your_say/general_consultations)

Use your smart phone to scan this code

(b) Via email to info@futureurban.com.au

(c) Via post to:

Attn: Kayla Gaskin-Harvey
O'Sullivans Beach Code Amendment
Future Urban Pty Ltd
Level 1/74 Pirie Street
ADELAIDE SA 5000

3.3 What changes to the Code Amendment can my feedback influence?

The aspect of the Code Amendment which stakeholders and the community can influence is the spatial application of the Overlays.

Aspects of the project which stakeholders and the community cannot influence are:

- the creation or amendment of policy contained within the Planning and Design Code;
- the geographic extent of the amendment or the Affected Area; and
- the residential intent of the proposed Zone.

3.4 What will happen with my feedback?

The Proponent is committed to undertaking consultation in accordance with the principles of the Community Engagement Charter and is genuinely open to considering the issues raised by people in the community.

All formal submissions will be considered by the Proponent when determining whether the proposed Amendment is suitable and whether any changes should be made.

Each submission will be entered into a register and you will receive an email acknowledging receipt of your submission. Your submission will be published on the SA Planning Portal. Personal addresses, email and phone numbers will not be published, however company details will be.

The Proponent will consider the feedback received in finalising the Code Amendment and will prepare an Engagement Report which will outline what was heard during consultation and how the proposed Code Amendment was changed in response to submissions.

The Engagement Report will be forwarded to the Minister, and then published on the SA Planning Portal.

3.5 Decision on the Code Amendment

Once the Engagement Report is provided to the Minister, the Commission may provide further advice to the Minister, at the Minister's request, if the Code Amendment is considered significant.

The Minister will then either adopt the Code Amendment (with or without changes) or determine that the Code Amendment should not proceed. The Minister's decision will then be published on the SA Planning Portal.

If adopted, the Code Amendment will be referred to the Environment Resources and Development Committee of Parliament (ERDC) for their review. The Commission will also provide the Committee with a report on the Code Amendment, including the engagement undertaken on the Code Amendment and its compliance with the Community Engagement Charter.

4. ANALYSIS

4.1 Strategic Planning Outcomes

4.1.1 Summary of Strategic Planning Outcomes

The Code Amendment will achieve the strategic outcomes of the State and the City of Onkaparinga in the following ways:

- enable the full development potential of the Affected Area to be recognised;
- enable the Affected Area to be brought under the same Overlays and Zoning that is consistent with the adjacent residential land to the north, south and west;
- provide additional land for greater housing options/diversity; and
- will appropriately manage the interface between the General Neighbourhood Zone and the Strategic Employment Zone by mitigating impacts of future development.

4.1.2 Consistency with the State Planning Policies

State Planning Policies define South Australia's planning priorities, goals and interests. They are the overarching umbrella policies that define the state's interests in land use. There are 16 State Planning Policies and six special legislative State Planning Policies.

These policies are given effect through the Code, with referral powers assigned to relevant Government Agencies (for example, the Environmental Protection Agency for contaminated land). The Code (including any Code Amendments) must comply with any principle prescribed by a State Planning Policy.

This Code Amendment is consistent with the State Planning Policies as shown in **Appendix 5**.

4.1.3 Consistency with the Regional Plan

The directions set out in Regional Plans provide the long term vision and set the spatial patterns for future development within a region. This can include land use integration, transport infrastructure and the public realm.

The Commission has identified that the existing volumes of the South Australian Planning Strategy, prepared under the *Development Act 1993*, will apply until such time as the new Regional Plans are prepared and adopted. Refer to the SA Planning Portal for more information on the Commission's program for implementing Regional Plans throughout South Australia.

Where there is conflict between a Regional Plan and the State Planning Policies, the State Planning Policies will prevail.

This Code Amendment is consistent with the Regional Plan as shown in **Appendix 5**.

4.1.4 Consistency with other key strategic policy documents

This Code Amendment aligns with other key policy documents, including:

- Onkaparinga 2035;
- Open Space Strategic Management Plan 2018-23 (Onkaparinga);
- Green City Strategic Management Plan 2017-22 (Onkaparinga); and
- Land Supply Report for Greater Adelaide 2021.

This Code Amendment is consistent with the relevant objectives in these strategic policy documents, as shown in **Appendix 5**.

4.2 Infrastructure planning

The following infrastructure planning is relevant to this Code Amendment:

Council Infrastructure Planning	**Response/Comment**
Stormwater	A level of on-site detention and retention will be required to manage stormwater resulting from the future development of the Affected Area. This will be assessed as part of the development application for the land division creating the new allotments within the Affected Area. The Code contains relevant policies within the Land Division General Development Policies to ensure that this assessment can occur.
Waste water	Sewer mains are available in Baden Terrace. Standard fees and charges apply for connection to sewer mains and the connection to these mains can be considered as part of the future land division application pursuant to section 102 of the *Planning Development and Infrastructure Act 2016*
Government Agency Infrastructure Planning	**Response/Comment**
SA Water	Existing water mains are available for supply and can be utilised, with the developer responsible for the cost of connections to existing mains. The connection to these mains can be considered as part of the future land division application pursuant to section 102 of the *Planning Development and Infrastructure Act 2016.*
Other	**Response/Comment**
Electricity	An existing 11kva high voltage overhead electricity supply is in Baden Terrace. Augmentation charges will be payable to SAPN.
Telecommunications	NBN will be the telecommunications provider in the area, which has sufficient capacity to service the development.
Gas	High pressure gas mains exist within Baden Terrace and Gumeracha Road, with APA fees and charges applicable.

The above upgrades to infrastructure can be economically provided to the Affected Area by OSB Pty Ltd through future development of the land, as such no further agreements or other arrangements are required to fund the infrastructure.

Infrastructure assets that will ultimately be vested with the Council will be subject to further agreement with the Council to ensure that relevant infrastructure is consistent with Council requirements.

Electricity, gas and water will be provided by the relevant service providers with associated costs for connections to be met by OSB Pty Ltd.

4.3 Investigations

4.3.1 Investigations undertaken

The extent of investigations that have been undertaken as part of the Code Amendment process have been agreed by the Minister in the Proposal to Initiate. In addition to this, the Commission has also specified certain investigations to be undertaken to support the Code Amendment.

The investigations undertaken for the Code Amendment include:

- Civil Engineering Assessment, including the Stormwater Assessment and Infrastructure Services Assessment (**Appendix 6**);
- Environmental Noise Assessment (**Appendix 7**), including a review of the interface between land uses;
- Preliminary Site Investigation and Targeted Intrusive Site Investigation (**Appendix 8**);
- Traffic Assessment (**Appendix 9**);
- Arborist report (**Appendix 10**); and
- The following additional investigation specified by the Commission:
    - » Updated assessment of vacant employment land supply in the Lonsdale/O'Sullivan Beach precinct and analysis of the impacts of rezoning on employment potential.

The following table provides a summary of the investigations that have been undertaken to inform this Code Amendment:

Investigation	Outcomes/Recommendations
Civil Engineering Assessment (including stormwater and infrastructure services)	MLEI Consulting Engineers have undertaken a civil engineering assessment for the Code Amendment. The utilities investigated in the report are stormwater, potable water reticulation, sewer reticulation, telecommunication, electrical supply, traffic, and gas supply. The findings of the report are as follows: <u>Stormwater:</u> • existing stormwater drainage system located along the eastern side of Gumeracha Road with approximately nine pits; • allotments facing Gumeracha Road or Baden Terrace are capable of discharging to the existing road, with remainder to drain to a designated detention storage area created in a low spot at the south-west corner; and • there is no existing site drainage for the allotment, existing site drainage from neighbouring allotments currently runs underground through an easement within the allotment and will be maintained. <u>Water supply:</u> • water mains are available for supply and can be utilised; and

Investigation	Outcomes/Recommendations
	• connections will be assessed by SA Water at the future development stage. <u>Sewer:</u> • sewer infrastructure is existing along the roads with future development capable of being connected to it; and • connections will be assessed by SA Water at the future development stage. <u>Telecommunications:</u> • NBN are the relevant telecommunications, with the Affected Area within a service area; • no pits along the roads currently service the Affected Area; and • there is sufficient capacity to service the concept development. <u>Electrical:</u> • existing high voltage overhead powerline is located along Baden Terrace; • it is assumed there is sufficient supply to connect future allotments; and • internal transformers will be required. <u>Traffic:</u> • Gumeracha Road and Baden Terrace are under the care of the Council and function as collector roads; • internal sealed road network is required for future development to suit allotments and traffic control; and • construction of a minimum 14.2 metre local road reserve, with minimum 7.2 metre road width and 1.2 metre footpath, in line with concept plan. <u>Gas:</u> • existing high pressure system located along Gumeracha Road and Baden Terrace; and • connections are capable of being undertaken to each future residential allotment. **Summary** The investigations confirm that the land can be serviced by appropriate infrastructure with no implications arising in respect to the Code Amendment. The Code offers several policies to assist with the findings of the infrastructure services assessment and to ensure future residential development is appropriately serviced. For a future land division over the Affected Area, the following policies apply enabling the relevant authority to ensure that infrastructure provision is addressed as part of the future development of the land: • Hazards (Bushfire – Urban Interface) Overlay: PO 1.1, PO 1.2, PO 1.3; and

Investigation	Outcomes/Recommendations
	• Land Division general module: PO 2.4, PO 2.5, PO 2.7, PO 3.1, PO 3.2, PO 3.4, PO 3.5, PO 3.6, PO 3.7, PO 3.8, PO 3.9, PO 4.1, PO 4.2, PO 10.1. For future residential development, the following policies apply enabling the relevant authority to ensure that infrastructure provision is addressed as part of the future development of the land: • Infrastructure and Renewable Energy Facilities general module: PO 11.2, PO 12.1. In addition to the above, it is recommended that the Stormwater Management Overlay also apply across the Affected Area. For new residential development PO 1.1 applies from the Overlay: *PO 1.1 Residential development is 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* *(c) manage stormwater runoff quality.* Furthermore, all new residential development within the Stormwater Management Overlay is required to have the following condition placed on their planning consent (in line with Practice Direction 12): *Rainwater tank(s) must be installed in accordance with DTS/DPF 1.1 of the Stormwater Management Overlay in the Planning and Design Code (as at the date of lodgement of the application) within 12 months of occupation of the dwelling(s).* **Recommended Policy Change** Apply the Stormwater Management Overlay over the Affected Area.
Environmental Noise Assessment	Sonus have undertaken investigations into noise impacts associated with the Code Amendment. They highlighted the two key issues of discussion to be: (1) ensuring that the amenity of the future dwellings is satisfactory at the industrial interface; and (2) ensuring that the future dwellings will not unreasonably constrain the industrial activities. It is noted that the extent of façade treatments varies between single and double storey dwellings and for the operating times of the adjoining industry use. As such, noise levels were predicted at all locations within the subject site based on the concurrent operation of industrial noise sources, including at a height to account for two-storey residential development. The findings of the investigations are as follows: • to reduce external noise levels, a barrier could be constructed along the eastern boundary of the site resulting in no sound exposure to single storey dwellings, lower levels of two-storey dwellings and upper levels of dwellings which are not immediately adjacent to the eastern boundary;

Investigation	Outcomes/Recommendations
	• the barrier would need to be constructed from 0.55 BMT sheet steel (such as Colorbond) and sealed airtight; • the upper level of a two-storey dwelling will be exposed to higher noise levels where overlooking the noise barrier; and • without a barrier along the eastern boundary, extensive (and potentially impractical) treatments would have to occur to future dwellings. **Summary** The Code Amendment includes an Interface Management Overlay which is within the General Neighbourhood Zone assessment tables. This Overlay includes one Performance Outcome (PO) which states: *PO 1.1 Sensitive receivers are carefully sited and designed to mitigate adverse impacts of hazards, noise, dust, odour, light spill or other emissions from existing legally operating land uses through design techniques such as:* *(a) locating residential accommodation, the greatest distance practicable from the source of the impacts* *(b) locating buildings containing non-sensitive receivers between the source of the impacts and sensitive receivers* *(c) placing rooms more sensitive to air, noise and odour impacts (e.g. bedrooms) further away from the source of the impacts* *(d) providing private or common open space adjacent a building elevation that shields the space from the source of the impacts* The above PO is considered sufficient to enable Council to consider the relevant techniques within the Sonus report and manage interface issues. Tables 2 and 3 of the General Neighbourhood Zone assign the applicable policies for Deemed-to-Satisfy and Performance Assessed development respectively. It is noted that these tables apply the above Overlay and PO as follows: • Ancillary accommodation is capable of being Deemed-to-Satisfy however this class of development must be located on the same allotment as an existing dwelling (which is subject to the PO 1.1 of the Overlay). • Dwellings and dwelling additions within the Interface Management Overlay cannot be Deemed-to-Satisfy. • The Overlay is not applicable to ancillary structures such as outbuildings, verandahs and carports, however these are not habitable buildings. • Interface Management Overlay PO 1.1 is applicable to the following Performance Assessed classes of development: » ancillary accommodation; » dwellings, including detached dwellings, group dwellings, residential flat buildings, row dwellings and semi-detached dwellings; and » dwelling additions.

Investigation	Outcomes/Recommendations
	It is further noted that the Code has a Noise and Air Emissions Overlay. However, General Neighbourhood Zone Tables 2 and 3 do not apply the policy contained within this Overlay to development. As a result, this Overlay has not been chosen as it would have no influence on the future development of the land. Therefore, it is recommended that the Interface Management Overlay be applied along the eastern boundary of the Affected Area to manage the interface between industry and residential. The extent (or depth) of the Overlay should be sufficient to capture future residential dwellings, incorporating upper storey components should they be required to incorporate noise attenuation measures to the upper-level windows/walls. As a result, a ten-metre overlay depth is considered sufficient to capture any future development on the allotments abutting the boundary to the Strategic Employment Zone. Although the Interface Management Overlay is not applicable to a future land division application, PO 2.2 of the Land Division general module allows for appropriate interface impacts to be assessed, as it states: *PO 2.2 Land division enables the appropriate management of interface impacts between potentially conflicting land uses and/or zones.* **Recommended Policy Change** Apply the Interface Management Overlay for a depth of ten metres along the eastern boundary of the Affected Area.
Preliminary Site Investigation and Targeted Intrusive Site Investigation	A preliminary site investigation has been undertaken for the Code Amendment by WSP Australia. The preliminary site investigation found that: • historically, the Affected Area has been used for farming/agricultural activities but has otherwise largely remained undeveloped. • chemical substances in soils were not found to exceed the relevant health-based guidelines for residential land uses; and • the likelihood that the Affected Area has been impacted by historical site contamination emanating from an adjacent land use appears to be low. Therefore, no risk to future residential development was identified. **Summary** The investigations confirm that the Affected Area is capable of being made suitable for the future intended residential land uses with no implications arising in respect to the Code Amendment. The Code Amendment addresses the findings of the preliminary site investigation through the continued application in the Code of PO 1.1 in the Site Contamination general module, together with Part 9.1 Referral Body: Environment Protection Authority (EPA) Referrals and Practice Direction 14: Site Contamination Assessment 2021. The relevant Code policy and practice direction set out the process for ensuring land is suitable for its intended use where land use is changing to a more sensitive use, including when referral to the EPA is required in respect to site contamination.

Investigation	Outcomes/Recommendations
	PO 1.1 of the Site Contamination general policy applies to all new dwellings. **Recommended Policy Change** No policy change is proposed.
Transport Investigations	The Affected Area has frontages to Baden Terrace to the north and Gumeracha Road to the west, none of which are state maintained. The future development of the Affected Area has an estimated yield of 114 allotments, with traffic movements distributed across three entry points. Cirqa has undertaken traffic and access investigations for this Code Amendment, in which the following conclusions were made: • based on an estimated yield of 114 allotments over the Affected Area, this would generate in the order of 912 daily vehicle trips; • it is anticipated that potential traffic volumes generated by this Code Amendment will be distributed relatively evenly between Baden Terrace, Moorong Road and Gumeracha Road; and • such traffic volumes anticipated to the nearby road network are well within the capacity envisaged for these roads to cope with. **Summary** The investigations confirm that the Affected Area can be accessed in a safe and convenient manner, with the future anticipated traffic volumes able to be accommodated by the surrounding road network, and with no implications arising in respect to the Code Amendment. Future land division and dwelling applications will be subject to existing policies within the Code from the Transport, Access and Parking and Land Division General Development Policies. **Recommended Policy Change** No policy change is proposed.
Pre-development Tree Assessment Report	An assessment over the existing trees over the Affected Area was undertaken by Adelaide ARB Consultants. Their assessment found that: • a total of 19 trees were found across the Affected Area that were regulated or significant, varying in overall size and health condition; • none of these trees are controlled by the *Native Vegetation Act 1991;* • of the 19 trees: » seven are capable of being retained to implement the concept plan, however they do not provide significant aesthetic or environmental contribution to the local area; and » the remaining 12 display health decline or structural deficiencies and therefore should not be retained. **Summary** The investigations confirm no implications for the Code Amendment as the removal of such trees would occur as part of a future development.

Investigation	Outcomes/Recommendations
	The Code Amendment addresses the findings and conclusions through the continued application of the Regulated and Significant Tree Overlay. The policies contained within this overlay are captured as relevant assessment criteria for an application to remove a regulated or significant tree. **Recommended Policy Change** Retain the Regulated and Significant Tree Overlay.
Employment Land Supply Analysis	Prior to undertaking an updated assessment of vacant employment land supply in the Lonsdale/O'Sullivan Beach precinct and analysis of the impacts of rezoning on employment potential, a review of the previous strategic studies that relate to the land has been undertaken. These studies include: • Employment Lands Analysis (Jones Lang LaSalle), 2015 (**Appendix 11**); • Onkaparinga Employment Lands Study – Summary Report (Intermethod), 2016 (**Appendix 12**); • Population and Employment Trends Analysis (Macroplan), 2020 (**Appendix 13**); and • Land Supply Report for Greater Adelaide – Part: 3 Employment Land (Attorney-Generals Department), 2021 (**Appendix 14**). The findings of these studies are discussed below. A 2016 study undertaken by Intermethod, on behalf of the City of Onkaparinga, specifically noted the following in respect to the Affected Area: *The departure of Hills Industries and the large amount of vacant land (primarily along Baden Terrace) identifies a need to promote the precinct for a new employment generating activity. The former Hills Industries site borders residential land and there is potential to consider part rezoning to residential/home industry along Gumeracha Rd.* • *Retain precinct as industrial/employment area and rezone to urban Employment Zone;* • *Review policy area boundaries;* • *Consider part rezoning to residential/home industry along Gumeracha Road.* The Intermethod study also identified that vacancy within the council area was more highly concentrated in certain areas including Lonsdale, suggesting a surplus supply of industrial land. In Feb 2020, Macroplan prepared a Population and Employment Trends Analysis as part of the Onkaparinga Local Area Plan project, which refers to employment lands located at Lonsdale and surrounds. The report refers to an earlier 2015 study prepared by Jones Lang LaSalle (JLL), which reported a significant underutilisation of employment land within the Council

Investigation	Outcomes/Recommendations
	area. Macroplan have reviewed the JLL study and confirmed that the current vacancy rate of employment land is around 20% (circa 180ha). Having regard to current trends, Macroplan formed the opinion that the previous JLL suggestions of 4-6ha annual demand for industrial land is overstated. As such the 24-36 years of supply was considered conservative, with Macroplan reporting a clear surplus of industrial land on *any foreseeable time horizon.* Macroplan suggest that given this outlook for demand, *there would be a significant opportunity cost if this land was to remain zoned for industrial jobs as narrowly defined.* In this regard, it is noted that the land in question has been vacant since at least 1959, according to site investigations undertaken to inform the purchase of the land. Included in the Macroplan recommendations, is the potential to rezone employment land *for a mix of commercial and potentially, in some cases, residential uses.* On 2 June 2021 the Land Supply Report ('LSR') for Greater Adelaide (Part 3: Employment Land) was published by the Attorney-General's Department which provides information and an analysis on employment land supply, demand, industry types and projected jobs growth to 2030 in the Greater Adelaide Planning Region. The Affected Area is situated within the Outer South area within the LSR report. The LSR report confirms the following in relation to the Outer South area: • The Outer South region accounts for eight percent of total zoned employment land within the Greater Adelaide region. • There is 331 hectares of vacant 'employment land' supply, 126 hectares of this supply is able to be developed for employment purposes and the remainder requires remediation before development for employment purposes (i.e. the land at Port Stanvac). • Approximately 111.9 hectares of land has been consumed for employment activities between 2008 and 2018. • The 126 hectares will be able to cater for employment activities for at least 10 years. However, the LSR report adopts a methodology which arguably results in the demand for employment land being overstated. Such aspects of the methodology are as follows: • The report focusses on the Urban Employment Zone and Strategic Employment Zone and does not contemplate other Zones which can readily accommodate employment activity, such as retail, office and consulting rooms. • It also does not distinguish between industry land and local centre land which cater for very different types of employment uses. The report broke down employment activity into four categories: • Traditional; • Freight and Logistics;

Investigation	Outcomes/Recommendations
	• Knowledge Intensive; and • Population Serving. Between 2020 and 2030, the report projects: • employment land in the Outer South region represents around six percent of total jobs across Greater Adelaide; • population serving activities are projected to accommodate the largest net gain in total jobs across the Outer South region; • knowledge intensive activities are projected to experience the largest percentage increase of job growth; • declining employment within the freight and logistics sector can be attributed to the availability of land in the West and Inner North regions. It is acknowledged and noted that the General Neighbourhood Zone still enables and envisages employment uses within PO 1.1 and PO 1.2. These envisage local population serving land uses, which are projected in the LSR report to increase within the Outer South region by 2030. Based on the above, and the recent completion of the Land Supply Report (LSR) for Greater Adelaide (June 2021), no further assessment of vacant employment land supply in the Lonsdale/O'Sullivan Beach precinct has been undertaken as part of this Code Amendment. The recent findings of the LSR reinforce the findings and recommendations of the earlier studies, confirming that the rezoning of the land will not have a significant impact on the capacity to accommodate employment generating activities within the Outer South region. On the contrary, it is anticipated that the market to develop this land for employment purposes is very limited, given the challenges of developing uses that will rely on residential roads for vehicle access and noting the challenges of interface management and the potential need to provide acoustic barriers along a road frontage (i.e. along Gumeracha Road) rather than a shared property boundary, obscured from public view.

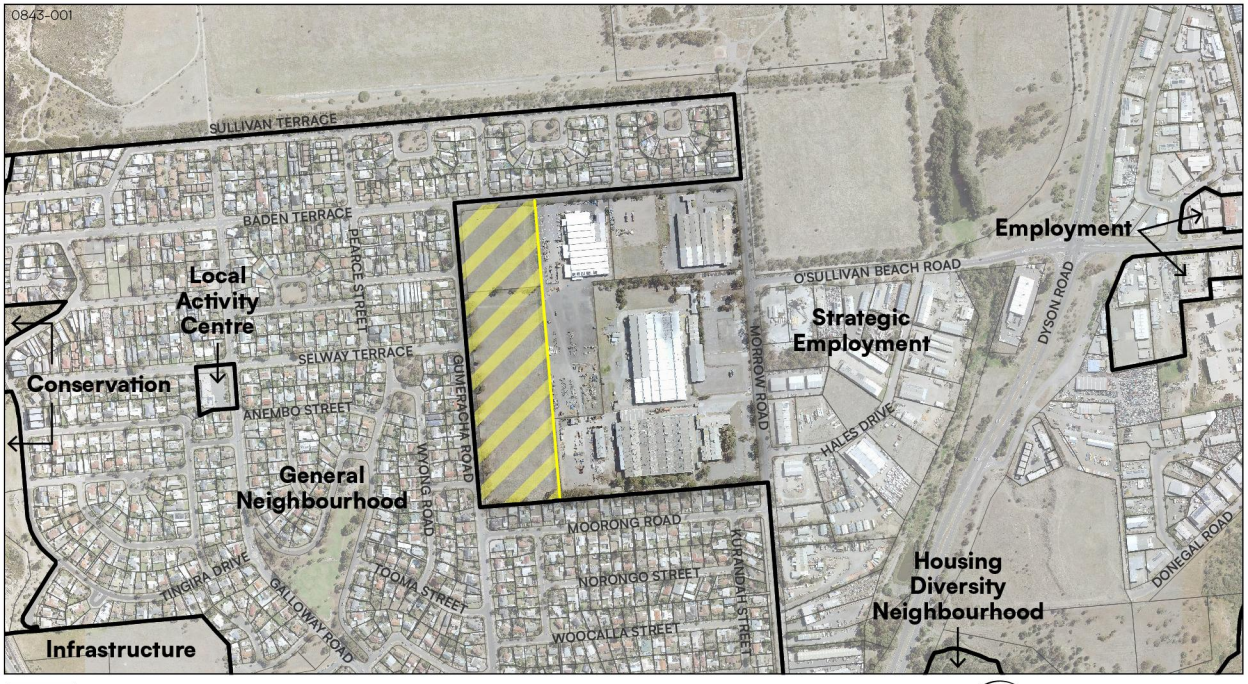
Further details on investigations undertaken in support of the Code Amendment are included in **Appendix 6-14**.

4.3.2 Recommended policy changes

The scope of the Code Amendment does not include the creation of new planning policy, and is limited to the spatial application of Zones, Subzones and Overlays or TNVs provided for under the published Planning and Design Code. The changes to the spatial application of Zones, Subzones and Overlays and technical and numerical variations are described in section 2.3.2 of this report.

Notwithstanding, the above investigations confirm that the policy contained within the Planning and Design Code is adequate to guide the future development of the Affected Area.

APPENDIX 1. AFFECTED AREA MAPPING



ZONE BOUNDARY

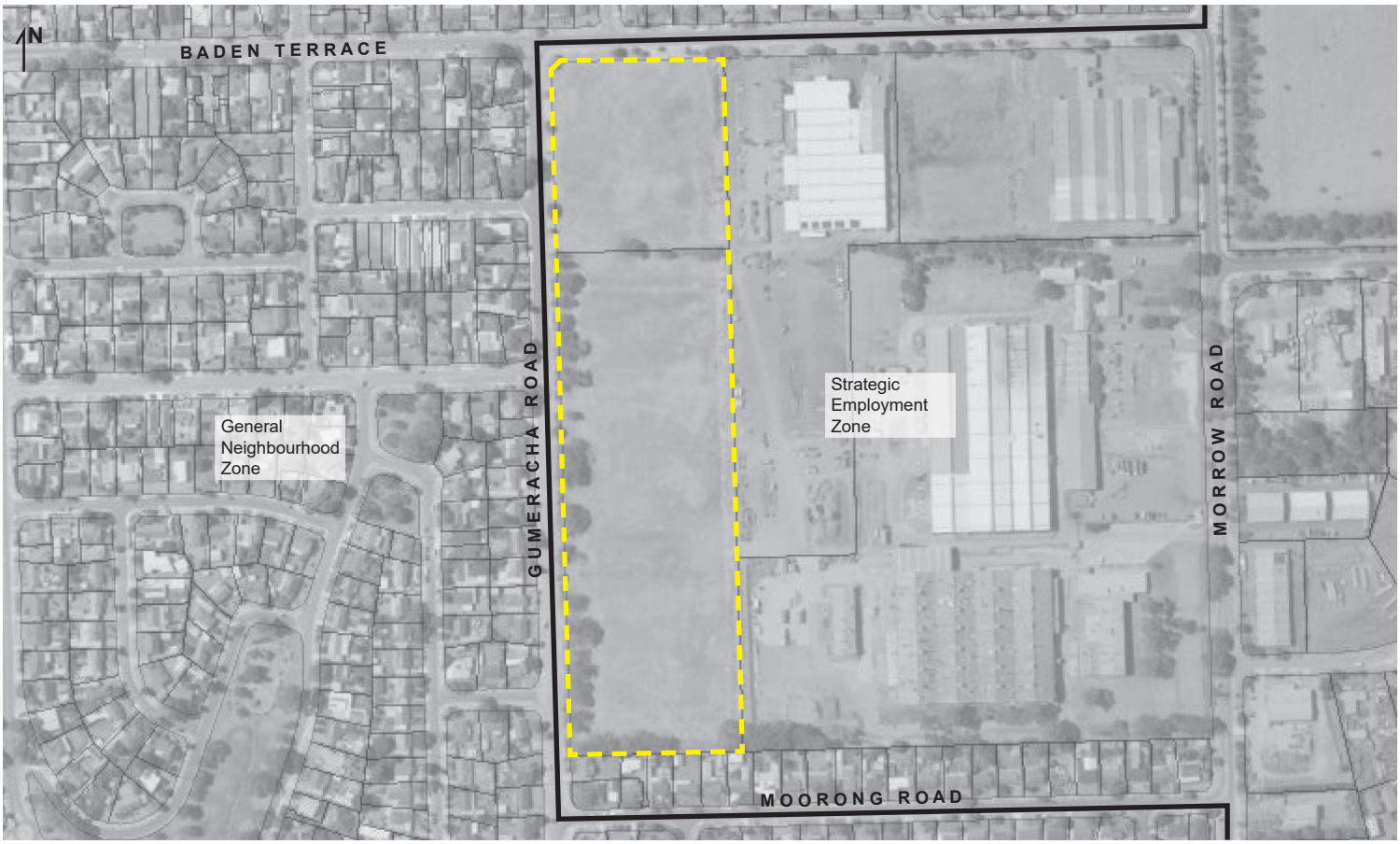
PROPOSED CODE AMENDMENT AREA

N

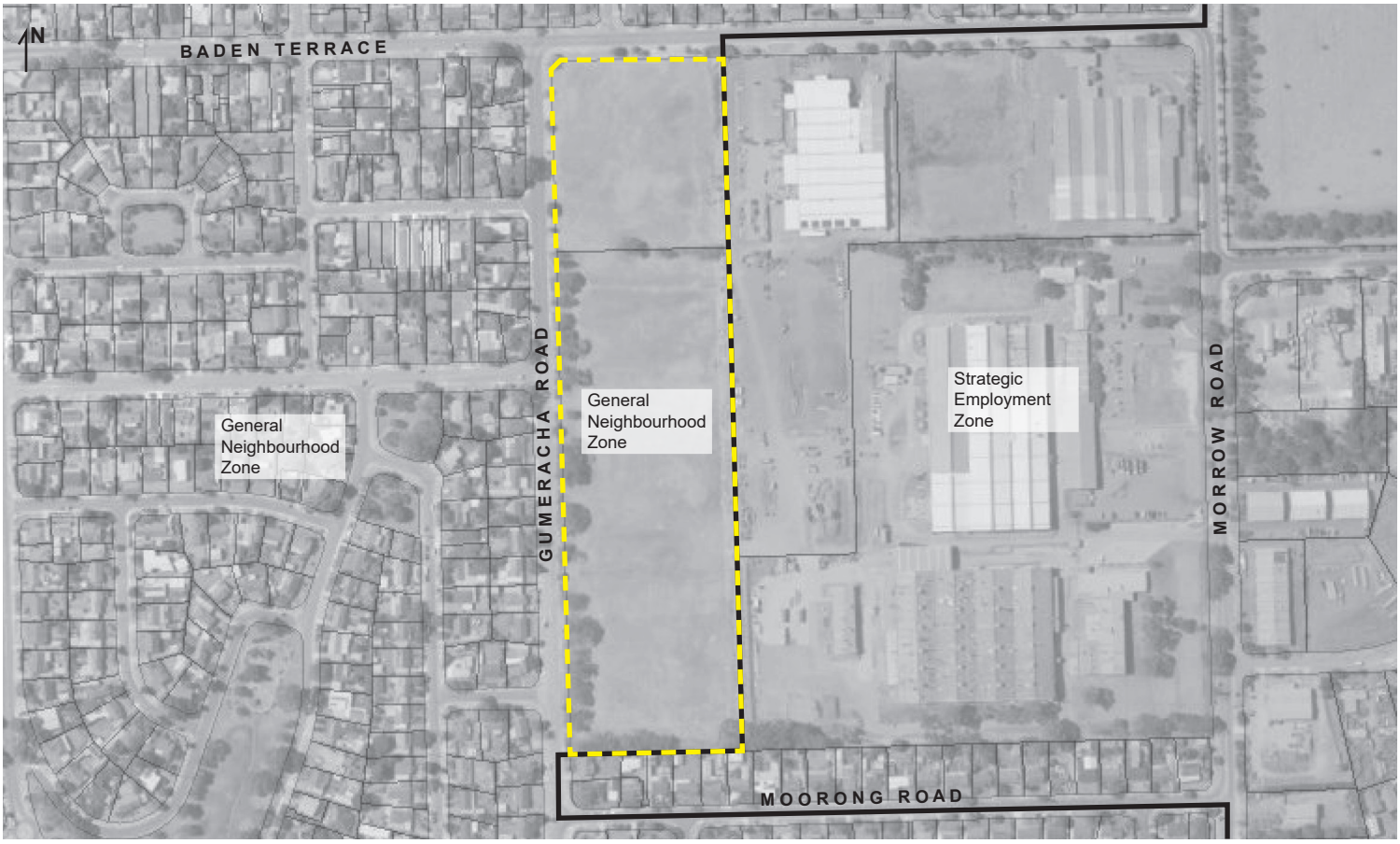
0 60 120 180 240 300

m

APPENDIX 2. CURRENT AND PROPOSED ZONE AND OVERLAY MAPPING



CURRENT



PROPOSED

Zoning

O'Sullivan Beach

LEGEND

Affected Area Boundary

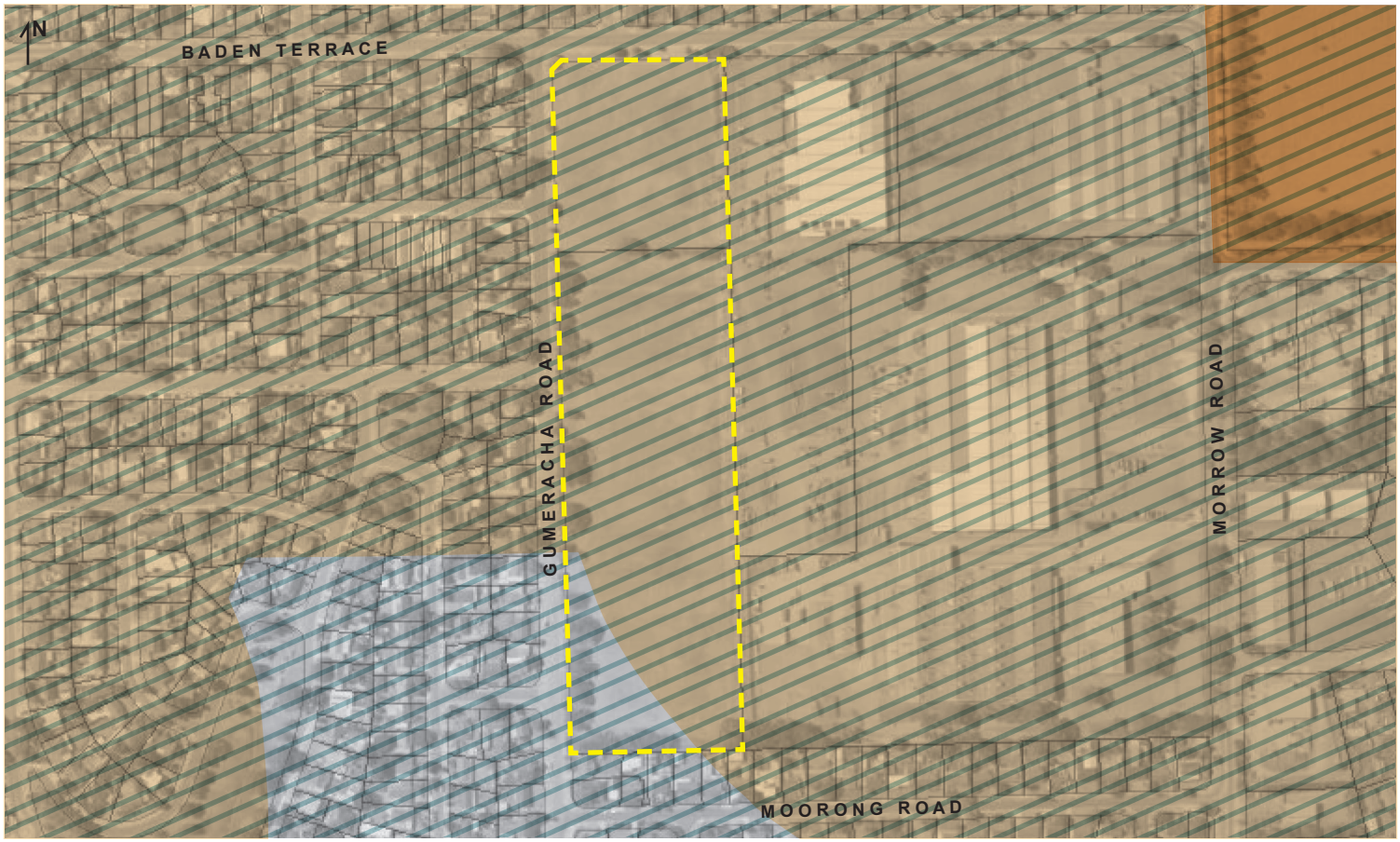
Zone Boundary

August 2021

Revision A

Plan 1:5000 at A4

FUTURE URBAN



CURRENT

No changes are proposed to the following Overlays:

- Hazards (Bushfire - Urban Interface) Overlay; and
- Hazards (Flooding - Evidence Required) Overlay

Hazard Overlays

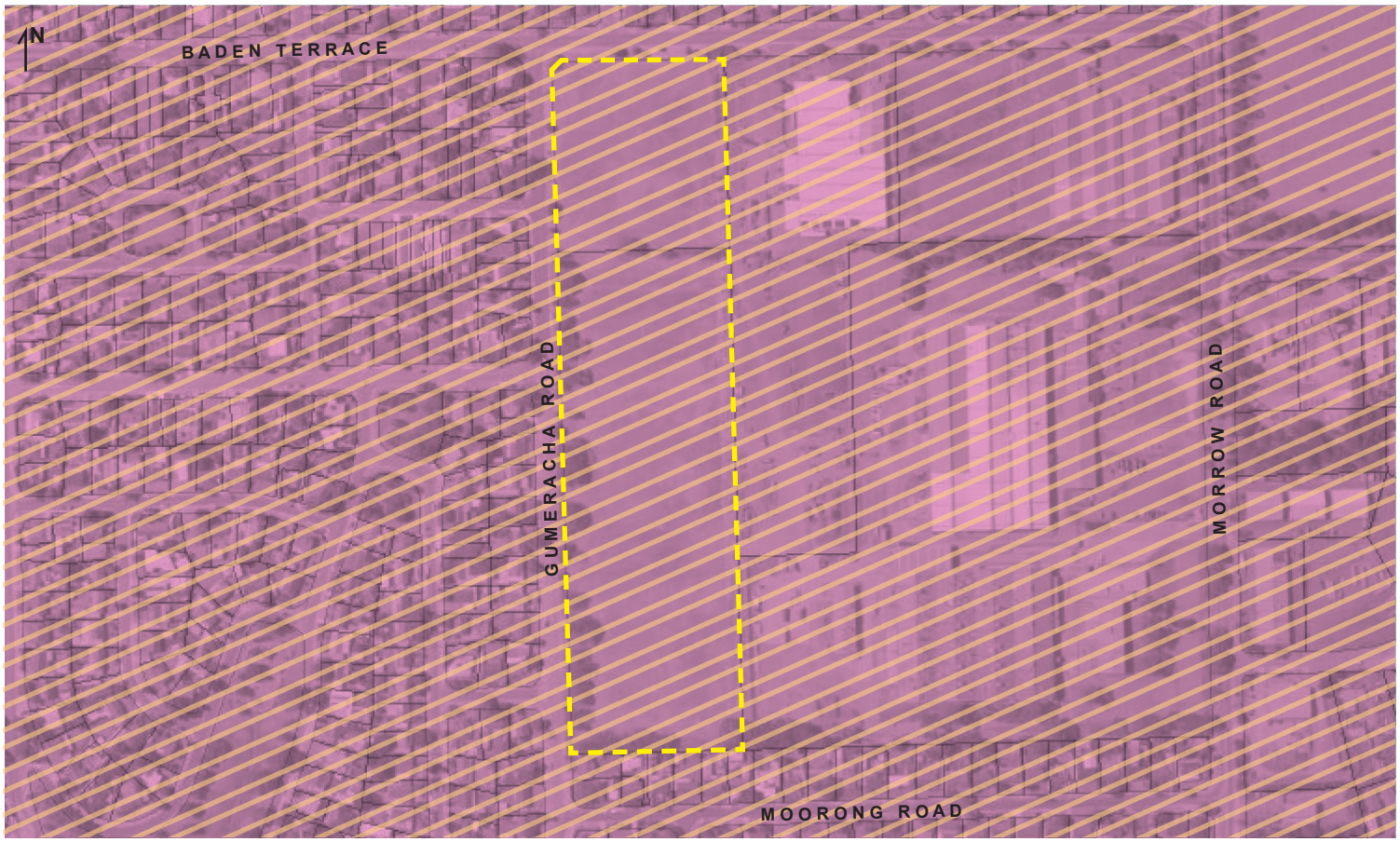
O'Sullivan Beach

LEGEND

- Affected Area Boundary
- Hazards (Bushfire - Urban Interface) Overlay
- Hazards (Bushfire - Medium Risk) Overlay
- Hazards (Flooding - Evidence Required) Overlay

August 2021
Revision A
Plan 1:5000 at A4

FUTURE URBAN



CURRENT

No changes are proposed to the following Overlays:

- Native Vegetation Overlay; and
- Regulated and Significant Tree Overlay

PROPOSED

Native Vegetation & Regulated & Significant Tree Overlays
O'Sullivan Beach

LEGEND

Affected Area Boundary

Native Vegetation Overlay

Regulated & Significant Tree Overlay

August 2021
Revision A
Plan 1:5000 at A4

FUTURE URBAN

CURRENT

No changes are proposed to the following Overlays:

- Prescribed Wells Area Overlay

PROPOSED

Prescribed Wells Area Overlay

O'Sullivan Beach

LEGEND

Affected Area Boundary

Prescribed Wells Area Overlay

August 2021

Revision A

Plan 1:5000 at A4

FUTURE URBAN

CURRENT

PROPOSED

Affordable Housing Overlay

O'Sullivan Beach

LEGEND

- Affected Area Boundary
- Affordable Housing Overlay

August 2021

Revision A

Plan 1:5000 at A4

FUTURE URBAN

CURRENT

PROPOSED

Stormwater Management Overlay
O'Sullivan Beach

LEGEND

- Affected Area Boundary
- Stormwater Management Overlay

August 2021
Revision A
Plan 1:5000 at A4

FUTURE URBAN

CURRENT

PROPOSED

Urban Tree Canopy Overlay

O'Sullivan Beach

LEGEND

- Affected Area Boundary
- Urban Tree Canopy Overlay

August 2021

Revision A

Plan 1:5000 at A4

FUTURE URBAN

CURRENT

PROPOSED

Interface Management Overlay
O'Sullivan Beach

LEGEND

- Affected Area Boundary
- Interface Management Overlay (10 metre width along eastern boundary)

August 2021
Revision A
Plan 1:5000 at A4

FUTURE URBAN

APPENDIX 3. CURRENT CODE POLICY

Strategic Employment Zone

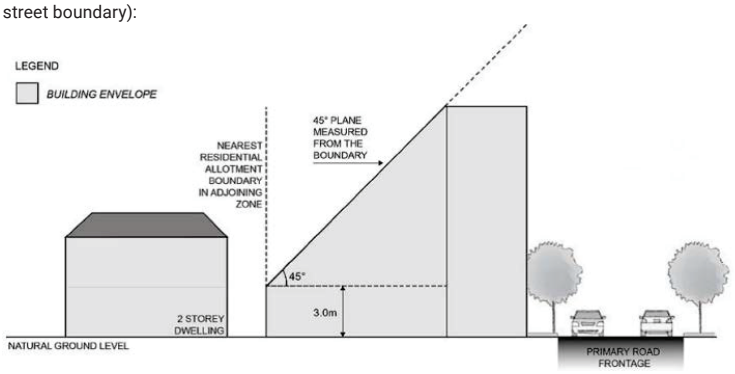
Assessment Provisions (AP)

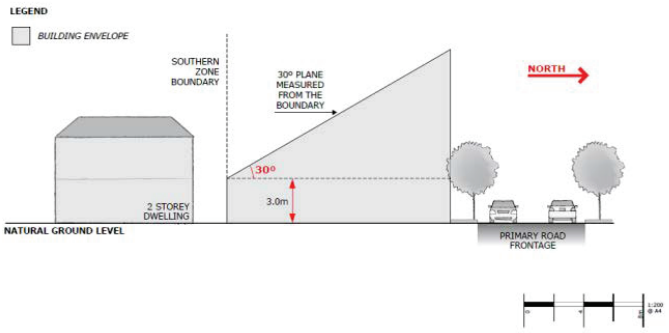
Desired Outcome (DO)

Desired Outcome	
DO 1	A range of industrial, logistical, warehousing, storage, research and training land uses together with compatible business activities generating wealth and employment for the state.
DO 2	Employment-generating uses are arranged to: (a) support the efficient movement of goods and materials on land in the vicinity of major transport infrastructure such as ports and intermodal freight facilities (b) maintain access to waterfront areas for uses that benefit from direct water access including harbour facilities, port related industry and warehousing, ship building and related support industries (c) create new and enhance existing business clusters (d) support opportunities for the convenient co-location of rural related industries and allied businesses that may detract from scenic rural landscapes (e) be compatible with its location and setting to manage adverse impacts on the amenity of land in adjacent zones.
DO 3	A pleasant visual amenity from adjacent arterial roads, adjoining zones and entrance ways to cities, towns and settlements.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Development primarily for a range of higher-impacting land uses including general industry, warehouse, transport distribution and the like is supplemented by other compatible development so as not to unduly impede the use of land in other ownership in the zone for employment-generating land uses, particularly those parts of the zone unaffected by an interface with another zone that would be sensitive to impact-generating uses.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Advertisement (b) Automotive collision repair (c) Electricity substation (d) Energy generation facility (e) Energy storage facility (f) Fuel depot (g) General industry (h) Intermodal facility (i) Light Industry (j) Motor repair station (k) Public service depot (l) Rail marshalling yard (m) Renewable energy facility (other than a wind farm) (n) Retail fuel outlet (o) Service trade premises (p) Shop (q) Store (r) Telecommunications facility (s) Training facility (t) Warehouse
PO 1.2 Development on land adjacent to another zone which is used for residential purposes incorporates a range of low-impact, non-residential uses to mitigate adverse amenity and safety impacts on the adjoining zone.	DTS/DPF 1.2 Development involving any of the following uses on a site adjacent land in another zone used for or expected to be primarily used for residential purposes: (a) Bulky goods outlet (b) Consulting room (c) Indoor recreation facility (d) Light industry (e) Motor repair station (f) Office (g) Place of worship (h) Research facility (i) Service trade premises (j) Store (k) Training facility (l) Warehouse.
PO 1.3 Shops provide convenient day-to-day services and amenities to local businesses and workers, support the sale of products manufactured on-site and otherwise complement the role of Activity Centres.	DTS/DPF 1.3 Shop where one of the following applies: (a) with a gross leasable floor area up to 250m^2 (b) is a bulky goods outlet (c) is a restaurant (d) is ancillary to and located on the same allotment as an industry.
PO 1.4 Residential development is subordinate and necessary to support the efficient management, security and/or operational aspects of a non-residential land use.	DTS/DPF 1.4 None are applicable.
PO 1.5 Telecommunication facilities are located to mitigate impacts on visual amenity on residential areas.	DTS/DPF 1.5 Telecommunications facility in the form of a monopole: (a) up to a height of 30m (b) no closer than 50m to neighbourhood-type zone.
PO 1.6 Bulky good outlets and standalone shops are located to provide convenient access.	DTS/DPF 1.6 Bulky goods outlets and standalone shops are located on sites with a frontage to a State Maintained Road.
Site Dimensions and Land Division	
PO 2.1 Land division creates allotments of a size and shape suitable for a range of industrial, transport, warehouse and other similar or complementary land uses that support employment generation.	DTS/DPF 2.1 Allotments: (a) connected to an approved common waste water disposal service have and an area of 2500m^2 or more and a frontage width of 30m or more (b) that will require the disposal of waste water on-site have an area of 3000m^2 or more and a frontage width of 30m or more.

Built Form and Character	
PO 3.1 Development includes 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 3.1 None are applicable.
PO 3.2 Building facades facing a boundary of a zone primarily intended to accommodate sensitive receivers, a public road, or public open space incorporate design elements to add visual interest by considering the following: (a) using a variety of building finishes (b) avoiding elevations that consist solely of metal cladding (c) using materials with a low reflectivity (d) using 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 3.2 None are applicable.
PO 3.3 Buildings are set back from the primary street boundary to contribute to a consistent streetscape.	DTS/DPF 3.3 The building line of a building is 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: (i) 8m or more for buildings up to 6m high (ii) not less than 10m for buildings greater than 6m high.
PO 3.4 Buildings are set back from secondary street boundaries to accommodate the provision of landscaping between buildings and the road to enhance the appearance of land and buildings when viewed from the street.	DTS/DPF 3.4 Building walls are set back 4m or more from a secondary street boundary.
PO 3.5 Buildings are sited to accommodate vehicle access to the rear of a site for deliveries, maintenance and emergency purposes.	DTS/DPF 3.5 Building walls are set back 3m or more from at least one side boundary, unless an alternative means for vehicular access to the rear of the site is available.
Interface Height	
PO 4.1 Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone.	DTS/DPF 4.1 Buildings are constructed within a building envelope provided by a 45 degree plane measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary or where this boundary is the primary street boundary): 
PO 4.2 Buildings mitigate overshadowing of residential development within a neighbourhood-type zone.	DTS/DPF 4.2 Buildings on sites with a southern boundary adjoining an allotment used for residential purposes within a neighbourhood-type zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram:



PO 4.3 Buildings on an allotment fronting a road that is not a State maintained road, and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character.	DTS/DPF 4.3 None are applicable.

Landscaping

PO 5.1 Landscaping is provided along public roads and thoroughfares and zone boundaries to enhance the visual appearance of development and soften the impact of large buildings when viewed from public spaces and adjacent land outside the zone.	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): (a) where a building is set back less than 3m from the street boundary - within the area remaining between a relevant building and the street boundary or (b) in accordance with the following:

Minimum width	Description
8m	Along any boundary with the Open Space Zone associated with the River Torrens.
5m	Along any boundary with a Highway, Freeway or Expressway.
5m	Along and boundary on the perimeter of the zone not fronting a public road or thoroughfare except where the adjacent zone is one of the following: (a) Employment (Bulk Handling) Zone; (b) Commercial and Business Zone; (c) Resource Extraction Zone.
3m	Along the any boundary on the perimeter of the zone that fronts a public road or thoroughfare.
3m	Along an arterial or main road frontage within the zone (and not on the perimeter of the zone).

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.
PO 5.3 Landscape areas incorporate a range of plant species of varying heights at maturity, including tree species with a canopy above clear stems, to complement the scale of relevant buildings.	DTS/DPF 5.3 None are applicable.

Fencing

PO 6.1	DTS/DPF 6.1

Fencing exceeding 2.1m in height is integrated and designed to complement the appearance of land and buildings and does not form a dominant visual feature from adjacent streets to enhance the character of employment areas.	Fencing exceeding 2.1m in height is: (a) located behind a façade of an associated building located on the same site or (b) located behind a landscaped area along relevant street frontages or (c) consists of visually permeable materials with landscaping behind.
Advertisements	
PO 7.1 Freestanding advertisements do not create a visually dominant element within the locality.	DTS/DPF 7.1 Freestanding advertisements: (a) do not exceed 6m in height (b) do not have a sign face exceeding $8m^2$ per side.
Concept Plans	
PO 8.1 Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.	DTS/DPF 8.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: **Description** Concept Plan 14 - Buckland Park Concept Plan 18 - Playford North Concept Plan 19 - Playford North Infrastructure Concept Plan 21 - Virginia Concept Plan 22 - Virginia Infrastructure Concept Plan 50 - Roseworthy Town Expansion Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints Concept Plan 87 - Hindmarsh Road Concept Plan 99 - Two Wells Concept Plan 95 - Kingsford Regional Estate Concept Plan 107 - Proper Bay Concept Plan 102 - Gillman In relation to DTS/DPF 8.1, in instances where: (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. (b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 8.1 is met.

Table 1 - Accepted Development Classification

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

Class of Development	Accepted Development Classification Criteria
Brush fence Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The fence is formed (wholly or partially) from brush 2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels) 3. The fence does not exceed 1m in height within 6m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved) 4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas.
Building work on railway land Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Building work is associated with a railway 2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017) 3. It is required for the conduct or maintenance of railway activities 4. It does not involve the clearance of native vegetation 5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas.
Internal building work Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. There will be no increase in the total floor area of the building 2. Other than where located within the Historic Area Overlay there will be no alteration to the external appearance of the building to any significant degree 3. There will be no alteration to the external appearance of the building where located within the Historic Area Overlay.
Partial demolition of a building or structure Except where any of the following apply: • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	None

Shade sail Except where any of the following apply: • Future Local Road Widening Overlay • Future Road Widening Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996* 2. 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 3. Shade sail consists of permeable material 4. The total area of the sail - does not exceed 40m^2 5. No part of the shade sail will be: (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 6. Primary street setback - at least as far back as the building line of the building to which it is ancillary 7. 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 11m 8. 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 9. Does not involve the clearance of native vegetation 10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas.
Solar photovoltaic panels (roof mounted) Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996* 2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 3. Panels and associated components do not overhang any part of the roof 4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system 5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street.
Temporary public service depot Except where any of the following apply: • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • State Heritage Place Overlay • Traffic Generating Development Overlay • Urban Transport Routes Overlay	1. Occupies land for no longer than 3 months 2. Ensures litter and water are contained on site 3. Provides temporary security fencing around the perimeter of the site.
Water tank (above ground) Except where any of the following apply: • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996* 2. 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 3. The tank is part of a roof drainage system 4. Total floor area - not exceeding 15m^2 5. The tank is located wholly above ground 6. Tank height - does not exceed 4m above natural ground level 7. 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 9. Does not involve the clearance of native vegetation.
Water tank (underground) Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) 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. The tank (including any associated pump) is located wholly below the level of the ground 3. Does not involve the clearance of native vegetation.

Table 2 - Deemed-to-Satisfy Development Classification

The following table identifies Classes of Development that are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'. Provisions referred to in the table 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.

Class of Development	Deemed-to-Satisfy Development Classification Criteria			
	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 Except where any of the following apply:	None	Infrastructure and Renewable Energy Facilities [Wastewater Services] DTS/DPF 12.2	None	State Significant Native Vegetation Areas Overlay [Environmental Protection]

• Character Preservation District Overlay • Heritage Adjacency Overlay • Historic Area Overlay • Local Heritage Place Overlay • Non-stop Corridor Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay		Clearance from Overhead Powerlines DTS/DPF 1.1 Advertisements [Safety] DTS/DPF 5.6, DTS/DPF 5.5, DTS/DPF 5.4, DTS/DPF 5.3, DTS/DPF 5.2, DTS/DPF 5.1 Advertisements [Amenity Impacts] DTS/DPF 4.1 Advertisements [Advertising Content] DTS/DPF 3.1 Advertisements [Proliferation of Advertisements] DTS/DPF 2.3 Advertisements [Appearance] DTS/DPF 1.4, DTS/DPF 1.3, DTS/DPF 1.2, DTS/DPF 1.1		DTS/DPF 1.1 Native Vegetation Overlay [Environmental Protection] DTS/DPF 1.1 Gateway Overlay [Advertisements] DTS/DPF 4.1 Future Road Widening Overlay [Future Road Widening] DTS/DPF 1.1 Defence Aviation Area Overlay [Built Form] DTS/DPF 1.1 Building Near Airfields Overlay DTS/DPF 1.3 Airport Building Heights (Regulated) Overlay [Built Form] DTS/DPF 1.1 Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] DTS/DPF 1.1 Advertising Near Signalised Intersections Overlay [Advertisements Near Signalised Intersections] DTS/DPF 1.1
Replacement building Except where any of the following apply: • Coastal Areas Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • River Murray Flood Plain Protection Area Overlay • State Heritage Area Overlay • State Heritage Place Overlay	None	None	None	None
Temporary accommodation in an area affected by bushfire	None	None	None	None

Table 3 - Applicable Policies for Performance Assessed Development

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

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	Advertisements PO 7.1	Advertisements [Appearance] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5 Advertisements [Proliferation of Advertisements] PO 2.1, PO 2.2, PO 2.3 Advertisements [Advertising Content] PO 3.1 Advertisements [Amenity Impacts] PO 4.1 Advertisements [Safety] PO 5.1, PO 5.2, PO 5.3, PO 5.4, PO 5.5, PO 5.6 Clearance from Overhead Powerlines PO 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.2	None	Advertising Near Signalised Intersections Overlay [Advertisements Near Signalised Intersections] PO 1.1 Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1 Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1 Building Near Airfields Overlay PO 1.3 Character Area Overlay [All Development] PO 1.1 Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.5 Character Area Overlay [Ancillary Development] PO 4.3

				Character Area Overlay [Context and Streetscape Amenity] PO 6.2 Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3 Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5 Character Preservation District Overlay [Earthworks] PO 4.1 Coastal Flooding Overlay PO 1.1 Defence Aviation Area Overlay [Built Form] PO 1.1 Future Local Road Widening Overlay [Future Road Widening] PO 1.1 Future Road Widening Overlay [Future Road Widening] PO 1.1 Gateway Overlay [Advertisements] PO 4.1 Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3 Hazards (Flooding) Overlay [Environmental Protection] PO 4.2 Heritage Adjacency Overlay [Built Form] PO 1.1 Historic Area Overlay [All Development] PO 1.1 Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.5 Historic Area Overlay [Ancillary development] PO 4.3 Historic Area Overlay [Context and Streetscape Amenity] PO 6.2 Historic Area Overlay [Ruins] PO 8.1 Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7 Local Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2 Local Heritage Place Overlay [Ancillary Development] PO 3.3 Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4 Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1 Scenic Quality Overlay [Land Use and Intensity] PO 1.1 Scenic Quality Overlay [Built Form and Character] PO 2.1

				Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1 Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2 Significant Landscape Protection Overlay [Landscaping] PO 3.1 Significant Landscape Protection Overlay [Earthworks] PO 4.1 State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5 State Heritage Area Overlay [Ancillary Development] PO 3.3 State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1 State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6 State Heritage Place Overlay [Ancillary Development] PO 3.3 State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1 State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1
Consulting room	Land Use and Intensity PO 1.1, PO 1.2 Built Form and Character PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5 Interface Height PO 4.1, PO 4.2, PO 4.3 Landscaping PO 5.1, PO 5.2, PO 5.3 Concept Plans PO 8.1	Clearance from Overhead Powerlines PO 1.1 Design [All development [External Appearance]] PO 1.4, PO 1.5 Design [All development [On-site Waste Treatment Systems]] PO 6.1 Design [All development [Carparking Appearance]] PO 7.2, PO 7.3, PO 7.4, PO 7.5, PO 7.6, PO 7.7 Design [All non-residential development [Water Sensitive Design]] PO 31.1, PO 31.2 Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2 Interface between Land Uses [Hours of Operation] PO 2.1 Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2 Out of Activity Centre Development PO 1.1, PO 1.2 Transport, Access and Parking [Movement Systems] PO 1.4 Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.5, PO 3.6 Transport, Access and Parking	Gillman Subzone [Land Use and Intensity] PO 1.1 Gillman Subzone [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4 National Naval Shipbuilding Subzone [Land Use and Intensity] PO 1.1, PO 1.2, PO 1.3, PO 1.4 National Naval Shipbuilding Subzone [Interfaces] PO 2.1 National Naval Shipbuilding Subzone [Hazard Risk Minimisation] PO 3.1 Ports Subzone [Land Use and Intensity] PO 1.1, PO 1.2 Ports Subzone [Landscaping] PO 2.1 Significant Industry Subzone [Land Use and Intensity] PO 1.1, PO 1.2 Significant Industry Subzone [Siting and Interfaces] PO 2.1, PO 2.2, PO 2.3 Significant Industry Subzone [Environmental Management] PO 3.1, PO 3.2, PO 3.3 Significant Industry Subzone [Hazard Risk Minimisation] PO 4.1, PO 4.2, PO 4.3	Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1 Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1 Building Near Airfields Overlay PO 1.1, PO 1.2, PO 1.3 Character Area Overlay [All Development] PO 1.1 Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Character Area Overlay [Alterations and Additions] PO 3.1 Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2 Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3 Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6 Character Preservation District Overlay [Earthworks] PO 4.1 Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4

		[Vehicle Parking Rates] PO 5.1 Transport, Access and Parking [Vehicle Parking Areas] PO 6.1, PO 6.6 Transport, Access and Parking [Bicycle Parking in Designated Areas] PO 9.1 Transport, Access and Parking [Corner Cut-Offs] PO 10.1		Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2 Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7 Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4 Coastal Flooding Overlay PO 1.1 Defence Aviation Area Overlay [Built Form] PO 1.1, PO 1.2 Future Local Road Widening Overlay [Future Road Widening] PO 1.1 Future Road Widening Overlay [Future Road Widening] PO 1.1 Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1 Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1 Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3 Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4 Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1 Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1 Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2 Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3 Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1 Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1 Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2 Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.1, PO 6.2, PO 6.3 Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1 Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2 Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3 Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.1, PO 2.2

Hazards (Bushfire - Regional) Overlay [Siting]
PO 1.1

Hazards (Bushfire - Regional) Overlay [Built Form]
PO 2.1, PO 2.2

Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways]
PO 5.1, PO 5.2, PO 5.3

Hazards (Flooding) Overlay [Flood Resilience]
PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5

Hazards (Flooding) Overlay [Environmental Protection]
PO 4.1, PO 4.2

Hazards (Flooding) Overlay [Site Earthworks]
PO 5.1, PO 5.2

Hazards (Flooding) Overlay [Access]
PO 6.1, PO 6.2

Hazards (Flooding – General) Overlay [Flood Resilience]
PO 2.1

Hazards (Flooding – General) Overlay [Environmental Protection]
PO 3.1

Hazards (Flooding - Evidence Required) Overlay [Flood Resilience]
PO 1.1

Heritage Adjacency Overlay [Built Form]
PO 1.1

Historic Area Overlay [All Development]
PO 1.1

Historic Area Overlay [Built Form]
PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5

Historic Area Overlay [Context and Streetscape Amenity]
PO 6.1, PO 6.2

Historic Area Overlay [Ruins]
PO 8.1

Historic Shipwrecks Overlay [General]
PO 1.1

Interface Management Overlay [Land Use and Intensity]
PO 1.1

Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)]
PO 1.1

Key Outback and Rural Routes Overlay [Access - On-Site Queuing]
PO 2.1

Key Outback and Rural Routes Overlay [Access - Existing Access Points]
PO 3.1

Key Outback and Rural Routes Overlay [Access - Location (Spacing)]
PO 4.1

Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)]
PO 5.1

Key Outback and Rural Routes Overlay [Access - Mud and Debris]
PO 6.1

Key Outback and Rural Routes Overlay [Access - Stormwater]
PO 7.1

Key Outback and Rural Routes Overlay [Public Road Junctions]
PO 8.1

Key Railway Crossings Overlay [Access, Design and Function]
PO 1.1

Local Heritage Place Overlay [Built Form]
PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7

Local Heritage Place Overlay [Landscape Context and Streetscape Amenity]
PO 5.1

Local Heritage Place Overlay [Conservation Works]
PO 7.1

Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)]
PO 1.1

Major Urban Transport Routes Overlay [Access - On-Site Queuing]
PO 2.1

Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points]
PO 3.1

Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points]
PO 4.1

Major Urban Transport Routes Overlay [Access - Location (Sight Lines)]
PO 5.1

Major Urban Transport Routes Overlay [Access - Mud and Debris]
PO 6.1

Major Urban Transport Routes Overlay [Access - Stormwater]
PO 7.1

Major Urban Transport Routes Overlay [Building on Road Reserve]
PO 8.1

Major Urban Transport Routes Overlay [Public Road Junctions]
PO 9.1

Major Urban Transport Routes Overlay [Corner Cut-Offs]
PO 10.1

Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality]
PO 1.1

Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater]
PO 2.1, PO 2.2, PO 2.3, PO 2.4

Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater]
PO 3.1, PO 3.2, PO 3.3, PO 3.9

Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features]
PO 4.1

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality]

PO 1.1

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater]
PO 2.1, PO 2.3, PO 2.4, PO 2.5

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater]
PO 3.1, PO 3.2, PO 3.3, PO 3.9

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features]
PO 4.1

Native Vegetation Overlay [Environmental Protection]
PO 1.1, PO 1.2, PO 1.4

Non-Stop Corridors Overlay [Non-Stop Corridor Overlay]
PO 1.1

Resource Extraction Protection Area Overlay [Protection of Strategic Resources]
PO 1.1

River Murray Flood Plain Protection Area Overlay [Wastewater]
PO 1.1

River Murray Flood Plain Protection Area Overlay [Built Form and Character]
PO 4.1, PO 4.3

River Murray Flood Plain Protection Area Overlay [Flood Resilience]
PO 5.1, PO 5.2

River Murray Flood Plain Protection Area Overlay [Environmental Protection]
PO 6.1, PO 6.2, PO 6.3

River Murray Flood Plain Protection Area Overlay [Access]
PO 7.1, PO 7.2, PO 7.3

Scenic Quality Overlay [Land Use and Intensity]
PO 1.1

Scenic Quality Overlay [Built Form and Character]
PO 2.1

Scenic Quality Overlay [Landscaping]
PO 3.1

Scenic Quality Overlay [Earthworks]
PO 4.1

Significant Interface Management Overlay [Land Use and Intensity]
PO 1.1

Significant Landscape Protection Overlay [Land Use and Intensity]
PO 1.1

Significant Landscape Protection Overlay [Built Form and Character]
PO 2.1, PO 2.2

Significant Landscape Protection Overlay [Landscaping]
PO 3.1

Significant Landscape Protection Overlay [Earthworks]
PO 4.1

State Heritage Area Overlay [Built Form]
PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5

State Heritage Area Overlay [Landscape Context and Streetscape Amenity]

				PO 5.1 State Heritage Area Overlay [Conservation Works] PO 7.1 State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7 State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1 State Heritage Place Overlay [Conservation Works] PO 7.1 State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1 Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3 Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1 Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1 Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1 Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1 Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1 Urban Transport Routes Overlay [Access - Stormwater] PO 7.1 Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1 Urban Transport Routes Overlay [Public Road Junctions] PO 9.1 Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8
Demolition	None	None	None	Historic Area Overlay [All Development] PO 1.1 Historic Area Overlay [Demolition] PO 7.1, PO 7.2, PO 7.3 Historic Area Overlay [Ruins] PO 8.1 Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1 Local Heritage Place Overlay [Demolition]

				PO 6.1, PO 6.2 Local Heritage Place Overlay [Conservation Works] PO 7.1 State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1 State Heritage Area Overlay [Demolition] PO 6.1 State Heritage Area Overlay [Conservation Works] PO 7.1 State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1 State Heritage Place Overlay [Demolition] PO 6.1 State Heritage Place Overlay [Conservation Works] PO 7.1
General industry	Land Use and Intensity PO 1.1, PO 1.2 Built Form and Character PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5 Interface Height PO 4.1, PO 4.2, PO 4.3 Landscaping PO 5.1, PO 5.2, PO 5.3 Concept Plans PO 8.1	Clearance from Overhead Powerlines PO 1.1 Design [All development [External Appearance]] PO 1.4, PO 1.5 Design [All development [On-site Waste Treatment Systems]] PO 6.1 Design [All development [Carparking Appearance]] PO 7.2, PO 7.4, PO 7.5, PO 7.6, PO 7.7 Design [All development [Earthworks and sloping land]] PO 8.1 Design [All non-residential development [Water Sensitive Design]] PO 31.1, PO 31.2 Design [All non-residential development [Wash-down and Waste Loading and Unloading]] PO 32.1 Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 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 [Overshadowing] PO 3.1, PO 3.2, PO 3.3 Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.1, PO 4.2 Interface between Land Uses [Air Quality] PO 5.1, PO 5.2 Interface between Land Uses [Light Spill] PO 6.1, PO 6.2	Gillman Subzone [Land Use and Intensity] PO 1.1 Gillman Subzone [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4 National Naval Shipbuilding Subzone [Land Use and Intensity] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5 National Naval Shipbuilding Subzone [Interfaces] PO 2.1 National Naval Shipbuilding Subzone [Hazard Risk Minimisation] PO 3.1 Ports Subzone [Land Use and Intensity] PO 1.1, PO 1.2 Ports Subzone [Landscaping] PO 2.1 Significant Industry Subzone [Land Use and Intensity] PO 1.1, PO 1.2 Significant Industry Subzone [Siting and Interfaces] PO 2.1, PO 2.2, PO 2.3 Significant Industry Subzone [Environmental Management] PO 3.1, PO 3.2, PO 3.3 Significant Industry Subzone [Hazard Risk Minimisation] PO 4.1, PO 4.2, PO 4.3	Adelaide Dolphin Sanctuary Overlay [Land Use] PO 1.1, PO 1.2, PO 1.3 Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1 Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1 Building Near Airfields Overlay PO 1.1, PO 1.2, PO 1.3 Character Area Overlay [All Development] PO 1.1 Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Character Area Overlay [Alterations and Additions] PO 3.1 Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2 Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3 Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6 Character Preservation District Overlay [Earthworks] PO 4.1 Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4 Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2 Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7 Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.3, PO 5.4 Coastal Flooding Overlay PO 1.1

		Transport, Access and Parking [Movement Systems] PO 1.1, PO 1.2, PO 1.3, PO 1.4 Transport, Access and Parking [Sightlines] PO 2.1, PO 2.2 Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.3, PO 3.4, PO 3.5, PO 3.7, PO 3.8, PO 3.9 Transport, Access and Parking [Vehicle Parking Rates] PO 5.1 Transport, Access and Parking [Vehicle Parking Areas] PO 6.1, PO 6.2, PO 6.5, PO 6.6 Transport, Access and Parking [Corner Cut-Offs] PO 10.1		Defence Aviation Area Overlay [Built Form] PO 1.1, PO 1.2 Future Local Road Widening Overlay [Future Road Widening] PO 1.1 Future Road Widening Overlay [Future Road Widening] PO 1.1 Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1, PO 1.3 Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1 Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3 Gateway Overlay [Landscape Amenity] PO 2.1 Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4 Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1 Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1 Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2 Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3 Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1 Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1 Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2 Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.1, PO 6.2, PO 6.3 Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1 Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2 Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3 Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.1, PO 2.2 Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1 Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2 Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and

Driveways]
PO 5.1, PO 5.2, PO 5.3

Hazards (Flooding) Overlay [Flood Resilience]
PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5

Hazards (Flooding) Overlay [Environmental Protection]
PO 4.1, PO 4.2

Hazards (Flooding) Overlay [Site Earthworks]
PO 5.1, PO 5.2

Hazards (Flooding) Overlay [Access]
PO 6.1, PO 6.2

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		PO 6.1, PO 6.2, PO 6.5, PO 6.6		PO 1.1 Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1 Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2 Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2 Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1 Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1 Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2 Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.1, PO 6.2 Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1 Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2 Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2 Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.1, PO 2.2 Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1 Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2 Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2 Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4 Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2 Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2 Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2 Heritage Adjacency Overlay [Built Form] PO 1.1 Historic Area Overlay [All Development] PO 1.1 Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Historic Area Overlay [Alterations and additions] PO 3.1, PO 3.2

				Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2 Historic Area Overlay [Ruins] PO 8.1 Historic Shipwrecks Overlay [General] PO 1.1 Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1 Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1 Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1 Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1 Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1 Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1 Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1 Key Railway Crossings Overlay [Access, Design and Function] PO 1.1 Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7 Local Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2 Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1 Local Heritage Place Overlay [Conservation Works] PO 7.1 Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1 Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1 Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1 Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1 Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Major Urban Transport Routes Overlay [Access - Mud and Debris]

PO 6.1

Major Urban Transport Routes Overlay [Access - Stormwater]
PO 7.1

Major Urban Transport Routes Overlay [Building on Road Reserve]
PO 8.1

Major Urban Transport Routes Overlay [Public Road Junctions]
PO 9.1

Major Urban Transport Routes Overlay [Corner Cut-Offs]
PO 10.1

Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality]
PO 1.1

Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater]
PO 2.3, PO 2.4

Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater]
PO 3.1, PO 3.2, PO 3.3, PO 3.9

Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features]
PO 4.1

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality]
PO 1.1

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater]
PO 2.4, PO 2.5

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater]
PO 3.1, PO 3.2, PO 3.3, PO 3.9

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features]
PO 4.1

Murray-Darling Basin Overlay
PO 1.1

Native Vegetation Overlay [Environmental Protection]
PO 1.1, PO 1.2, PO 1.4

Non-Stop Corridors Overlay [Non-Stop Corridor Overlay]
PO 1.1

Prescribed Surface Water Areas Overlay
PO 1.1, PO 1.2

Prescribed Watercourses Overlay
PO 1.1

Prescribed Water Resources Area Overlay
PO 1.1, PO 1.2

Prescribed Wells Area Overlay
DO 1, PO 1.1

Ramsar Wetlands Overlay [General]
PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6

Resource Extraction Protection Area Overlay [Protection of Strategic Resources]
PO 1.1

River Murray Flood Plain Protection Area Overlay [Built Form and

				Character] PO 4.1 River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 5.1 River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 6.1, PO 6.2, PO 6.3, PO 6.4, PO 6.5 River Murray Flood Plain Protection Area Overlay [Access] PO 7.1, PO 7.2, PO 7.3 River Murray Tributaries Protection Area Overlay [Land Use] PO 1.1, PO 1.2 Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1 Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2 Significant Landscape Protection Overlay [Landscaping] PO 3.1 Significant Landscape Protection Overlay [Earthworks] PO 4.1 State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5 State Heritage Area Overlay [Alterations and Additions] PO 2.1 State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1 State Heritage Area Overlay [Conservation Works] PO 7.1 State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7 State Heritage Place Overlay [Alterations and Additions] PO 2.1 State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1 State Heritage Place Overlay [Conservation Works] PO 7.1 State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1 Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3 Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1 Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1 Urban Transport Routes Overlay [Access - (Location Spacing) -

				Existing Access Point] PO 3.1 Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1 Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Urban Transport Routes Overlay [Access - Stormwater] PO 7.1 Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1 Urban Transport Routes Overlay [Public Road Junctions] PO 9.1 Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8, PO 1.9
Retaining wall	None	Design [All development [Fences and Walls]] PO 9.1, PO 9.2	None	Character Area Overlay [All Development] PO 1.1 Character Area Overlay [Built Form] PO 2.1, PO 2.5 Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.3, PO 2.4 Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2, PO 3.3 Coastal Areas Overlay [Environment Protection] PO 4.2, PO 4.3, PO 4.7 Coastal Flooding Overlay PO 1.1 Future Road Widening Overlay [Future Road Widening] PO 1.1 Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1 Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2 Historic Area Overlay [All Development] PO 1.1 Historic Area Overlay [Built Form] PO 2.1, PO 2.5 Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.5 Marine Parks (Managed Use) Overlay [Land Use] PO 1.1 Marine Parks (Restricted Use) Overlay [Land Use] PO 1.1 Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.9 Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1

				Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.9 Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1 Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4 Ramsar Wetlands Overlay [General] PO 1.1, PO 1.2, PO 1.3, PO 1.4 Regulated and Significant Tree Overlay [Land Division] PO 3.1 River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 4.4 Scenic Quality Overlay [Land Use and Intensity] PO 1.1 Scenic Quality Overlay [Built Form and Character] PO 2.1 Significant Landscape Protection Overlay [Earthworks] PO 4.1 State Heritage Area Overlay [Built Form] PO 1.1, PO 1.5 State Heritage Place Overlay [Built Form] PO 1.1, PO 1.5 State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1 Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.5, PO 1.7, PO 1.8
Service trade premises	Land Use and Intensity PO 1.1, PO 1.2 Built Form and Character PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5 Interface Height PO 4.1, PO 4.2, PO 4.3 Landscaping PO 5.1, PO 5.2, PO 5.3 Concept Plans PO 8.1	Clearance from Overhead Powerlines PO 1.1 Design [All development [External Appearance]] PO 1.4, PO 1.5 Design [All development [On-site Waste Treatment Systems]] PO 6.1 Design [All development [Carparking Appearance]] PO 7.2, PO 7.3, PO 7.4, PO 7.5, PO 7.6, PO 7.7 Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2 Interface between Land Uses [Hours of Operation] PO 2.1 Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.1, PO 4.2, PO 4.5, PO 4.6 Interface between Land Uses [Air Quality]	Gillman Subzone [Land Use and Intensity] PO 1.1 Gillman Subzone [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4 National Naval Shipbuilding Subzone [Land Use and Intensity] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5 National Naval Shipbuilding Subzone [Interfaces] PO 2.1 National Naval Shipbuilding Subzone [Hazard Risk Minimisation] PO 3.1 Ports Subzone [Land Use and Intensity] PO 1.1, PO 1.2 Ports Subzone [Landscaping] PO 2.1 Significant Industry Subzone [Land Use and Intensity] PO 1.1, PO 1.2 Significant Industry Subzone [Siting and Interfaces] PO 2.1, PO 2.2, PO 2.3	Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1 Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1 Building Near Airfields Overlay PO 1.1, PO 1.2, PO 1.3 Character Area Overlay [All Development] PO 1.1 Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Character Area Overlay [Alterations and Additions] PO 3.1 Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2 Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3 Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO

		PO 5.2 Interface between Land Uses [Light Spill] PO 6.1 Transport, Access and Parking [Movement Systems] PO 1.4 Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.5 Transport, Access and Parking [Access for People with Disabilities] PO 4.1 Transport, Access and Parking [Vehicle Parking Rates] PO 5.1 Transport, Access and Parking [Vehicle Parking Areas] PO 6.1, PO 6.5, PO 6.6 Transport, Access and Parking [Corner Cut-Offs] PO 10.1	Significant Industry Subzone [Environmental Management] PO 3.1, PO 3.2, PO 3.3 Significant Industry Subzone [Hazard Risk Minimisation] PO 4.1, PO 4.2, PO 4.3	3.5, PO 3.6 Character Preservation District Overlay [Earthworks] PO 4.1 Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4 Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2 Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7 Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4 Coastal Flooding Overlay PO 1.1 Defence Aviation Area Overlay [Built Form] PO 1.1, PO 1.2 Future Local Road Widening Overlay [Future Road Widening] PO 1.1 Future Road Widening Overlay [Future Road Widening] PO 1.1 Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1 Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1 Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3 Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4 Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1 Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1 Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2 Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3 Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1 Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1 Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2 Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.1, PO 6.2, PO 6.3 Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1 Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2

Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks]
PO 5.1, PO 5.2, PO 5.3

Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways]
PO 2.1, PO 2.2

Hazards (Bushfire - Regional) Overlay [Siting]
PO 1.1

Hazards (Bushfire - Regional) Overlay [Built Form]
PO 2.1, PO 2.2

Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways]
PO 5.1, PO 5.2, PO 5.3

Hazards (Flooding) Overlay [Flood Resilience]
PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5

Hazards (Flooding) Overlay [Environmental Protection]
PO 4.1, PO 4.2

Hazards (Flooding) Overlay [Site Earthworks]
PO 5.1, PO 5.2

Hazards (Flooding) Overlay [Access]
PO 6.1, PO 6.2

Hazards (Flooding – General) Overlay [Flood Resilience]
PO 2.1

Hazards (Flooding – General) Overlay [Environmental Protection]
PO 3.1

Hazards (Flooding - Evidence Required) Overlay [Flood Resilience]
PO 1.1

Heritage Adjacency Overlay [Built Form]
PO 1.1

Historic Area Overlay [All Development]
PO 1.1

Historic Area Overlay [Built Form]
PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5

Historic Area Overlay [Context and Streetscape Amenity]
PO 6.1, PO 6.2

Historic Area Overlay [Ruins]
PO 8.1

Historic Shipwrecks Overlay [General]
PO 1.1

Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)]
PO 1.1

Key Outback and Rural Routes Overlay [Access - On-Site Queuing]
PO 2.1

Key Outback and Rural Routes Overlay [Access - Existing Access Points]
PO 3.1

Key Outback and Rural Routes Overlay [Access - Location (Spacing)]
PO 4.1

Key Outback and Rural Routes Overlay [Access - Location (Sight

				Lines)] PO 5.1 Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1 Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1 Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1 Key Railway Crossings Overlay [Access, Design and Function] PO 1.1 Limited Dwelling Overlay PO 1.1 Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7 Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1 Local Heritage Place Overlay [Conservation Works] PO 7.1 Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1 Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1 Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1 Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1 Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1 Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1 Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1 Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1 Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1 Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.1, PO 2.2, PO 2.3, PO 2.4 Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9

Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features]
PO 4.1

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality]
PO 1.1

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater]
PO 2.1, PO 2.3, PO 2.4, PO 2.5

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater]
PO 3.1, PO 3.2, PO 3.3, PO 3.9

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features]
PO 4.1

Native Vegetation Overlay [Environmental Protection]
PO 1.1, PO 1.2, PO 1.4

Non-Stop Corridors Overlay [Non-Stop Corridor Overlay]
PO 1.1

Resource Extraction Protection Area Overlay [Protection of Strategic Resources]
PO 1.1

River Murray Flood Plain Protection Area Overlay [Wastewater]
PO 1.1

River Murray Flood Plain Protection Area Overlay [Built Form and Character]
PO 4.1, PO 4.3

River Murray Flood Plain Protection Area Overlay [Flood Resilience]
PO 5.1, PO 5.2

River Murray Flood Plain Protection Area Overlay [Environmental Protection]
PO 6.1, PO 6.2, PO 6.3

River Murray Flood Plain Protection Area Overlay [Access]
PO 7.1, PO 7.2, PO 7.3

Scenic Quality Overlay [Land Use and Intensity]
PO 1.1

Scenic Quality Overlay [Built Form and Character]
PO 2.1

Scenic Quality Overlay [Landscaping]
PO 3.1

Scenic Quality Overlay [Earthworks]
PO 4.1

Significant Interface Management Overlay [Land Use and Intensity]
PO 1.1

Significant Landscape Protection Overlay [Land Use and Intensity]
PO 1.1

Significant Landscape Protection Overlay [Built Form and Character]
PO 2.1, PO 2.2

Significant Landscape Protection Overlay [Landscaping]
PO 3.1

Significant Landscape Protection Overlay [Earthworks]
PO 4.1

				State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5 State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1 State Heritage Area Overlay [Conservation Works] PO 7.1 State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7 State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1 State Heritage Place Overlay [Conservation Works] PO 7.1 State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1 Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3 Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1 Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1 Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1 Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1 Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1 Urban Transport Routes Overlay [Access - Stormwater] PO 7.1 Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1 Urban Transport Routes Overlay [Public Road Junctions] PO 9.1 Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8
Shop	Land Use and Intensity PO 1.1, PO 1.2, PO 1.6 Built Form and Character PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5 Interface Height	Clearance from Overhead Powerlines PO 1.1 Design [All development [External Appearance]] PO 1.4, PO 1.5 Design [All development [On-site	Gillman Subzone [Land Use and Intensity] PO 1.1 Gillman Subzone [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4	Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1 Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1

PO 4.1, PO 4.2, PO 4.3

Landscaping
PO 5.1, PO 5.2, PO 5.3

Concept Plans
PO 8.1

Waste Treatment Systems]]
PO 6.1

Design [All development [Carparking Appearance]]
PO 7.1, PO 7.2, PO 7.3, PO 7.4, PO 7.5, PO 7.6, PO 7.7

Infrastructure and Renewable Energy Facilities [Water Supply]
PO 11.1

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

Interface between Land Uses [Hours of Operation]
PO 2.1

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

Interface between Land Uses [Air Quality]
PO 5.2

Interface between Land Uses [Light Spill]
PO 6.1

Out of Activity Centre Development
PO 1.1, PO 1.2

Transport, Access and Parking [Movement Systems]
PO 1.4

Transport, Access and Parking [Vehicle Access]
PO 3.1, PO 3.5

Transport, Access and Parking [Access for People with Disabilities]
PO 4.1

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

Transport, Access and Parking [Vehicle Parking Areas]
PO 6.1, PO 6.6

Transport, Access and Parking [Corner Cut-Offs]
PO 10.1

National Naval Shipbuilding Subzone [Land Use and Intensity]
PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5

National Naval Shipbuilding Subzone [Interfaces]
PO 2.1

National Naval Shipbuilding Subzone [Hazard Risk Minimisation]
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PO 2.1

Key Outback and Rural Routes Overlay [Access - Existing Access Points]
PO 3.1

Key Outback and Rural Routes Overlay [Access - Location (Spacing)]
PO 4.1

Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)]
PO 5.1

Key Outback and Rural Routes Overlay [Access - Mud and Debris]
PO 6.1

Key Outback and Rural Routes Overlay [Access - Stormwater]
PO 7.1

Key Outback and Rural Routes Overlay [Public Road Junctions]
PO 8.1

Key Railway Crossings Overlay [Access, Design and Function]
PO 1.1

Local Heritage Place Overlay [Built Form]
PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7

Local Heritage Place Overlay [Ancillary Development]
PO 3.1, PO 3.2

Local Heritage Place Overlay [Landscape Context and Streetscape Amenity]
PO 5.1

Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)]
PO 1.1

Major Urban Transport Routes Overlay [Access - On-Site Queuing]
PO 2.1

Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points]
PO 3.1

Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points]
PO 4.1

Major Urban Transport Routes Overlay [Access - Location (Sight Lines)]
PO 5.1

Major Urban Transport Routes Overlay [Access - Mud and Debris]
PO 6.1

Major Urban Transport Routes Overlay [Access - Stormwater]
PO 7.1

Major Urban Transport Routes Overlay [Building on Road Reserve]
PO 8.1

Major Urban Transport Routes Overlay [Public Road Junctions]
PO 9.1

Major Urban Transport Routes Overlay [Corner Cut-Offs]
PO 10.1

Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality]
PO 1.1

Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater]
PO 2.1, PO 2.2

Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater]
PO 3.1, PO 3.2, PO 3.3, PO 3.9

Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features]
PO 4.1

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality]
PO 1.1

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater]
PO 2.1, PO 2.2

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater]
PO 3.1, PO 3.2, PO 3.3, PO 3.9

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features]
PO 4.1

Native Vegetation Overlay [Environmental Protection]
PO 1.1, PO 1.2, PO 1.4

Non-Stop Corridors Overlay [Non-Stop Corridor Overlay]
PO 1.1

Ramsar Wetlands Overlay [General]
PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6

Resource Extraction Protection Area Overlay [Protection of Strategic Resources]
PO 1.1

River Murray Flood Plain Protection Area Overlay [Wastewater]
PO 1.1

River Murray Flood Plain Protection Area Overlay [Built Form and Character]
PO 4.1, PO 4.3

River Murray Flood Plain Protection Area Overlay [Flood Resilience]

				PO 5.1, PO 5.3 River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 6.1, PO 6.2, PO 6.3 River Murray Flood Plain Protection Area Overlay [Access] PO 7.1, PO 7.2, PO 7.3 Scenic Quality Overlay [Land Use and Intensity] PO 1.1 Scenic Quality Overlay [Built Form and Character] PO 2.1 Scenic Quality Overlay [Landscaping] PO 3.1 Scenic Quality Overlay [Earthworks] PO 4.1 Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1 Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2 Significant Landscape Protection Overlay [Landscaping] PO 3.1 Significant Landscape Protection Overlay [Earthworks] PO 4.1 State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.5 State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1 State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7 State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1 State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1 Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1 Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1 Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1 Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1 Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1 Urban Transport Routes Overlay [Access - Stormwater]

				PO 7.1 Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1 Urban Transport Routes Overlay [Public Road Junctions] PO 9.1 Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8
Tree-damaging activity	None	None	None	Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1 Regulated and Significant Tree Overlay [Tree Retention and Health] PO 1.1, PO 1.2, PO 1.3, PO 1.4 Regulated and Significant Tree Overlay [Ground work affecting trees] PO 2.1 Regulated and Significant Tree Overlay [Land Division] PO 3.1 State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1 State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1
Warehouse	Land Use and Intensity PO 1.1, PO 1.2 Built Form and Character PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5 Interface Height PO 4.1, PO 4.2, PO 4.3 Landscaping PO 5.1, PO 5.2, PO 5.3 Concept Plans PO 8.1	Clearance from Overhead Powerlines PO 1.1 Design [All development [External Appearance]] PO 1.5 Design [All development [Landscaping]] PO 3.1, PO 3.2 Design [All development [Water Sensitive Design]] PO 5.1 Design [All development [On-site Waste Treatment Systems]] PO 6.1 Design [All development [Carparking Appearance]] PO 7.1, PO 7.2, PO 7.4, PO 7.5, PO 7.6, PO 7.7 Design [All development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5 Design [All non-residential development [Water Sensitive Design]] PO 31.1, PO 31.2 Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2 Interface between Land Uses [General Land Use Compatibility] PO 1.2 Interface between Land Uses [Activities Generating Noise or Vibration]	Gillman Subzone [Land Use and Intensity] PO 1.1 Gillman Subzone [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4 National Naval Shipbuilding Subzone [Land Use and Intensity] PO 1.1, PO 1.2, PO 1.3, PO 1.4 National Naval Shipbuilding Subzone [Interfaces] PO 2.1 National Naval Shipbuilding Subzone [Hazard Risk Minimisation] PO 3.1 Ports Subzone [Land Use and Intensity] PO 1.1, PO 1.2 Ports Subzone [Landscaping] PO 2.1 Significant Industry Subzone [Land Use and Intensity] PO 1.1, PO 1.2 Significant Industry Subzone [Siting and Interfaces] PO 2.1, PO 2.2, PO 2.3 Significant Industry Subzone [Environmental Management] PO 3.1, PO 3.2, PO 3.3 Significant Industry Subzone [Hazard Risk Minimisation] PO 4.1, PO 4.2, PO 4.3	Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1 Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1 Building Near Airfields Overlay PO 1.1, PO 1.2, PO 1.3 Character Area Overlay [All Development] PO 1.1 Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Character Area Overlay [Alterations and Additions] PO 3.1 Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2 Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3 Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6 Character Preservation District Overlay [Earthworks] PO 4.1 Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4 Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2

		PO 4.1, PO 4.2 Interface between Land Uses [Air Quality] PO 5.1, PO 5.2 Interface between Land Uses [Light Spill] PO 6.1 Interface between Land Uses [Solar Reflectivity / Glare] PO 7.1 Transport, Access and Parking [Movement Systems] PO 1.3, PO 1.4 Transport, Access and Parking [Sightlines] PO 2.1, PO 2.2 Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.5 Transport, Access and Parking [Vehicle Parking Rates] PO 5.1 Transport, Access and Parking [Vehicle Parking Areas] PO 6.1, PO 6.2, PO 6.6 Transport, Access and Parking [Corner Cut-Offs] PO 10.1		Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7 Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.3, PO 5.4 Coastal Flooding Overlay PO 1.1 Defence Aviation Area Overlay [Built Form] PO 1.1, PO 1.2 Future Local Road Widening Overlay [Future Road Widening] PO 1.1 Future Road Widening Overlay [Future Road Widening] PO 1.1 Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1, PO 1.3 Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1 Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3 Gateway Overlay [Landscape Amenity] PO 2.1 Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4 Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1 Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1 Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2 Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3 Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1 Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1 Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2 Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.1, PO 6.2, PO 6.3 Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1 Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2 Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3 Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.1, PO 2.2

Hazards (Bushfire - Regional) Overlay [Siting]
PO 1.1

Hazards (Bushfire - Regional) Overlay [Built Form]
PO 2.1, PO 2.2

Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways]
PO 5.1, PO 5.2, PO 5.3

Hazards (Flooding) Overlay [Flood Resilience]
PO 3.1, PO 3.2, PO 3.3, PO 3.4

Hazards (Flooding) Overlay [Environmental Protection]
PO 4.1, PO 4.2

Hazards (Flooding) Overlay [Site Earthworks]
PO 5.1, PO 5.2

Hazards (Flooding) Overlay [Access]
PO 6.1, PO 6.2

Hazards (Flooding – General) Overlay [Flood Resilience]
PO 2.1

Hazards (Flooding – General) Overlay [Environmental Protection]
PO 3.1

Hazards (Flooding - Evidence Required) Overlay [Flood Resilience]
PO 1.1

Heritage Adjacency Overlay [Built Form]
PO 1.1

Historic Area Overlay [All Development]
PO 1.1

Historic Area Overlay [Built Form]
PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5

Historic Area Overlay [Alterations and additions]
PO 3.1, PO 3.2

Historic Area Overlay [Context and Streetscape Amenity]
PO 6.1, PO 6.2

Historic Area Overlay [Ruins]
PO 8.1

Historic Shipwrecks Overlay [General]
PO 1.1

Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)]
PO 1.1

Key Outback and Rural Routes Overlay [Access - On-Site Queuing]
PO 2.1

Key Outback and Rural Routes Overlay [Access - Existing Access Points]
PO 3.1

Key Outback and Rural Routes Overlay [Access - Location (Spacing)]
PO 4.1

Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)]
PO 5.1

Key Outback and Rural Routes Overlay [Access - Mud and Debris]
PO 6.1

Key Outback and Rural Routes Overlay [Access - Stormwater]
PO 7.1

Key Outback and Rural Routes Overlay [Public Road Junctions]
PO 8.1

Key Railway Crossings Overlay [Access, Design and Function]
PO 1.1

Local Heritage Place Overlay [Built Form]
PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7

Local Heritage Place Overlay [Alterations and Additions]
PO 2.1, PO 2.2

Local Heritage Place Overlay [Landscape Context and Streetscape Amenity]
PO 5.1

Local Heritage Place Overlay [Conservation Works]
PO 7.1

Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)]
PO 1.1

Major Urban Transport Routes Overlay [Access - On-Site Queuing]
PO 2.1

Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points]
PO 3.1

Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points]
PO 4.1

Major Urban Transport Routes Overlay [Access - Location (Sight Lines)]
PO 5.1

Major Urban Transport Routes Overlay [Access - Mud and Debris]
PO 6.1

Major Urban Transport Routes Overlay [Access - Stormwater]
PO 7.1

Major Urban Transport Routes Overlay [Building on Road Reserve]
PO 8.1

Major Urban Transport Routes Overlay [Public Road Junctions]
PO 9.1

Major Urban Transport Routes Overlay [Corner Cut-Offs]
PO 10.1

Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality]
PO 1.1

Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater]
PO 2.1, PO 2.2, PO 2.3, PO 2.4

Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater]
PO 3.1, PO 3.2, PO 3.3, PO 3.9

Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features]
PO 4.1

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality]
PO 1.1

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater]
PO 2.1, PO 2.3, PO 2.4, PO 2.5

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater]
PO 3.1, PO 3.2, PO 3.3, PO 3.9

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features]
PO 4.1

Murray-Darling Basin Overlay
PO 1.1

Native Vegetation Overlay [Environmental Protection]
PO 1.1, PO 1.2, PO 1.3

Non-Stop Corridors Overlay [Non-Stop Corridor Overlay]
PO 1.1

Resource Extraction Protection Area Overlay [Protection of Strategic Resources]
PO 1.1

River Murray Flood Plain Protection Area Overlay [Wastewater]
PO 1.1

River Murray Flood Plain Protection Area Overlay [Built Form and Character]
PO 4.1, PO 4.3

River Murray Flood Plain Protection Area Overlay [Flood Resilience]
PO 5.1, PO 5.2

River Murray Flood Plain Protection Area Overlay [Environmental Protection]
PO 6.1, PO 6.2, PO 6.3, PO 6.4, PO 6.5

River Murray Flood Plain Protection Area Overlay [Access]
PO 7.1, PO 7.2, PO 7.3

Scenic Quality Overlay [Land Use and Intensity]
PO 1.1

Scenic Quality Overlay [Built Form and Character]
PO 2.1

Scenic Quality Overlay [Landscaping]
PO 3.1

Scenic Quality Overlay [Earthworks]
PO 4.1

Significant Interface Management Overlay [Land Use and Intensity]
PO 1.1

Significant Landscape Protection Overlay [Land Use and Intensity]
PO 1.1

Significant Landscape Protection Overlay [Built Form and Character]
PO 2.1, PO 2.2

Significant Landscape Protection Overlay [Landscaping]
PO 3.1

Significant Landscape Protection Overlay [Earthworks]
PO 4.1

State Heritage Area Overlay [Built

				Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5 State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1 State Heritage Area Overlay [Conservation Works] PO 7.1 State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7 State Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2 State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1 State Heritage Place Overlay [Conservation Works] PO 7.1 State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1 Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3 Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1 Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1 Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1 Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1 Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1 Urban Transport Routes Overlay [Access - Stormwater] PO 7.1 Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1 Urban Transport Routes Overlay [Public Road Junctions] PO 9.1 Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8, PO 1.9
All other Code Assessed Development	All	All	All	Any relevant Overlay: All

Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

Class of Development	Exclusions
Special industry	Any of the following: (a) located in the Gillman Subzone (b) located in the National Naval Shipbuilding Subzone (c) located in the Significant Industry Subzone
Shop	Any of the following: (a) shop with a gross leasable floor area less than 1000m^2 (b) shop that is a bulky goods outlet (c) shop that is a restaurant (d) shop that is ancillary to an industry on the same allotment.

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

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

Class of Development (Column A)	Exceptions (Column B)
1. A kind of development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. Any development involving any of the following (or of any combination of any of the following): (a) advertisement (b) air handling unit, air conditioning system or exhaust fan (c) building work on railway land (d) carport (e) fence (f) outbuilding (g) retaining wall (h) shade sail (i) solar photovoltaic panels (roof mounted) (j) telecommunications facility (k) temporary public service depot (l) verandah (m) water tank.	Except development that does not satisfy any of the following: 1. Strategic Employment Zone DTS/DPF 4.1 2. Strategic Employment Zone DTS/DPF 4.2.
3. Any development involving any of the following (or of any combination of any of the following): (a) consulting room (b) general industry (c) light industry (d) office (e) motor repair station (f) retail fuel outlet (g) store (h) warehouse.	Except where the site of the development is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone.
4. Any development involving any of the following (or of any combination of any of the following): (a) internal building works (b) land division (c) replacement building (d) temporary accommodation in an area affected by bushfire (e) tree damaging activity.	None specified.
5. Demolition.	Except any of the following: 1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.

6. Shop.	Except: 1. where the site of the shop is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone or 2. shop that does not satisfy Strategic Employment Zone DTS/DPF 1.3.
7. Telecommunications facility.	Except telecommunications facility that does not satisfy Strategic Employment Zone DTS/DPF 1.5.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Hazards (Bushfire - Urban Interface) Overlay

Desired Outcome	
DO 1	Urban neighbourhoods that adjoin areas of General, Medium and High Bushfire Risk: (a) allow access through to bushfire risk areas (b) are designed to protect life and property from the threat of bushfire and the dangers posed by ember attack (c) facilitate evacuation to areas safe from bushfire danger.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Division	
PO 1.1 Land division creating public roads or resulting in 10 or more new allotments is designed to make provision for emergency vehicle access through to the bushfire risk area.	DTS/DPF 1.1 Land division creates less than 10 allotments and/or does not involve the creation of public roads.
PO 1.2 Land division is designed to provide a continuous street pattern to facilitate the safe movement and evacuation of emergency vehicles, residents, occupants and visitors.	DTS/DPF 1.2 Land division does not involve the creation of public roads.
PO 1.3 Where 10 or more new allotments are proposed, land division includes at least two separate and safe exit points to enable multiple avenues of evacuation in the event of a bushfire.	DTS/DPF 1.3 Land division creates less than 10 allotments.
PO 1.4 Land division creating public roads or resulting in 10 or more new allotments incorporates perimeter roads of adequate design in conjunction with bushfire buffer zones to achieve adequate separation between residential allotments and areas of unacceptable bushfire risk and to support safe access for the purposes of fire-fighting.	DTS/DPF 1.4 Land division creates less than 10 allotments and/or does not involve the creation of public roads.
PO 1.5 Land division does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available.	DTS/DPF 1.5 Land division does not create or rely on fire tracks.
PO 1.6 Land division resulting in 10 or more new allotments and within 100m a Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire - Medium Risk) Overlay or Hazards (Bushfire - High Risk) Overlay is designed and incorporates measures to minimise the danger of fire hazard to residents and occupants of buildings, and to protect buildings and property from physical damage in the event of a bushfire.	DTS/DPF1.6 Land division is not located within 100m of a Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire - Medium Risk) Overlay or Hazards (Bushfire - High Risk) Overlay or does not create 10 or more new allotments.
Vehicle Access - Roads, Driveways and Fire Tracks	
PO 2.1 Roads that are within 100 metres of a Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire - Medium Risk) Overlay or Hazards (Bushfire - High Risk) Overlay are designed and constructed to facilitate the safe and effective: (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors.	DTS/DPF 2.1 Any proposed new roads are not within 100m of a Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire - Medium Risk) Overlay or Hazards (Bushfire - High Risk) Overlay or (a) are constructed with a formed, all-weather surface (b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road (c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road (d) have a minimum formed road width of 6m (e) provide overhead clearance of not less than 4.0m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 1) (f) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 2) (g) incorporating cul-de-sac endings or dead end roads do not exceed 200m in length and the end of the road has either: (i) a turning area with a minimum formed surface radius of 12.5m (Figure 3) or (ii) a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 4) (h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.

Procedural Matters (PM) - Referrals

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

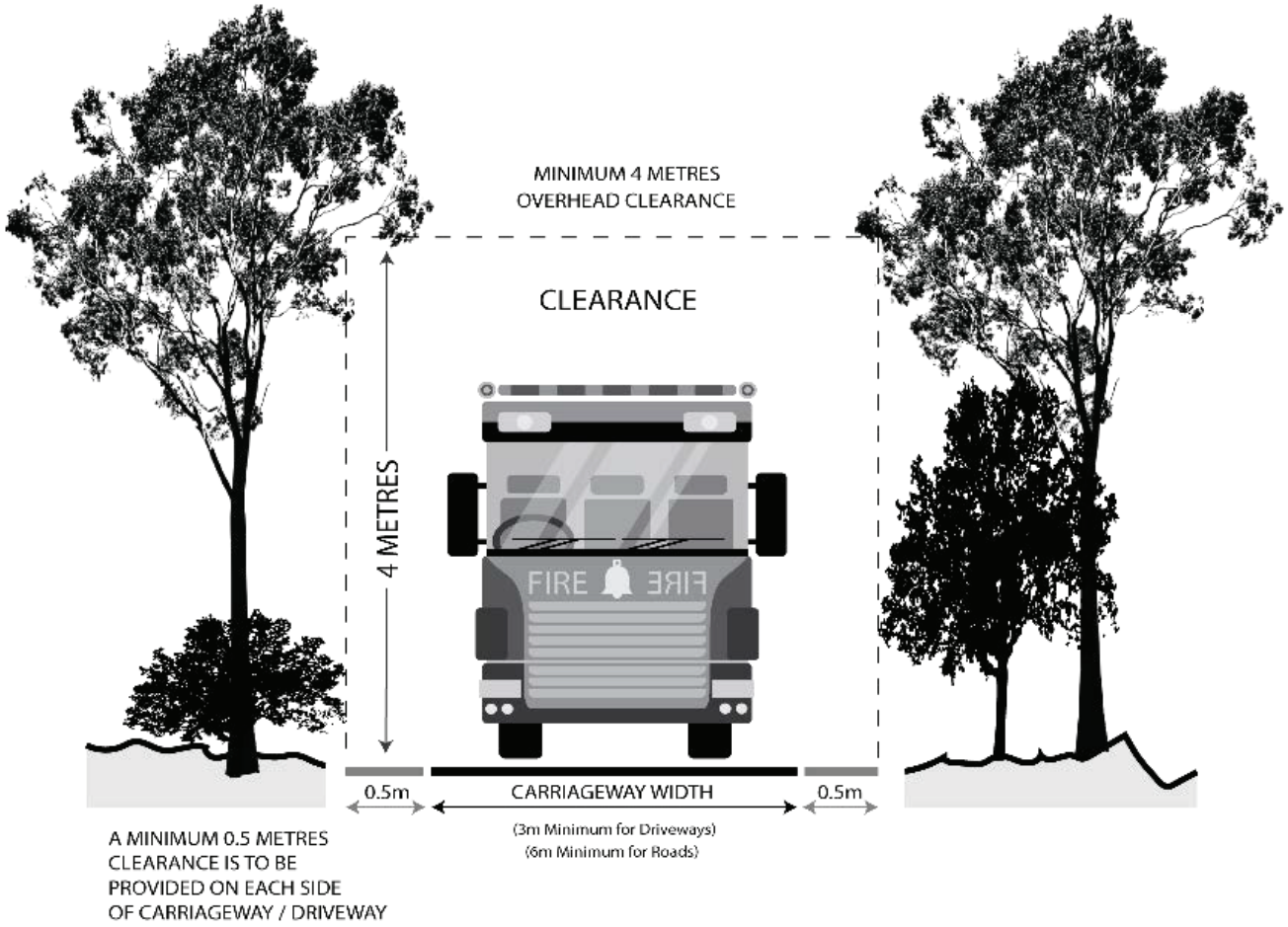
Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference

None	None	None	None

Figures and Diagrams

Fire Engine and Appliance Clearances

Figure 1 - Overhead and Side Clearances



Roads and Driveway Design

Figure 2 - Road and Driveway Curves

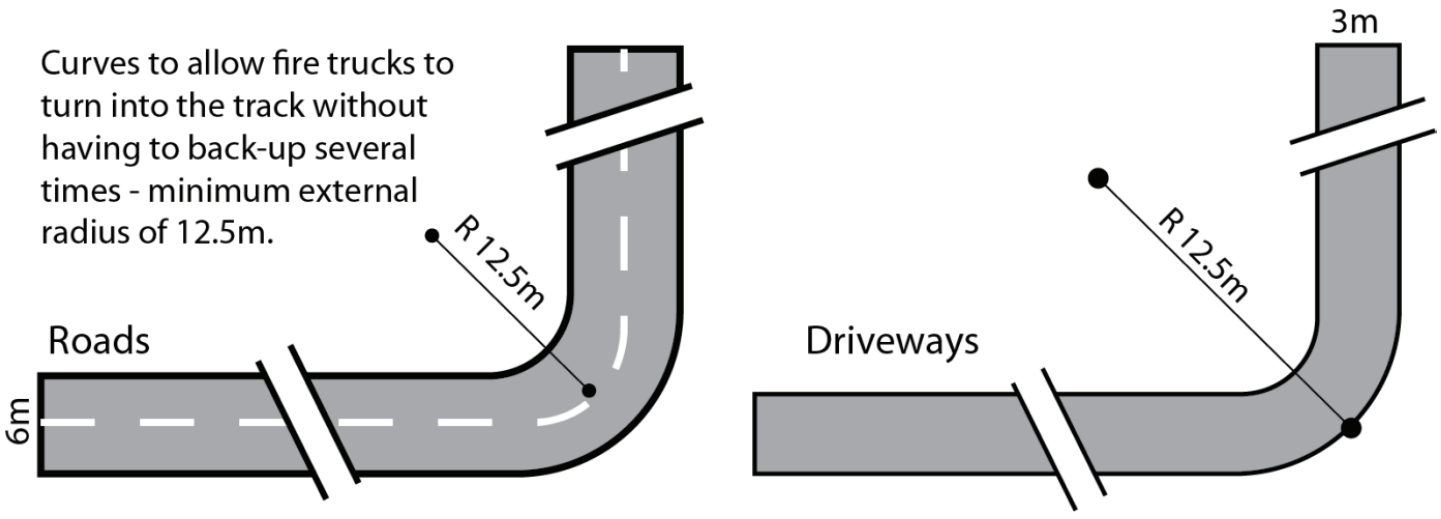
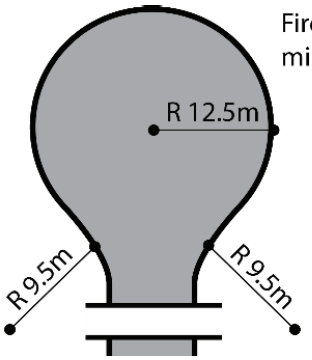
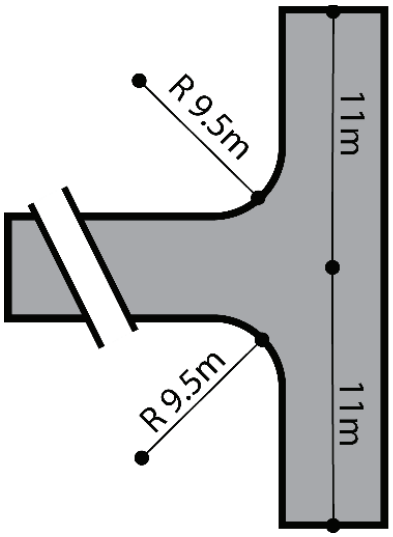


Figure 3 - Full Circle Turning Area

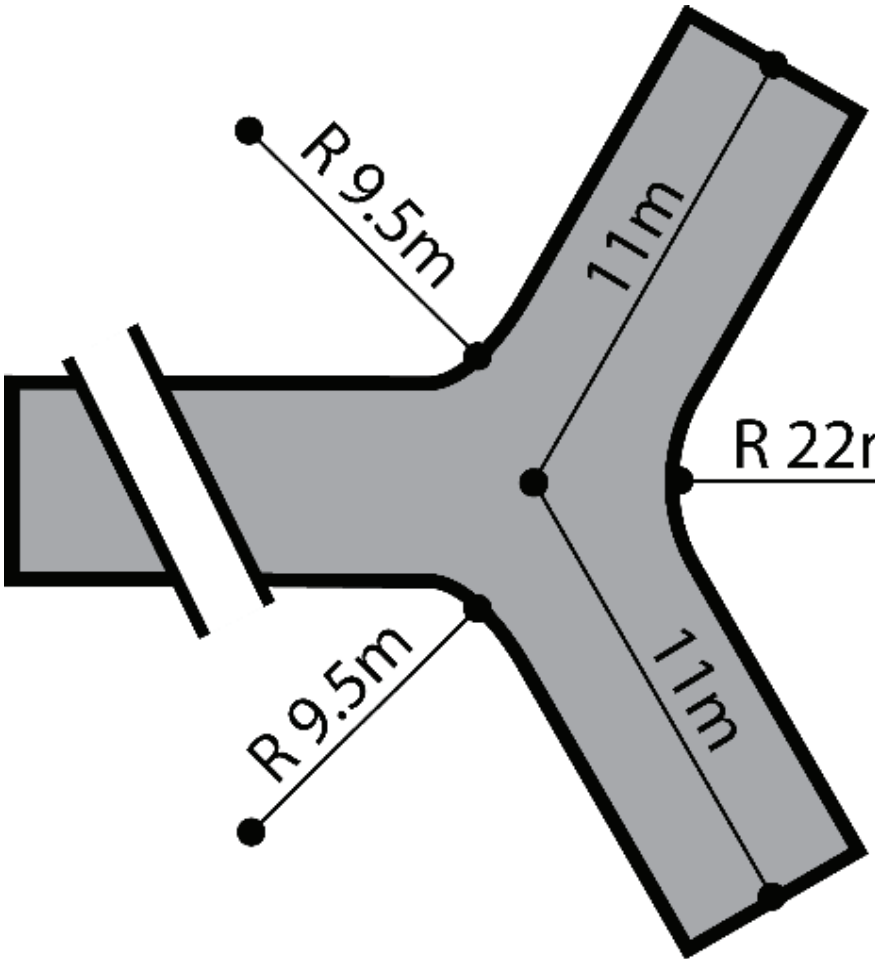


Fire truck turning area - minimum radius 12.5m

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



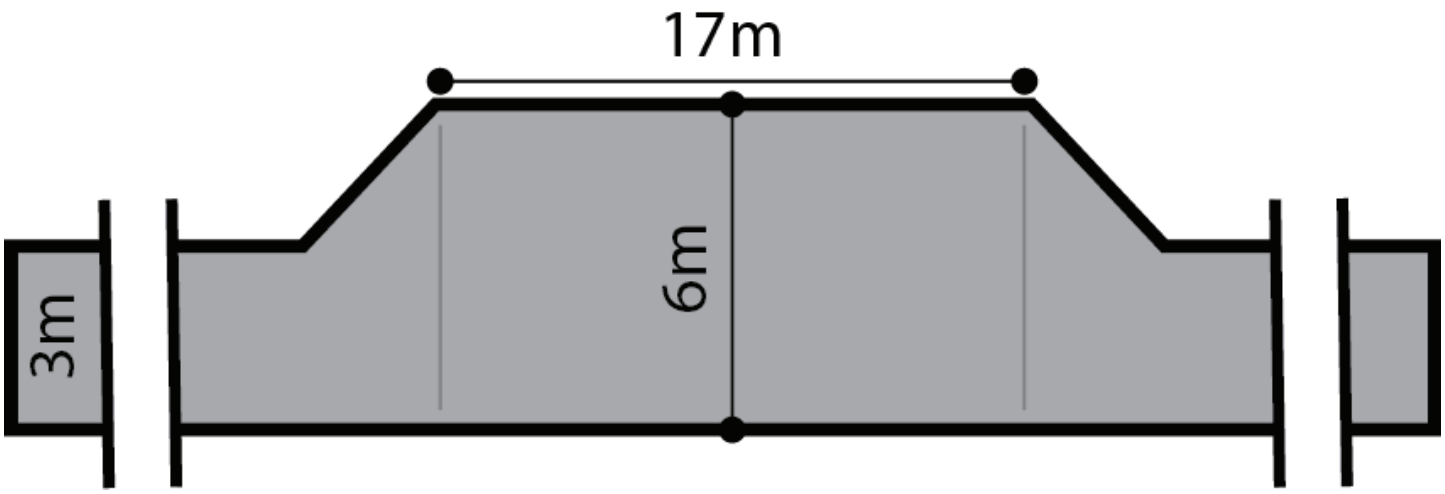
"T" shaped turning area for fire trucks to reverse into so they can turn around - minimum length 11m.



"Y" shaped turn around area - minimum length 11 metres.

Figure 5 - Driveway Passing Bays

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



Hazards (Flooding - Evidence Required) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Procedural Matters (PM) - Referrals

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

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

Native Vegetation Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

PO 1.4 Development restores and enhances biodiversity and habitat values through revegetation using locally indigenous plant species.	DTS/DPF 1.4 None are applicable.
Land division	
PO 2.1 Land division does not result in the fragmentation of land containing native vegetation, or necessitate the clearance of native vegetation, unless such clearance is considered minor, taking into account the location of allotment boundaries, access ways, fire breaks, boundary fencing and potential building siting or the like.	DTS/DPF 2.1 Land division where: (a) an application is accompanied by one of the following: (i) a declaration stating that none of the allotments in the proposed plan of division contain native vegetation under the *Native Vegetation Act 1991* (ii) a declaration stating that no native vegetation clearance under the *Native Vegetation Act 1991* will be required as a result of the division of land (iii) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the vegetation to be cleared is categorised as 'Level 1 clearance' or (b) an application for land division which is being considered concurrently with a proposal to develop each allotment which will satisfy, or would satisfy, the requirements of DTS/DPF 1.1, including any clearance that may occur or (c) the division is to support a Heritage Agreement under the Native Vegetation Act 1991 or the *Heritage Places Act 1993*.

Procedural Matters (PM) - Referrals

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

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

Prescribed Wells Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Sustainable water use in prescribed wells areas.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 All development, but in particular involving any of the following: (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed wells areas.	DTS/DPF 1.1 Development satisfies either of the following: (a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use or (b) the proposal does not involve the taking of water for which a licence would be required under the *Landscape South Australia Act 2019*.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Any of the following classes of development that require or may require water to be taken in addition to any allocation that has already been granted under the *Landscape South Australia Act 2019:* (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commerical forestry.	The Chief Executive of the Department of the Minister responsible for the administration of the *Landscape South Australia Act 2019*.	To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably.	Development of a class to which Schedule 9 clause 3 item 13 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.
Commercial forestry that requires a forest water licence under Part 8 Division 6 of the *Landscape South Australia Act 2019*.			

Regulated and Significant Tree Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Tree Retention and Health	

PO 1.1 Regulated trees are retained where they: (a) make an important visual contribution to local character and amenity (b) are indigenous to the local area and listed under the *National Parks and Wildlife Act 1972* as a rare or endangered native species and / or (c) provide an important habitat for native fauna.	DTS/DPF 1.1 None are applicable.
PO 1.2 Significant trees are retained where they: (a) make an important contribution to the character or amenity of the local area (b) are indigenous to the local area and are listed under the *National Parks and Wildlife Act 1972* as a rare or endangered native species (c) represent an important habitat for native fauna (d) are part of a wildlife corridor of a remnant area of native vegetation (e) are important to the maintenance of biodiversity in the local environment and / or (f) form a notable visual element to the landscape of the local area.	DTS/DPF 1.2 None are applicable.
PO 1.3 A tree damaging activity not in connection with other development satisfies (a) and (b): (a) tree damaging activity is only undertaken to: (i) remove a diseased tree where its life expectancy is short (ii) mitigate an unacceptable risk to public or private safety due to limb drop or the like (iii) rectify or prevent extensive damage to a building of value as comprising any of the following: A. a Local Heritage Place B. a State Heritage Place C. 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 (iv) reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire (v) treat disease or otherwise in the general interests of the health of the tree and / or (vi) maintain the aesthetic appearance and structural integrity of the tree (b) in relation to a significant tree, tree-damaging activity is avoided unless all reasonable remedial treatments and measures have been determined to be ineffective.	DTS/DPF 1.3 None are applicable.
PO 1.4 A tree-damaging activity in connection with other development satisfies all the following: (a) it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible (b) 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 and significant 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 and significant trees as far as is reasonably practicable.	DTS/DPF 3.1 Land division where: (a) there are no regulated or significant trees located within or adjacent to the plan of division or (b) 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

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference

APPENDIX 4. PROPOSED CODE POLICY

General Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Low-rise, low and medium-density housing that supports a range of needs and lifestyles located within easy reach 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 (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Predominantly residential development with complementary non-residential uses that support an active, convenient, and walkable neighbourhood.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Ancillary accommodation (b) Community facility (c) Consulting room (d) Dwelling (e) Educational establishment (f) Office (g) Place of Worship (h) Pre-school (i) Recreation area (j) Residential flat building (k) Retirement facility (l) Shop (m) Student accommodation (n) Supported accommodation
PO 1.2 Non-residential development located and designed to improve community accessibility to services, primarily in the form of: (a) small scale commercial uses such as offices, shops and consulting rooms (b) community services such as educational establishments, community centres, places of worship, pre-schools, and other health and welfare services (c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities (d) open space and recreation facilities.	DTS/DPF 1.2 None are applicable.
PO 1.3 Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.	DTS/DPF 1.3 None are applicable.
PO 1.4 Commercial activities improve community access to services are of a scale and type to maintain residential amenity.	DTS/DPF 1.4 A shop, consulting room or office (or any combination thereof) satisfies any one of the following: (a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied:

	(i) does not exceed 50m^2 gross leasable floor area (ii) does not involve the display of goods in a window or about the dwelling or its curtilage (b) it reinstates a former shop, consulting room or office in an existing building (or portion of a building) and satisfies one of the following: (i) the building is a State or Local Heritage Place (ii) is in conjunction with a dwelling and there is no increase in the gross leasable floor area previously used for non-residential purposes (c) is located more than 500m from an Activity Centre and satisfies one of the following: (i) does not exceed 100m^2 gross leasable floor area (individually or combined, in a single building) where the site does not have a frontage to a State Maintained Road (ii) does not exceed 200m^2 gross leasable floor area (individually or combined, in a single building) where the site has a frontage to a State Maintained Road (d) the development site abuts an Activity Centre and all the following are satisfied: (i) it does not exceed 200m^2 gross leasable floor area (individually or combined, in a single building) (ii) the proposed development will not result in a combined gross leasable floor area (existing and proposed) of all shops, consulting rooms and offices that abut the Activity Centre in this zone exceeding the lesser of the following: A. 50% of the existing gross leasable floor area within the Activity Centre B. 1000m^2.
PO 1.5 Expansion of existing community services such as educational establishments, community facilities and pre-schools in a manner which complements the scale of development envisaged by the desired outcome for the neighbourhood.	DTS/DPF 1.5 Alteration of or addition to existing educational establishments, community facilities or pre-schools where all the following are satisfied: (a) set back at least 3m from any boundary shared with a residential land use (b) building height not exceeding 1 building level (c) the total floor area of the building not exceeding 150% of the total floor area prior to the addition/alteration (d) off-street vehicular parking exists or will be provided in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.
Site Dimensions and Land Division	
PO 2.1 Allotments/sites created for residential purposes are of suitable size and dimension to accommodate the anticipated dwelling form and remain compatible with the pattern of development in a low-rise and predominantly low-density neighbourhood, with higher densities closer to public open space, public transport stations and activity centres.	DTS/DPF 2.1 Development will not result in more than 1 dwelling on an existing allotment or Allotments/sites for residential purposes accord with the following: **Dwelling Type** | **Minimum site/allotment area per dwelling** | **Minimum site/allotment frontage** Detached dwelling (not in a terrace arrangement) | 300m^2 (exclusive of any battle-axe allotment 'handle') | 9m where not on a battle-axe site 5m where on a battle-axe site Semi-detached dwelling | 300m^2 | 9m Row dwelling (or detached dwelling in a terrace arrangement) | 250m^2 | 7m (averaged) Group dwelling | 300m^2 (average, including common areas) | 15m (total) Dwelling within a residential flat building | 300m^2 (average, including common areas) | 15m (total)
PO 2.2 Development creating new allotments/sites in conjunction with retention of an existing dwelling ensures the site of the existing dwelling remains fit for purpose.	DTS/DPF 2.2 Where the site of a dwelling does not comprise an entire allotment: (a) the balance of the allotment accords with site area and frontage requirements specified in General Neighbourhood Zone DTS/DPF 2.1 (b) if there is an existing dwelling on the allotment that will remain on the allotment after completion of the development, it will not contravene: (i) Private open space requirements specified in Design in Urban Areas Table 1 - Private Open Space (ii) off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.
PO 2.3 Land division results in sites that are accessible and suitable for their intended purpose.	DTS/DPF 2.3 Division of land satisfies (a), (b) or (c): (a) reflects the site boundaries illustrated and approved in an existing development authorisation under the Development Act 1993 or Planning, Development and

	Infrastructure Act 2016 where the allotments are used or are proposed to be used solely for residential purposes (b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments (c) satisfies all of the following: (i) No more than 5 additional allotments are created (ii) Each proposed allotment has a minimum site area of 300m^2 and frontage of 9m (iii) Each proposed allotment has a slope less than 12.5% (1-in-8) (iv) There are no regulated trees on or within 20m of the subject land, with the distance measured from the base of the trunk of the tree (or the nearest trunk of the tree) to the subject land (v) The division does not involve creation of a public road (vi) Vehicle access from a public road can be provided to all proposed allotments which satisfies Design in Urban Areas DTS/DPF 23.3, 23.4 and 23.6, and would be located wholly on one side of the allotment, or located no more than 1m from the side boundary alignment (vii) No allotments are in a battle-axe configuration and (viii) Each proposed allotment is of a size and dimension capable of containing a rectangle 9m in width and 15m in depth.
Site Coverage	
PO 3.1 Building footprints allow 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 site coverage exceeding 60%.
Building Height	
PO 4.1 Buildings contribute to a low-rise suburban character.	DTS/DPF 4.1 Building height (excluding garages, carports and outbuildings) no greater than: (a) 2 building levels and 9m and (b) wall height that is no greater than 7m except in the case of a gable end.
Primary Street Setback	
PO 5.1 Buildings are setback from primary street boundaries to contribute to the existing/emerging pattern of street setbacks in the streetscape.	DTS/DPF 5.1 The building line of a building set back from the primary street boundary: (a) no more than 1m in front of the average setback to the building line of existing buildings on adjoining sites which face the same primary street (including those buildings that would adjoin the site if not separated by a public road or a vacant allotment) (b) where there is only one existing building on adjoining sites which face the same primary street (including those that would adjoin if not separated by a public road or a vacant allotment), no more than 1m in front of the setback to the building line of that building or (c) not less than 5m where no building exists on an adjoining site with the same primary street frontage.
Secondary Street Setback	
PO 6.1 Buildings are set back from secondary street boundaries to achieve separation between building walls and public streets and contribute to a suburban streetscape character.	DTS/DPF 6.1 Building walls are set back from the boundary of the allotment with a secondary street frontage: (a) at least 900mm or (b) if a dwelling on any adjoining allotment is closer to the secondary street than 900mm, at least the distance of that dwelling from the boundary with the secondary street.
Boundary Walls	
PO 7.1 Dwelling boundary walls are limited in height and length to manage visual and overshadowing 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, side boundary walls occur only on one side boundary and satisfy (a) or (b) below: (a) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height (b) side boundary walls do not: (i) exceed 3m in height from the top of footings (ii) exceed 11.5m in length (iii) when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary (iv) encroach within 3m of any other existing or proposed boundary walls on the subject land.
PO 7.2 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings	DTS/DPF 7.2 Dwelling walls in a semi-detached, row or terrace arrangement are setback at least 900mm

consistent with a suburban streetscape character.	from side boundaries shared with allotments outside the development site.
Side boundary setback	
PO 8.1 Building walls 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 8.1 Other than walls located on a side boundary, building walls are set back from side boundaries: (a) at least 900mm where the wall height is up to 3m (b) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m and (c) at least 1900mm plus 1/3 of the wall height above 3m for walls facing a southern side boundary.
Rear boundary setback	
PO 9.1 Dwelling walls 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 open space (d) space for landscaping and vegetation.	DTS/DPF 9.1 Dwelling walls are set back from the rear boundary at least: (a) if the size of the site is less than 301m^2— (i) 3m in relation to the ground floor of the dwelling (ii) 5m in relation to any other building level of the dwelling (b) if the size of the site is 301m^2 or more— (i) 4m in relation to the ground floor of the dwelling (ii) 6m in relation to any other building level of the dwelling.
Concept Plans	
PO 10.1 Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.	DTS/DPF 10.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: Editorial Note: No concept plan applies to the land and therefore, 'no value' will be returned for the Affected Area (see(b) below) In relation to DTS/DPF 10.1, in instances where: (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. (b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 10.1 is met.
Ancillary Buildings and Structures	
PO 11.1 Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties.	DTS/DPF 11.1 Ancillary buildings: (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m2 (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (ii) have a door / opening not exceeding: A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the

	same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height (or post height) not exceeding 3m (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour (k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less: (i) a total area as determined by the following table: **Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)** / **Minimum percentage of site** <150 / 10% 150-200 / 15% 201-450 / 20% >450 / 25% (ii) the amount of existing soft landscaping prior to the development occurring.
PO 11.2 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 11.2 Ancillary buildings and structures do not result in: (a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space (b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Advertisements	
PO 12.1 Advertisements identify the associated business activity, and do not detract from the residential character of the locality.	DTS/DPF 12.1 Advertisements relating to a lawful business activity associated with a residential use do not exceed 0.3m2 and mounted flush with a wall or fence.

Table 1 - Accepted Development Classification

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

Class of Development	Accepted Development Classification Criteria
Air handling unit, air conditioning system or exhaust fan Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The item will be installed on or within an existing dwelling. 2. The item being installed does not encroach on a public street. 3. If the associated building is in a Historic 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.
Brush fence Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The fence is formed (wholly or partially) from brush. 2. The fence does not exceed 2.1 metres in height (measured from the lower of the 2 adjoining finished ground levels). 3. The fence does not exceed 1 m in height within 6 m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved). 4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas
Building work on railway land Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Building work is associated with a railway. 2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017) 3. It is required for the conduct or maintenance of railway activities 4. It does not involve the clearance of native vegetation 5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas
Carport Except where any of the following apply: • Future Local Road Widening Overlay • Future Road Widening Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay	1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996* 2. 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. 3. It is ancillary to a dwelling erected on the site. 4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary.

- State Heritage Place Overlay

5. Total floor area - does not exceed 40m^2.
6. Post 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) - a length not exceeding 11m 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.
9. If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary 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.
10. Site coverage does not exceed 60%.
11. Door opening for vehicle access facing a street frontage - does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
12. The carport is located so that vehicle access:
   (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; or
   (b) is not obtained from a State Maintained Road, and will use a driveway that:
      (i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;
      (ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;
      (iii) 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
      (iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access
      (v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site.
13. If If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour.
14. Does not involve the clearance of native vegetation
15. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:

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

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

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

Internal building work
Except where any of the following apply:

- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. There will be no increase in the total floor area of the building
2. Other than where located within the Historic Area Overlay there will be no alteration to the external appearance of the building to any significant degree
3. There will be no alteration to the external appearance of the building where located within the Historic Area Overlay.

Outbuilding
Except where any of the following apply:

- Coastal Areas Overlay
- Future Local Road Widening Overlay
- Future Road Widening Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- Significant Landscape Protection Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.
2. 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.
3. It is detached from and ancillary to a dwelling erected on the site.
4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary.
5. Secondary street setback - at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads).
6. Total floor area - does not exceed 40m^2.
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 11.5m 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. 10. Site coverage does not exceed 60%. 11. Door opening for vehicle access facing a street frontage - does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser). 12. 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. 13. If the outbuilding is a garage, it is located so that vehicle access: (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; or (b) is not obtained from a State Maintained Road, and will use a driveway that: (i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; (ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; (iii) 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 (iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access (v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site 14. If clad in sheet metal is pre-colour treated or painted in a non-reflective colour. 15. Does not involve- (a) excavation exceeding a vertical height of 1 metre; or (b) filling exceeding a vertical height of 1 metre, and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2 metres. 16. Does not involve the clearance of native vegetation. 17. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas 18. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less: (a) a total area as determined by the following table: **Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)** / **Minimum percentage of site** <150 / 10% 150-200 / 15% 201-450 / 20% >450 / 25% (b) the amount of existing soft landscaping prior to the development occurring.
Partial demolition of a building or structure Except where any of the following apply: • Coastal Areas Overlay • Future Road Widening Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • River Murray Flood Plain Protection Area Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	None

Private bushfire shelter
Except where any of the following apply:

- Coastal Areas Overlay
- Future Local Road Widening Overlay
- Future Road Widening Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Hazards (Flooding) Overlay
- Local Heritage Place Overlay
- River Murray Flood Plain Protection Area Overlay
- Significant Landscape Protection Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*
2. 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.
3. Primary street setback - at least as far back as the building to which it is ancillary.
4. Secondary street setback - at least 900mm from the boundary of the allotment.
5. At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place)
6. Does not involve the clearance of native vegetation.

Shade sail
Except where any of the following apply:

- Future Local Road Widening Overlay
- Future Road Widening Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*
2. 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
3. Shade sail consists of permeable material
4. The total area of the sail - does not exceed 40m^2
5. No part of the shade sail will be:
   (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
6. Primary street setback - at least as far back as the building line of the building to which it is ancillary
7. 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
8. 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.
9. Does not involve the clearance of native vegetation
10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas
11. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:

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

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

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

Solar photovoltaic panels (roof mounted)
Except where any of the following apply:

- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*
2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof.
3. Panels and associated components do not overhang any part of the roof.
4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street.

Swimming pool or spa pool
Except where any of the following apply:

- Coastal Areas Overlay
- Future Local Road Widening Overlay
- Future Road Widening Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.
2. 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.
3. It is ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted.
4. Allotment boundary setback - not less than 1m.
5. Primary street setback - at least as far back as the building line of the building to which it is ancillary.
6. 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; or
   (b) not less than 12m in any other case.
7. Does not involve the clearance of native vegetation.
8. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas
9. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:

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

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

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

Verandah
Except where any of the following apply:

- Future Local Road Widening Overlay
- Future Road Widening Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996.*
2. 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.
3. It is ancillary to a dwelling erected on the site.
4. Primary street setback - as far back as the building line of the building to which it is ancillary.
5. Total floor area - does not exceed 40m^2
6. Post height - does not exceed 3m measured from natural ground level.
7. Building height - does not exceed 5m.
8. Length - does not exceed 11.5m if any part of the structure abuts or is situated on a boundary of the allotment.
9. Site coverage does not exceed 60%.
10. Does not involve the clearance of native vegetation
11. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:

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

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

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

Water tank (above ground)
Except where any of the following apply:

- Historic Area Overlay
- Local Heritage Place Overlay
- Ramsar Wetlands Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996.*
2. 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.
3. The tank is part of a roof drainage system.
4. Total floor area - not exceeding 15m^2.
5. The tank is located wholly above ground.
6. Tank height - does not exceed 4m above natural ground level.
7. 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.
9. Does not involve the clearance of native vegetation
10. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:

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

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

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

Water tank (underground) Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) 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. The tank (including any associated pump) is located wholly below the level of the ground. 3. Does not involve the clearance of native vegetation.

Table 2 - Deemed-to-Satisfy Development Classification

The following table identifies Classes of Development that are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'. Provisions referred to in the table 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.

Class of Development	Deemed-to-Satisfy Development Classification Criteria			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Ancillary accommodation Except where any of the following apply: • Coastal Areas Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Heritage Adjacency Overlay • Historic Area Overlay • Local Heritage Place Overlay • Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay • Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay • River Murray Flood Plain Protection Area Overlay • Scenic Quality Overlay • Significant Interface Management Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	Land Use and Intensity DTS/DPF 1.1 Site Coverage DTS/DPF 3.1 Ancillary Buildings and Structures DTS/DPF 11.1, DTS/DPF 11.2	Clearance from Overhead Powerlines DTS/DPF 1.1 Design in Urban Areas [All Development [Earthworks and sloping land]] DTS/DPF 8.1 Infrastructure and Renewable Energy Facilities [Wastewater Services] DTS/DPF 12.2 Transport, Access and Parking [Corner Cut-Offs] DTS/DPF 10.1	None	Aircraft Noise Exposure Overlay [Land Use and Intensity] DTS/DPF 1.1 Aircraft Noise Exposure Overlay [Built Form] DTS/DPF 2.1 Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] DTS/DPF 1.1 Airport Building Heights (Regulated) Overlay [Built Form] DTS/DPF 1.1 Building Near Airfields Overlay DTS/DPF 1.1, DTS/DPF 1.2, DTS/DPF 1.3 Water Resources Overlay [Water Catchment] DTS/DPF 1.5 State Significant Native Vegetation Areas Overlay [Environmental Protection] DTS/DPF 1.1 Resource Extraction Protection Area Overlay [Protection of Strategic Resources] DTS/DPF 1.1 Native Vegetation Overlay [Environmental Protection] DTS/DPF 1.1 Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] DTS/DPF 1.1 Hazards (Flooding – General) Overlay [Flood Resilience] DTS/DPF 2.1 Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] DTS/DPF 2.2 Hazards (Bushfire - Outback) Overlay [Habitable Buildings] DTS/DPF 1.1 Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] DTS/DPF 1.1 Gateway Overlay [Landscape Amenity] DTS/DPF 2.1 Future Road Widening Overlay [Future Road Widening] DTS/DPF 1.1 Future Local Road Widening Overlay [Future Road Widening] DTS/DPF 1.1 Defence Aviation Area Overlay [Built Form]

				DTS/DPF 1.1
Carport Except where any of the following apply: • Coastal Areas Overlay • Historic Area Overlay • Local Heritage Place Overlay • Non-stop Corridor Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	Ancillary Buildings and Structures DTS/DPF 11.2, DTS/DPF 11.1 Site Coverage DTS/DPF 3.1	Infrastructure and Renewable Energy Facilities [Wastewater Services] DTS/DPF 12.2 Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]] DTS/DPF 23.5, DTS/DPF 23.4, DTS/DPF 23.3 Design in Urban Areas [All Development [Earthworks and sloping land]] DTS/DPF 8.1 Clearance from Overhead Powerlines DTS/DPF 1.1	None	Hazards (Flooding) Overlay [Flood Resilience] DTS/DPF 3.5 Urban Transport Routes Overlay [Access - Stormwater] DTS/DPF 7.1 Urban Transport Routes Overlay [Building on Road Reserve] DTS/DPF 8.1 Urban Transport Routes Overlay [Public Road Junctions] DTS/DPF 9.1 Urban Transport Routes Overlay [Corner Cut-Offs] DTS/DPF 10.1 Water Resources Overlay [Water Catchment] DTS/DPF 1.5 Urban Transport Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1 Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] DTS/DPF 4.1 Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] DTS/DPF 3.1 Urban Transport Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1 Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1 State Significant Native Vegetation Areas Overlay [Environmental Protection] DTS/DPF 1.1 Scenic Quality Overlay [Earthworks] DTS/DPF 4.1 River Murray Flood Plain Protection Area Overlay [Flood Resilience] DTS/DPF 5.4 Native Vegetation Overlay [Environmental Protection] DTS/DPF 1.1 Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] DTS/DPF 3.9, DTS/DPF 3.4 Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] DTS/DPF 3.9, DTS/DPF 3.4 Major Urban Transport Routes Overlay [Corner Cut-Offs] DTS/DPF 10.1 Major Urban Transport Routes Overlay [Public Road Junctions] DTS/DPF 9.1 Major Urban Transport Routes Overlay [Building on Road Reserve] DTS/DPF 8.1 Major Urban Transport Routes Overlay [Access - Stormwater] DTS/DPF 7.1 Major Urban Transport Routes Overlay [Access - Mud and Debris] DTS/DPF 6.1

				Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1 Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] DTS/DPF 4.1 Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] DTS/DPF 3.1 Major Urban Transport Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1 Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1 Key Railway Crossings Overlay [Access, Design and Function] DTS/DPF 1.1 Key Outback and Rural Routes Overlay [Public Road Junctions] DTS/DPF 8.1 Key Outback and Rural Routes Overlay [Access - Stormwater] DTS/DPF 7.1 Key Outback and Rural Routes Overlay [Access - Mud and Debris] DTS/DPF 6.1 Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1 Key Outback and Rural Routes Overlay [Access - Location (Spacing)] DTS/DPF 4.1 Key Outback and Rural Routes Overlay [Access - Existing Access Points] DTS/DPF 3.1 Key Outback and Rural Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1 Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1 Historic Shipwrecks Overlay [General] DTS/DPF 1.1 Gateway Overlay [Landscape Amenity] DTS/DPF 2.1 Future Road Widening Overlay [Future Road Widening] DTS/DPF 1.1 Future Local Road Widening Overlay [Future Road Widening] DTS/DPF 1.1 Defence Aviation Area Overlay [Built Form] DTS/DPF 1.1 Building Near Airfields Overlay DTS/DPF 1.3 Airport Building Heights (Regulated) Overlay [Built Form] DTS/DPF 1.1 Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] DTS/DPF 1.1
Detached dwelling	Site Dimensions and Land Division	Clearance from Overhead Powerlines	None	Affordable Housing Overlay [Land

Except where any of the following apply:

- Character Area Overlay
- Coastal Areas Overlay
- Gas and Liquid Petroleum Pipelines (Facilities) Overlay
- Gateway Overlay
- Hazards (Bushfire - General Risk) Overlay
- Hazards (Bushfire - High Risk) Overlay
- Hazards (Bushfire - Medium Risk) Overlay
- Hazards (Bushfire - Regional) Overlay
- Hazards (Flooding) Overlay
- Heritage Adjacency Overlay
- Historic Area Overlay
- Interface Management Overlay
- Local Heritage Place Overlay
- Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay
- Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay
- Non-stop Corridor Overlay
- Resource Extraction Protection Area Overlay
- River Murray Flood Plain Protection Area Overlay
- Scenic Quality Overlay
- Significant Interface Management Overlay
- Significant Landscape Protection Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Water Resources Overlay

DTS/DPF 2.1, DTS/DPF 2.2

Site Coverage
DTS/DPF 3.1

Building Height
DTS/DPF 4.1

Primary Street Setback
DTS/DPF 5.1

Secondary Street Setback
DTS/DPF 6.1

Boundary Walls
DTS/DPF 7.1, DTS/DPF 7.2

Side boundary setback
DTS/DPF 8.1

Rear boundary setback
DTS/DPF 9.1

DTS/DPF 1.1

Design in Urban Areas [All Development [On-site Waste Treatment Systems]]
DTS/DPF 6.1

Design in Urban Areas [All Development [Earthworks and sloping land]]
DTS/DPF 8.1, DTS/DPF 8.2

Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)]]
DTS/DPF 10.1, DTS/DPF 10.2

Design in Urban Areas [All residential development [Front elevations and passive surveillance]]
DTS/DPF 17.1, DTS/DPF 17.2

Design in Urban Areas [All residential development [Outlook and Amenity]]
DTS/DPF 18.1

Design in Urban Areas [Residential Development - Low Rise [External appearance]]
DTS/DPF 20.1, DTS/DPF 20.2

Design in Urban Areas [Residential Development - Low Rise [Private Open Space]]
DTS/DPF 21.1, DTS/DPF 21.2

Design in Urban Areas [Residential Development - Low Rise [Landscaping]]
DTS/DPF 22.1

Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]]
DTS/DPF 23.1, DTS/DPF 23.2, DTS/DPF 23.3, DTS/DPF 23.4, DTS/DPF 23.5, DTS/DPF 23.6

Design in Urban Areas [Residential Development - Low Rise [Waste storage]]
DTS/DPF 24.1

Design in Urban Areas [Residential Development - Low Rise [Design of Transportable Buildings]]
DTS/DPF 25.1

Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle axe Development [Amenity]]
DTS/DPF 31.4

Design in Urban Areas [Laneway Development [Infrastructure and Access]]
DTS/DPF 44.1

Infrastructure and Renewable Energy Facilities [Water Supply]
DTS/DPF 11.2

Infrastructure and Renewable Energy Facilities [Wastewater Services]
DTS/DPF 12.1, DTS/DPF 12.2

Site Contamination
DTS/DPF 1.1

Transport, Access and Parking [Vehicle Parking Rates]
DTS/DPF 5.1

Transport, Access and Parking [Corner Cut-Offs]
DTS/DPF 10.1

Division]
DTS/DPF 1.1

Aircraft Noise Exposure Overlay [Land Use and Intensity]
DTS/DPF 1.1

Aircraft Noise Exposure Overlay [Built Form]
DTS/DPF 2.1

Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form]
DTS/DPF 1.1

Airport Building Heights (Regulated) Overlay [Built Form]
DTS/DPF 1.1

Building Near Airfields Overlay
DTS/DPF 1.3

Character Preservation District Overlay [Land Use and Intensity]
DTS/DPF 1.2

Coastal Flooding Overlay
DTS/DPF 1.1

Defence Aviation Area Overlay [Built Form]
DTS/DPF 1.1

Future Local Road Widening Overlay [Future Road Widening]
DTS/DPF 1.1

Future Road Widening Overlay [Future Road Widening]
DTS/DPF 1.1

Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity]
DTS/DPF 1.1

Hazards (Bushfire - Outback) Overlay [Habitable Buildings]
DTS/DPF 1.1

Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways]
DTS/DPF 2.2

Hazards (Flooding – General) Overlay [Flood Resilience]
DTS/DPF 2.1

Hazards (Flooding - Evidence Required) Overlay [Flood Resilience]
DTS/DPF 1.1

Historic Shipwrecks Overlay [General]
DTS/DPF 1.1

Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)]
DTS/DPF 1.1

Key Outback and Rural Routes Overlay [Access - On-Site Queuing]
DTS/DPF 2.1

Key Outback and Rural Routes Overlay [Access - Existing Access Points]
DTS/DPF 3.1

Key Outback and Rural Routes Overlay [Access - Location (Spacing)]
DTS/DPF 4.1

Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)]
DTS/DPF 5.1

Key Outback and Rural Routes Overlay [Access - Mud and Debris]
DTS/DPF 6.1

Key Outback and Rural Routes

				Overlay [Access - Stormwater] DTS/DPF 7.1 Key Outback and Rural Routes Overlay [Public Road Junctions] DTS/DPF 8.1 Key Railway Crossings Overlay [Access, Design and Function] DTS/DPF 1.1 Limited Dwelling Overlay DTS/DPF 1.1 Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1 Major Urban Transport Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1 Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] DTS/DPF 3.1 Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] DTS/DPF 4.1 Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1 Major Urban Transport Routes Overlay [Access - Mud and Debris] DTS/DPF 6.1 Major Urban Transport Routes Overlay [Access - Stormwater] DTS/DPF 7.1 Major Urban Transport Routes Overlay [Building on Road Reserve] DTS/DPF 8.1 Major Urban Transport Routes Overlay [Public Road Junctions] DTS/DPF 9.1 Major Urban Transport Routes Overlay [Corner Cut-Offs] DTS/DPF 10.1 Native Vegetation Overlay [Environmental Protection] DTS/DPF 1.1 State Significant Native Vegetation Areas Overlay [Environmental Protection] DTS/DPF 1.1 Stormwater Management Overlay DTS/DPF 1.1 Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1 Urban Transport Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1 Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] DTS/DPF 3.1 Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] DTS/DPF 4.1 Urban Transport Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1

Urban Transport Routes Overlay

				[Access – Mud and Debris] DTS/DPF 6.1 Urban Transport Routes Overlay [Access - Stormwater] DTS/DPF 7.1 Urban Transport Routes Overlay [Building on Road Reserve] DTS/DPF 8.1 Urban Transport Routes Overlay [Public Road Junctions] DTS/DPF 9.1 Urban Transport Routes Overlay [Corner Cut-Offs] DTS/DPF 10.1 Urban Tree Canopy Overlay DTS/DPF 1.1
Dwelling addition Except where any of the following apply: • Coastal Areas Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Heritage Adjacency Overlay • Interface Management Overlay • Local Heritage Place Overlay • Non-stop Corridor Overlay • River Murray Flood Plain Protection Area Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay	Side boundary setback DTS/DPF 8.1 Rear boundary setback DTS/DPF 9.1 Site Coverage DTS/DPF 3.1 Building Height DTS/DPF 4.1 Primary Street Setback DTS/DPF 5.1 Secondary Street Setback DTS/DPF 6.1 Boundary Walls DTS/DPF 7.1, DTS/DPF 7.2	Clearance from Overhead Powerlines DTS/DPF 1.1 Design in Urban Areas [All Development [On-site Waste Treatment Systems]] DTS/DPF 6.1 Design in Urban Areas [All Development [Earthworks and sloping land]] DTS/DPF 8.1, DTS/DPF 8.2 Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)]] DTS/DPF 10.1, DTS/DPF 10.2 Design in Urban Areas [All residential development [Front elevations and passive surveillance]] DTS/DPF 17.1, DTS/DPF 17.2 Design in Urban Areas [All residential development [Outlook and Amenity]] DTS/DPF 18.1 Design in Urban Areas [Residential Development - Low Rise [External appearance]] DTS/DPF 20.1, DTS/DPF 20.2 Design in Urban Areas [Residential Development - Low Rise [Private Open Space]] DTS/DPF 21.1 Design in Urban Areas [Residential Development - Low Rise [Private Open Space]] DTS/DPF 21.2 Design in Urban Areas [Residential Development - Low Rise [Landscaping]] DTS/DPF 22.1 Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]] DTS/DPF 23.1, DTS/DPF 23.2, DTS/DPF 23.3, DTS/DPF 23.4, DTS/DPF 23.5, DTS/DPF 23.6 Design in Urban Areas [Residential Development - Low Rise [Waste storage]] DTS/DPF 24.1 Infrastructure and Renewable Energy Facilities [Wastewater Services] DTS/DPF 12.2 Transport, Access and Parking [Vehicle Parking Rates] DTS/DPF 5.1 Transport, Access and Parking [Corner Cut-Offs] DTS/DPF 10.1	None	Hazards (Bushfire - Outback) Overlay [Habitable Buildings] DTS/DPF 1.1 Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] DTS/DPF 2.2 Aircraft Noise Exposure Overlay [Built Form] DTS/DPF 2.1 Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] DTS/DPF 1.1 Airport Building Heights (Regulated) Overlay [Built Form] DTS/DPF 1.1 Building Near Airfields Overlay DTS/DPF 1.3 Character Area Overlay [Alterations and Additions] DTS/DPF 3.1 Character Preservation District Overlay [Land Use and Intensity] DTS/DPF 1.2 Coastal Flooding Overlay DTS/DPF 1.1 Defence Aviation Area Overlay [Built Form] DTS/DPF 1.1 Future Local Road Widening Overlay [Future Road Widening] DTS/DPF 1.1 Future Road Widening Overlay [Future Road Widening] DTS/DPF 1.1 Gateway Overlay [Built Form and Character] DTS/DPF 1.1 Hazards (Flooding – General) Overlay [Flood Resilience] DTS/DPF 2.1 Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] DTS/DPF 1.1 Historic Area Overlay [Alterations and additions] DTS/DPF 3.1 Historic Shipwrecks Overlay [General] DTS/DPF 1.1 Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1

Key Outback and Rural Routes

				Overlay [Access - On-Site Queuing] DTS/DPF 2.1 Key Outback and Rural Routes Overlay [Access - Existing Access Points] DTS/DPF 3.1 Key Outback and Rural Routes Overlay [Access - Location (Spacing)] DTS/DPF 4.1 Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1 Key Outback and Rural Routes Overlay [Access - Mud and Debris] DTS/DPF 6.1 Key Outback and Rural Routes Overlay [Access - Stormwater] DTS/DPF 7.1 Key Outback and Rural Routes Overlay [Public Road Junctions] DTS/DPF 8.1 Key Railway Crossings Overlay [Access, Design and Function] DTS/DPF 1.1 Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1 Major Urban Transport Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1 Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] DTS/DPF 3.1 Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] DTS/DPF 4.1 Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1 Major Urban Transport Routes Overlay [Access - Mud and Debris] DTS/DPF 6.1 Major Urban Transport Routes Overlay [Access - Stormwater] DTS/DPF 7.1 Major Urban Transport Routes Overlay [Building on Road Reserve] DTS/DPF 8.1 Major Urban Transport Routes Overlay [Public Road Junctions] DTS/DPF 9.1 Major Urban Transport Routes Overlay [Corner Cut-Offs] DTS/DPF 10.1 Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] DTS/DPF 3.5, DTS/DPF 3.9 Native Vegetation Overlay [Environmental Protection] DTS/DPF 1.1 Resource Extraction Protection Area Overlay [Protection of Strategic Resources] DTS/DPF 1.1 Scenic Quality Overlay [Earthworks] DTS/DPF 4.1

				Significant Interface Management Overlay [Land Use and Intensity] DTS/DPF 1.2 State Significant Native Vegetation Areas Overlay [Environmental Protection] DTS/DPF 1.1 Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1 Urban Transport Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1 Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] DTS/DPF 3.1 Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] DTS/DPF 4.1 Urban Transport Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1 Urban Transport Routes Overlay [Access – Mud and Debris] DTS/DPF 6.1 Urban Transport Routes Overlay [Access - Stormwater] DTS/DPF 7.1 Urban Transport Routes Overlay [Building on Road Reserve] DTS/DPF 8.1 Urban Transport Routes Overlay [Public Road Junctions] DTS/DPF 9.1 Urban Transport Routes Overlay [Corner Cut-Offs] DTS/DPF 10.1
Dwelling or residential flat building undertaken by: (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust. Except where any of the following apply: • Character Area Overlay • Coastal Areas Overlay • Gateway Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium	None	Housing Renewal [Land Use and Intensity] DTS/DPF 1.1 Housing Renewal [Building Height] DTS/DPF 2.1 Housing Renewal [Primary Street Setback] DTS/DPF 3.1 Housing Renewal [Secondary Street Setback] DTS/DPF 4.1 Housing Renewal [Boundary Walls] DTS/DPF 5.1, DTS/DPF 5.2 Housing Renewal [Side Boundary Setback] DTS/DPF 6.1	None	State Significant Native Vegetation Areas Overlay [Environmental Protection] DTS/DPF 1.1 Stormwater Management Overlay DTS/DPF 1.1 Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1 Urban Transport Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1 Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] DTS/DPF 3.1

Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Heritage Adjacency Overlay • Historic Area Overlay • Local Heritage Place Overlay • Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay • Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay • Non-stop Corridor Overlay • Resource Extraction Protection Area Overlay • River Murray Flood Plain Protection Area Overlay • Scenic Quality Overlay • Significant Interface Management Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay		Housing Renewal [Rear Boundary Setback] DTS/DPF 7.1 Housing Renewal [Buildings elevation design] DTS/DPF 8.1, DTS/DPF 8.2 Housing Renewal [Outlook and amenity] DTS/DPF 9.1 Housing Renewal [Private Open Space] DTS/DPF 10.1 Housing Renewal [Visual privacy] DTS/DPF 11.1, DTS/DPF 11.2 Housing Renewal [Landscaping] DTS/DPF 12.1 Housing Renewal [Water Sensitive Design] DTS/DPF 13.1 Housing Renewal [Car Parking] DTS/DPF 14.1, DTS/DPF 14.2, DTS/DPF 14.3 Housing Renewal [Waste] DTS/DPF 16.1 Housing Renewal [Vehicle Access] DTS/DPF 17.2, DTS/DPF 17.3, DTS/DPF 17.4 Housing Renewal [Earthworks] DTS/DPF 19.1 Housing Renewal [Service connections and infrastructure] DTS/DPF 20.1 Housing Renewal [Site contamination] DTS/DPF 21.1		Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] DTS/DPF 4.1 Urban Transport Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1 Defence Aviation Area Overlay [Built Form] DTS/DPF 1.1 Future Road Widening Overlay [Future Road Widening] DTS/DPF 1.1 Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] DTS/DPF 1.1 Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1 Major Urban Transport Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1 Historic Shipwrecks Overlay [General] DTS/DPF 1.1 Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1 Key Outback and Rural Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1 Key Outback and Rural Routes Overlay [Access - Existing Access Points] DTS/DPF 3.1 Key Outback and Rural Routes Overlay [Access - Location (Spacing)] DTS/DPF 4.1 Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1 Key Outback and Rural Routes Overlay [Access - Mud and Debris] DTS/DPF 6.1 Key Outback and Rural Routes Overlay [Access - Stormwater] DTS/DPF 7.1 Key Outback and Rural Routes Overlay [Public Road Junctions] DTS/DPF 8.1 Key Railway Crossings Overlay [Access, Design and Function] DTS/DPF 1.1 Limited Dwelling Overlay DTS/DPF 1.1 Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] DTS/DPF 3.1 Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] DTS/DPF 4.1 Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1 Major Urban Transport Routes Overlay [Access - Mud and Debris]

				DTS/DPF 6.1 Major Urban Transport Routes Overlay [Access - Stormwater] DTS/DPF 7.1 Major Urban Transport Routes Overlay [Building on Road Reserve] DTS/DPF 8.1 Major Urban Transport Routes Overlay [Public Road Junctions] DTS/DPF 9.1 Aircraft Noise Exposure Overlay [Land Use and Intensity] DTS/DPF 1.1 Aircraft Noise Exposure Overlay [Built Form] DTS/DPF 2.1 Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] DTS/DPF 1.1 Airport Building Heights (Regulated) Overlay [Built Form] DTS/DPF 1.1 Building Near Airfields Overlay DTS/DPF 1.3 Character Preservation District Overlay [Land Use and Intensity] DTS/DPF 1.2 Hazards (Bushfire - Outback) Overlay [Habitable Buildings] DTS/DPF 1.1 Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] DTS/DPF 2.2 Hazards (Flooding – General) Overlay [Flood Resilience] DTS/DPF 2.1 Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] DTS/DPF 1.1 Major Urban Transport Routes Overlay [Corner Cut-Offs] DTS/DPF 10.1 Native Vegetation Overlay [Environmental Protection] DTS/DPF 1.1 Urban Transport Routes Overlay [Access – Mud and Debris] DTS/DPF 6.1 Urban Transport Routes Overlay [Access - Stormwater] DTS/DPF 7.1 Urban Transport Routes Overlay [Building on Road Reserve] DTS/DPF 8.1 Urban Transport Routes Overlay [Public Road Junctions] DTS/DPF 9.1 Urban Transport Routes Overlay [Corner Cut-Offs] DTS/DPF 10.1 Urban Tree Canopy Overlay DTS/DPF 1.1
Land division Except where any of the following apply: • Character Preservation District Overlay • Coastal Areas Overlay • Environment and Food	Site Dimensions and Land Division DTS/DPF 2.3	None	None	Affordable Housing Overlay [Land Division] DTS/DPF 1.1 Aircraft Noise Exposure Overlay [Land Division] DTS/DPF 3.1

Production Area Overlay • Gas and Liquid Petroleum Pipelines (Facilities) Overlay • Gas and Liquid Petroleum Pipelines Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Bushfire - Urban Interface) Overlay • Hazards (Flooding) Overlay • Heritage Adjacency Overlay • Local Heritage Place Overlay • Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay • Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay • Non-stop Corridor Overlay • River Murray Tributaries Protection Area Overlay • Significant Industry Interface Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Traffic Generating Development Overlay				Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1 Key Outback and Rural Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1 Key Outback and Rural Routes Overlay [Access - Existing Access Points] DTS/DPF 3.1 Key Outback and Rural Routes Overlay [Access - Location (Spacing)] DTS/DPF 4.1 Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1 Key Outback and Rural Routes Overlay [Access - Mud and Debris] DTS/DPF 6.1 Key Outback and Rural Routes Overlay [Access - Stormwater] DTS/DPF 7.1 Key Outback and Rural Routes Overlay [Public Road Junctions] DTS/DPF 8.1 Key Railway Crossings Overlay [Access, Design and Function] DTS/DPF 1.1 Limited Land Division Overlay [General] DTS/DPF 1.1 Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1 Major Urban Transport Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1 Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] DTS/DPF 3.1 Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] DTS/DPF 4.1 Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1 Major Urban Transport Routes Overlay [Access - Mud and Debris] DTS/DPF 6.1 Major Urban Transport Routes Overlay [Access - Stormwater] DTS/DPF 7.1 Major Urban Transport Routes Overlay [Building on Road Reserve] DTS/DPF 8.1 Major Urban Transport Routes Overlay [Public Road Junctions] DTS/DPF 9.1 Major Urban Transport Routes Overlay [Corner Cut-Offs] DTS/DPF 10.1 Native Vegetation Overlay [Land division] DTS/DPF 2.1 Resource Extraction Protection Area Overlay [Protection of Strategic

				Resources] DTS/DPF 1.1 River Murray Flood Plain Protection Area Overlay [Land Division] DTS/DPF 3.1, DTS/DPF 3.2 State Significant Native Vegetation Areas Overlay [Land division] DTS/DPF 2.1 Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1 Urban Transport Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1 Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] DTS/DPF 3.1 Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] DTS/DPF 4.1 Urban Transport Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1 Urban Transport Routes Overlay [Access – Mud and Debris] DTS/DPF 6.1 Urban Transport Routes Overlay [Access - Stormwater] DTS/DPF 7.1 Urban Transport Routes Overlay [Building on Road Reserve] DTS/DPF 8.1 Urban Transport Routes Overlay [Public Road Junctions] DTS/DPF 9.1 Urban Transport Routes Overlay [Corner Cut-Offs] DTS/DPF 10.1
Outbuilding Except where any of the following apply: • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Non-stop Corridor Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	Site Coverage DTS/DPF 3.1 Ancillary Buildings and Structures DTS/DPF 11.1, DTS/DPF 11.2	Clearance from Overhead Powerlines DTS/DPF 1.1 Design in Urban Areas [All Development [Earthworks and sloping land]] DTS/DPF 8.1 Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]] DTS/DPF 23.3, DTS/DPF 23.4, DTS/DPF 23.5 Infrastructure and Renewable Energy Facilities [Wastewater Services] DTS/DPF 12.2	None	Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] DTS/DPF 1.1 Airport Building Heights (Regulated) Overlay [Built Form] DTS/DPF 1.1 Building Near Airfields Overlay DTS/DPF 1.3 Major Urban Transport Routes Overlay [Public Road Junctions] DTS/DPF 9.1 Major Urban Transport Routes Overlay [Corner Cut-Offs] DTS/DPF 10.1 Defence Aviation Area Overlay [Built Form] DTS/DPF 1.1 Future Local Road Widening Overlay [Future Road Widening] DTS/DPF 1.1 Future Road Widening Overlay [Future Road Widening] DTS/DPF 1.1 Gateway Overlay [Landscape Amenity] DTS/DPF 2.1 Hazards (Bushfire - General Risk) Overlay [Built Form] DTS/DPF 2.2 Hazards (Bushfire - High Risk) Overlay [Built Form]

				DTS/DPF 3.2 Hazards (Bushfire - Medium Risk) Overlay [Built Form] DTS/DPF 2.2 Hazards (Bushfire - Regional) Overlay [Built Form] DTS/DPF 2.2 Hazards (Flooding) Overlay [Flood Resilience] DTS/DPF 3.5 Historic Shipwrecks Overlay [General] DTS/DPF 1.1 Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1 Key Outback and Rural Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1 Key Outback and Rural Routes Overlay [Access - Existing Access Points] DTS/DPF 3.1 Key Outback and Rural Routes Overlay [Access - Location (Spacing)] DTS/DPF 4.1 Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1 Key Outback and Rural Routes Overlay [Access - Mud and Debris] DTS/DPF 6.1 Key Outback and Rural Routes Overlay [Access - Stormwater] DTS/DPF 7.1 Key Outback and Rural Routes Overlay [Public Road Junctions] DTS/DPF 8.1 Key Railway Crossings Overlay [Access, Design and Function] DTS/DPF 1.1 Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1 Major Urban Transport Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1 Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] DTS/DPF 3.1 Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] DTS/DPF 4.1 Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1 Major Urban Transport Routes Overlay [Access - Mud and Debris] DTS/DPF 6.1 Major Urban Transport Routes Overlay [Access - Stormwater] DTS/DPF 7.1 Major Urban Transport Routes Overlay [Building on Road Reserve] DTS/DPF 8.1
				Mount Lofty Ranges Water Supply

				Catchment (Area 1) Overlay [Stormwater] DTS/DPF 3.4, DTS/DPF 3.9 Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] DTS/DPF 3.4, DTS/DPF 3.9 Native Vegetation Overlay [Environmental Protection] DTS/DPF 1.1 River Murray Flood Plain Protection Area Overlay [Flood Resilience] DTS/DPF 5.4 Scenic Quality Overlay [Earthworks] DTS/DPF 4.1 State Significant Native Vegetation Areas Overlay [Environmental Protection] DTS/DPF 1.1 Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1 Urban Transport Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1 Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] DTS/DPF 3.1 Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] DTS/DPF 4.1 Urban Transport Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1 Urban Transport Routes Overlay [Access - Stormwater] DTS/DPF 7.1 Urban Transport Routes Overlay [Building on Road Reserve] DTS/DPF 8.1 Urban Transport Routes Overlay [Public Road Junctions] DTS/DPF 9.1 Urban Transport Routes Overlay [Corner Cut-Offs] DTS/DPF 10.1 Water Resources Overlay [Water Catchment] DTS/DPF 1.5
Replacement building Except where any of the following apply: • Coastal Areas Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • River Murray Flood Plain Protection Area Overlay • State Heritage Area Overlay • State Heritage Place Overlay	None	None	None	None
Row dwelling Except where any of the following apply:	Site Dimensions and Land Division DTS/DPF 2.1, DTS/DPF 2.2	Clearance from Overhead Powerlines DTS/DPF 1.1	None	Major Urban Transport Routes Overlay [Access - Location (Sight Lines)]

- Character Area Overlay
- Coastal Areas Overlay
- Gas and Liquid Petroleum Pipelines (Facilities) Overlay
- Gateway Overlay
- Hazards (Bushfire - General Risk) Overlay
- Hazards (Bushfire - High Risk) Overlay
- Hazards (Bushfire - Medium Risk) Overlay
- Hazards (Bushfire - Regional) Overlay
- Hazards (Flooding) Overlay
- Heritage Adjacency Overlay
- Historic Area Overlay
- Interface Management Overlay
- Local Heritage Place Overlay
- Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay
- Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay
- Non-stop Corridor Overlay
- Resource Extraction Protection Area Overlay
- River Murray Flood Plain Protection Area Overlay
- Scenic Quality Overlay
- Significant Interface Management Overlay
- Significant Landscape Protection Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Water Resources Overlay

Site Coverage
DTS/DPF 3.1

Building Height
DTS/DPF 4.1

Primary Street Setback
DTS/DPF 5.1

Secondary Street Setback
DTS/DPF 6.1

Boundary Walls
DTS/DPF 7.1, DTS/DPF 7.2

Side boundary setback
DTS/DPF 8.1

Rear boundary setback
DTS/DPF 9.1

Design in Urban Areas [All Development [On-site Waste Treatment Systems]]
DTS/DPF 6.1

Design in Urban Areas [All Development [Earthworks and sloping land]]
DTS/DPF 8.1, DTS/DPF 8.2

Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)]]
DTS/DPF 10.1, DTS/DPF 10.2

Design in Urban Areas [All residential development [Front elevations and passive surveillance]]
DTS/DPF 17.1, DTS/DPF 17.2

Design in Urban Areas [All residential development [Outlook and Amenity]]
DTS/DPF 18.1

Design in Urban Areas [Residential Development - Low Rise [External appearance]]
DTS/DPF 20.1, DTS/DPF 20.2

Design in Urban Areas [Residential Development - Low Rise [Private Open Space]]
DTS/DPF 21.1, DTS/DPF 21.2

Design in Urban Areas [Residential Development - Low Rise [Landscaping]]
DTS/DPF 22.1

Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]]
DTS/DPF 23.1, DTS/DPF 23.2, DTS/DPF 23.3, DTS/DPF 23.4, DTS/DPF 23.5, DTS/DPF 23.6

Design in Urban Areas [Residential Development - Low Rise [Waste storage]]
DTS/DPF 24.1

Design in Urban Areas [Residential Development - Low Rise [Design of Transportable Buildings]]
DTS/DPF 25.1

Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle axe Development [Amenity]]
DTS/DPF 31.4

Design in Urban Areas [Laneway Development [Infrastructure and Access]]
DTS/DPF 44.1

Infrastructure and Renewable Energy Facilities [Water Supply]
DTS/DPF 11.2

Infrastructure and Renewable Energy Facilities [Wastewater Services]
DTS/DPF 12.1, DTS/DPF 12.2

Site Contamination
DTS/DPF 1.1

Transport, Access and Parking [Vehicle Parking Rates]
DTS/DPF 5.1

Transport, Access and Parking [Corner Cut-Offs]
DTS/DPF 10.1

DTS/DPF 5.1

Major Urban Transport Routes Overlay [Access - Mud and Debris]
DTS/DPF 6.1

Major Urban Transport Routes Overlay [Access - Stormwater]
DTS/DPF 7.1

Major Urban Transport Routes Overlay [Building on Road Reserve]
DTS/DPF 8.1

Affordable Housing Overlay [Land Division]
DTS/DPF 1.1

Aircraft Noise Exposure Overlay [Land Use and Intensity]
DTS/DPF 1.1

Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form]
DTS/DPF 1.1

Airport Building Heights (Regulated) Overlay [Built Form]
DTS/DPF 1.1

Building Near Airfields Overlay
DTS/DPF 1.3

Character Preservation District Overlay [Land Use and Intensity]
DTS/DPF 1.2

Coastal Flooding Overlay
DTS/DPF 1.1

Defence Aviation Area Overlay [Built Form]
DTS/DPF 1.1

Future Local Road Widening Overlay [Future Road Widening]
DTS/DPF 1.1

Future Road Widening Overlay [Future Road Widening]
DTS/DPF 1.1

Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity]
DTS/DPF 1.1

Hazards (Bushfire - Outback) Overlay [Habitable Buildings]
DTS/DPF 1.1

Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways]
DTS/DPF 2.2

Hazards (Flooding – General) Overlay [Flood Resilience]
DTS/DPF 2.1

Hazards (Flooding - Evidence Required) Overlay [Flood Resilience]
DTS/DPF 1.1

Historic Shipwrecks Overlay [General]
DTS/DPF 1.1

Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)]
DTS/DPF 1.1

Key Outback and Rural Routes Overlay [Access - On-Site Queuing]
DTS/DPF 2.1

Key Outback and Rural Routes Overlay [Access - Existing Access Points]
DTS/DPF 3.1

Key Outback and Rural Routes Overlay [Access - Location (Spacing)]
DTS/DPF 4.1

Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)]
DTS/DPF 5.1

Key Outback and Rural Routes Overlay [Access - Mud and Debris]
DTS/DPF 6.1

Key Outback and Rural Routes Overlay [Access - Stormwater]
DTS/DPF 7.1

Key Outback and Rural Routes Overlay [Public Road Junctions]
DTS/DPF 8.1

Key Railway Crossings Overlay [Access, Design and Function]
DTS/DPF 1.1

Limited Dwelling Overlay
DTS/DPF 1.1

Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)]
DTS/DPF 1.1

Major Urban Transport Routes Overlay [Access - On-Site Queuing]
DTS/DPF 2.1

Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points]
DTS/DPF 3.1

Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points]
DTS/DPF 4.1

Major Urban Transport Routes Overlay [Public Road Junctions]
DTS/DPF 9.1

Major Urban Transport Routes Overlay [Corner Cut-Offs]
DTS/DPF 10.1

Native Vegetation Overlay [Environmental Protection]
DTS/DPF 1.1

State Significant Native Vegetation Areas Overlay [Environmental Protection]
DTS/DPF 1.1

Stormwater Management Overlay
DTS/DPF 1.1

Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)]
DTS/DPF 1.1

Urban Transport Routes Overlay [Access - On-Site Queuing]
DTS/DPF 2.1

Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point]
DTS/DPF 3.1

Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points]
DTS/DPF 4.1

Urban Transport Routes Overlay [Access - Location (Sight Lines)]
DTS/DPF 5.1

Urban Transport Routes Overlay [Access – Mud and Debris]
DTS/DPF 6.1

Urban Transport Routes Overlay [Access - Stormwater]
DTS/DPF 7.1

				Urban Transport Routes Overlay [Building on Road Reserve] DTS/DPF 8.1 Urban Transport Routes Overlay [Public Road Junctions] DTS/DPF 9.1 Urban Transport Routes Overlay [Corner Cut-Offs] DTS/DPF 10.1 Urban Tree Canopy Overlay DTS/DPF 1.1
Semi-detached dwelling Except where any of the following apply: • Character Area Overlay • Coastal Areas Overlay • Gas and Liquid Petroleum Pipelines (Facilities) Overlay • Gateway Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Heritage Adjacency Overlay • Historic Area Overlay • Interface Management Overlay • Local Heritage Place Overlay • Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay • Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay • Non-stop Corridor Overlay • Resource Extraction Protection Area Overlay • River Murray Flood Plain Protection Area Overlay • Scenic Quality Overlay • Significant Interface Management Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay	Site Dimensions and Land Division DTS/DPF 2.1, DTS/DPF 2.2 Site Coverage DTS/DPF 3.1 Building Height DTS/DPF 4.1 Primary Street Setback DTS/DPF 5.1 Secondary Street Setback DTS/DPF 6.1 Boundary Walls DTS/DPF 7.1, DTS/DPF 7.2 Side boundary setback DTS/DPF 8.1 Rear boundary setback DTS/DPF 9.1	Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)]] DTS/DPF 10.1, DTS/DPF 10.2 Clearance from Overhead Powerlines DTS/DPF 1.1 Design in Urban Areas [All Development [On-site Waste Treatment Systems]] DTS/DPF 6.1 Design in Urban Areas [All Development [Earthworks and sloping land]] DTS/DPF 8.1, DTS/DPF 8.2 Design in Urban Areas [All residential development [Front elevations and passive surveillance]] DTS/DPF 17.1, DTS/DPF 17.2 Design in Urban Areas [All residential development [Outlook and Amenity]] DTS/DPF 18.1 Design in Urban Areas [Residential Development - Low Rise [External appearance]] DTS/DPF 20.1, DTS/DPF 20.2 Design in Urban Areas [Residential Development - Low Rise [Private Open Space]] DTS/DPF 21.1, DTS/DPF 21.2 Design in Urban Areas [Residential Development - Low Rise [Landscaping]] DTS/DPF 22.1 Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]] DTS/DPF 23.1, DTS/DPF 23.2, DTS/DPF 23.3, DTS/DPF 23.4, DTS/DPF 23.5, DTS/DPF 23.6 Design in Urban Areas [Residential Development - Low Rise [Waste storage]] DTS/DPF 24.1 Design in Urban Areas [Residential Development - Low Rise [Design of Transportable Buildings]] DTS/DPF 25.1 Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle axe Development [Amenity]] DTS/DPF 31.4 Design in Urban Areas [Laneway Development [Infrastructure and Access]] DTS/DPF 44.1 Infrastructure and Renewable Energy Facilities [Water Supply] DTS/DPF 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services] DTS/DPF 12.1, DTS/DPF 12.2 Site Contamination	None	Native Vegetation Overlay [Environmental Protection] DTS/DPF 1.1 State Significant Native Vegetation Areas Overlay [Environmental Protection] DTS/DPF 1.1 Stormwater Management Overlay DTS/DPF 1.1 Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1 Urban Transport Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1 Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] DTS/DPF 3.1 Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] DTS/DPF 4.1 Urban Transport Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1 Urban Transport Routes Overlay [Access – Mud and Debris] DTS/DPF 6.1 Urban Transport Routes Overlay [Access - Stormwater] DTS/DPF 7.1 Urban Transport Routes Overlay [Building on Road Reserve] DTS/DPF 8.1 Urban Transport Routes Overlay [Public Road Junctions] DTS/DPF 9.1 Urban Transport Routes Overlay [Corner Cut-Offs] DTS/DPF 10.1 Urban Tree Canopy Overlay DTS/DPF 1.1 Affordable Housing Overlay [Land Division] DTS/DPF 1.1 Aircraft Noise Exposure Overlay [Land Use and Intensity] DTS/DPF 1.1 Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] DTS/DPF 1.1 Airport Building Heights (Regulated) Overlay [Built Form] DTS/DPF 1.1 Building Near Airfields Overlay DTS/DPF 1.3 Character Preservation District Overlay [Land Use and Intensity]

		DTS/DPF 1.1 Transport, Access and Parking [Vehicle Parking Rates] DTS/DPF 5.1 Transport, Access and Parking [Corner Cut-Offs] DTS/DPF 10.1		DTS/DPF 1.2 Defence Aviation Area Overlay [Built Form] DTS/DPF 1.1 Future Local Road Widening Overlay [Future Road Widening] DTS/DPF 1.1 Future Road Widening Overlay [Future Road Widening] DTS/DPF 1.1 Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] DTS/DPF 1.1 Hazards (Bushfire - Outback) Overlay [Habitable Buildings] DTS/DPF 1.1 Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] DTS/DPF 2.2 Hazards (Flooding – General) Overlay [Flood Resilience] DTS/DPF 2.1 Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] DTS/DPF 1.1 Historic Shipwrecks Overlay [General] DTS/DPF 1.1 Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1 Key Outback and Rural Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1 Key Outback and Rural Routes Overlay [Access - Existing Access Points] DTS/DPF 3.1 Key Outback and Rural Routes Overlay [Access - Location (Spacing)] DTS/DPF 4.1 Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1 Key Outback and Rural Routes Overlay [Access - Mud and Debris] DTS/DPF 6.1 Key Outback and Rural Routes Overlay [Access - Stormwater] DTS/DPF 7.1 Key Outback and Rural Routes Overlay [Public Road Junctions] DTS/DPF 8.1 Key Railway Crossings Overlay [Access, Design and Function] DTS/DPF 1.1 Limited Dwelling Overlay DTS/DPF 1.1 Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1 Major Urban Transport Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1 Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] DTS/DPF 3.1

				Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] DTS/DPF 4.1 Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1 Major Urban Transport Routes Overlay [Access - Mud and Debris] DTS/DPF 6.1 Major Urban Transport Routes Overlay [Access - Stormwater] DTS/DPF 7.1 Major Urban Transport Routes Overlay [Building on Road Reserve] DTS/DPF 8.1 Major Urban Transport Routes Overlay [Public Road Junctions] DTS/DPF 9.1 Major Urban Transport Routes Overlay [Corner Cut-Offs] DTS/DPF 10.1
Temporary accommodation in an area affected by bushfire	None	None	None	None
Verandah Except where any of the following apply: • Coastal Areas Overlay • Historic Area Overlay • Local Heritage Place Overlay • Non-stop Corridor Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	Site Coverage DTS/DPF 3.1 Ancillary Buildings and Structures DTS/DPF 11.1, DTS/DPF 11.2	Clearance from Overhead Powerlines DTS/DPF 1.1 Design in Urban Areas [All Development [Earthworks and sloping land]] DTS/DPF 8.1 Infrastructure and Renewable Energy Facilities [Wastewater Services] DTS/DPF 12.2	None	Scenic Quality Overlay [Earthworks] DTS/DPF 4.1 Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] DTS/DPF 1.1 Airport Building Heights (Regulated) Overlay [Built Form] DTS/DPF 1.1 Building Near Airfields Overlay DTS/DPF 1.3 Defence Aviation Area Overlay [Built Form] DTS/DPF 1.1 Future Local Road Widening Overlay [Future Road Widening] DTS/DPF 1.1 Future Road Widening Overlay [Future Road Widening] DTS/DPF 1.1 Gateway Overlay [Landscape Amenity] DTS/DPF 2.1 Hazards (Flooding) Overlay [Flood Resilience] DTS/DPF 3.5 Historic Shipwrecks Overlay [General] DTS/DPF 1.1 Key Railway Crossings Overlay [Access, Design and Function] DTS/DPF 1.1 Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] DTS/DPF 3.4, DTS/DPF 3.9 Native Vegetation Overlay [Environmental Protection] DTS/DPF 1.1 State Significant Native Vegetation Areas Overlay [Environmental Protection] DTS/DPF 1.1 Water Resources Overlay [Water Catchment] DTS/DPF 1.5

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

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Ancillary accommodation	Land Use and Intensity PO 1.1 Site Coverage PO 3.1 Ancillary Buildings and Structures PO 11.1, PO 11.2	Clearance from Overhead Powerlines PO 1.1 Design in Urban Areas [All Development [Earthworks and sloping land]] PO 8.1 Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.2 Transport, Access and Parking [Corner Cut-Offs] PO 10.1	None	Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1 Aircraft Noise Exposure Overlay [Built Form] PO 2.1 Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1 Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1 Building Near Airfields Overlay PO 1.3 Character Area Overlay [All Development] PO 1.1 Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Character Area Overlay [Ancillary Development] PO 4.1, PO 4.2 Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2 Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3 Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6 Character Preservation District Overlay [Earthworks] PO 4.1 Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2 Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7 Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4 Defence Aviation Area Overlay [Built Form] PO 1.1 Future Road Widening Overlay [Future Road Widening] PO 1.1 Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2 Gateway Overlay [Landscape Amenity] PO 2.1

Gateway Overlay [Landscaping]
PO 3.1, PO 3.2, PO 3.3, PO 3.4

Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity]
PO 1.1

Hazards (Bushfire - General Risk) Overlay [Siting]
PO 1.1

Hazards (Bushfire - General Risk) Overlay [Built Form]
PO 2.1, PO 2.2

Hazards (Bushfire - General Risk) Overlay [Habitable Buildings]
PO 3.1, PO 3.2, PO 3.3

Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks]
PO 5.1, PO 5.2, PO 5.3

Hazards (Bushfire - High Risk) Overlay [Land Use]
PO 1.1

Hazards (Bushfire - High Risk) Overlay [Siting]
PO 2.1

Hazards (Bushfire - High Risk) Overlay [Built Form]
PO 3.1, PO 3.2

Hazards (Bushfire - High Risk) Overlay [Habitable Buildings]
PO 4.1, PO 4.2, PO 4.3

Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks]
PO 6.1, PO 6.2, PO 6.3

Hazards (Bushfire - Medium Risk) Overlay [Siting]
PO 1.1

Hazards (Bushfire - Medium Risk) Overlay [Built Form]
PO 2.1, PO 2.2

Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings]
PO 3.1, PO 3.2, PO 3.3

Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks]
PO 5.1, PO 5.2, PO 5.3

Hazards (Bushfire - Outback) Overlay [Habitable Buildings]
PO 1.1

Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways]
PO 2.1, PO 2.2

Hazards (Bushfire - Regional) Overlay [Siting]
PO 1.1

Hazards (Bushfire - Regional) Overlay [Built Form]
PO 2.1, PO 2.2

Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways]
PO 5.1, PO 5.2, PO 5.3

Hazards (Flooding) Overlay [Flood Resilience]
PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5

Hazards (Flooding) Overlay [Environmental Protection]
PO 4.1, PO 4.2

Hazards (Flooding) Overlay [Site

Earthworks]
PO 5.1, PO 5.2

Hazards (Flooding) Overlay [Access]
PO 6.1, PO 6.2

Hazards (Flooding – General) Overlay [Flood Resilience]
PO 2.1

Hazards (Flooding - Evidence Required) Overlay [Flood Resilience]
PO 1.1

Heritage Adjacency Overlay [Built Form]
PO 1.1

Historic Area Overlay [All Development]
PO 1.1

Historic Area Overlay [Built Form]
PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5

Historic Area Overlay [Alterations and additions]
PO 3.1, PO 3.2

Historic Area Overlay [Ancillary development]
PO 4.1, PO 4.2

Historic Area Overlay [Context and Streetscape Amenity]
PO 6.1, PO 6.2

Historic Area Overlay [Ruins]
PO 8.1

Historic Shipwrecks Overlay [General]
PO 1.1

Interface Management Overlay [Land Use and Intensity]
PO 1.1

Local Heritage Place Overlay [Built Form]
PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7

Local Heritage Place Overlay [Alterations and Additions]
PO 2.1, PO 2.2

Local Heritage Place Overlay [Ancillary Development]
PO 3.1, PO 3.2

Local Heritage Place Overlay [Landscape Context and Streetscape Amenity]
PO 5.1

Local Heritage Place Overlay [Conservation Works]
PO 7.1

Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality]
PO 1.1

Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater]
PO 2.2, PO 2.3, PO 2.4

Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater]
PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.9

Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features]
PO 4.1

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water

				Quality] PO 1.1 Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.4, PO 2.5 Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.9 Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1 Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4 Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3 Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1 River Murray Flood Plain Protection Area Overlay [Wastewater] PO 1.1 River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 4.1, PO 4.3 River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 5.1, PO 5.3 River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 6.1, PO 6.2, PO 6.3 River Murray Flood Plain Protection Area Overlay [Access] PO 7.1, PO 7.2, PO 7.3 Scenic Quality Overlay [Land Use and Intensity] PO 1.1 Scenic Quality Overlay [Built Form and Character] PO 2.1 Scenic Quality Overlay [Landscaping] PO 3.1 Scenic Quality Overlay [Earthworks] PO 4.1 Significant Interface Management Overlay [Land Use and Intensity] PO 1.1 Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1 Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2 Significant Landscape Protection Overlay [Landscaping] PO 3.1 Significant Landscape Protection Overlay [Earthworks] PO 4.1 State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5 State Heritage Area Overlay

				[Alterations and Additions] PO 2.1, PO 2.2 State Heritage Area Overlay [Ancillary Development] PO 3.1, PO 3.2 State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1 State Heritage Area Overlay [Conservation Works] PO 7.1 State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7 State Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2 State Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2 State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1 State Heritage Place Overlay [Conservation Works] PO 7.1 State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8
Carport	Site Coverage PO 3.1 Ancillary Buildings and Structures PO 11.1, PO 11.2	Clearance from Overhead Powerlines PO 1.1 Design in Urban Areas [All Development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4 Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]] PO 23.3, PO 23.4, PO 23.5 Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.2	None	Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1 Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1 Building Near Airfields Overlay PO 1.3 Character Area Overlay [All Development] PO 1.1 Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Character Area Overlay [Ancillary Development] PO 4.1, PO 4.2 Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2 Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2 Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6 Character Preservation District Overlay [Earthworks] PO 4.1 Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Coastal Areas Overlay [Coast

Protection Works]
PO 3.1, PO 3.2

Coastal Areas Overlay [Environment Protection]
PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.6, PO 4.7

Coastal Areas Overlay [Access]
PO 5.1, PO 5.2, PO 5.4

Coastal Flooding Overlay
PO 1.1

Defence Aviation Area Overlay [Built Form]
PO 1.1

Future Local Road Widening Overlay [Future Road Widening]
PO 1.1

Future Road Widening Overlay [Future Road Widening]
PO 1.1

Gateway Overlay [Built Form and Character]
PO 1.1, PO 1.2

Gateway Overlay [Landscape Amenity]
PO 2.1

Gateway Overlay [Landscaping]
PO 3.1, PO 3.2, PO 3.3, PO 3.4

Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity]
PO 1.1

Hazards (Bushfire - General Risk) Overlay [Siting]
PO 1.1

Hazards (Bushfire - General Risk) Overlay [Built Form]
PO 2.1, PO 2.2

Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks]
PO 5.2, PO 5.3

Hazards (Bushfire - High Risk) Overlay [Land Use]
PO 1.1

Hazards (Bushfire - High Risk) Overlay [Siting]
PO 2.1

Hazards (Bushfire - High Risk) Overlay [Built Form]
PO 3.1, PO 3.2

Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks]
PO 6.2, PO 6.3

Hazards (Bushfire - Medium Risk) Overlay [Siting]
PO 1.1

Hazards (Bushfire - Medium Risk) Overlay [Built Form]
PO 2.1, PO 2.2

Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks]
PO 5.2, PO 5.3

Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways]
PO 2.2

Hazards (Bushfire - Regional) Overlay [Siting]
PO 1.1

Hazards (Bushfire - Regional) Overlay

				[Built Form] PO 2.1, PO 2.2 Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3 Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4 Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2 Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2 Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2 Heritage Adjacency Overlay [Built Form] PO 1.1 Historic Area Overlay [All Development] PO 1.1 Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Historic Area Overlay [Ancillary development] PO 4.1, PO 4.2 Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2 Historic Area Overlay [Ruins] PO 8.1 Historic Shipwrecks Overlay [General] PO 1.1 Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1 Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1 Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1 Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1 Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1 Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1 Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1 Key Railway Crossings Overlay [Access, Design and Function] PO 1.1 Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7

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Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)]
PO 1.1

Major Urban Transport Routes Overlay [Access - On-Site Queuing]
PO 2.1

Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points]
PO 3.1

Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points]
PO 4.1

Major Urban Transport Routes Overlay [Access - Location (Sight Lines)]

PO 5.1

Major Urban Transport Routes Overlay [Access - Mud and Debris]
PO 6.1

Major Urban Transport Routes Overlay [Access - Stormwater]
PO 7.1

Major Urban Transport Routes Overlay [Building on Road Reserve]
PO 8.1

Major Urban Transport Routes Overlay [Public Road Junctions]
PO 9.1

Major Urban Transport Routes Overlay [Corner Cut-Offs]
PO 10.1

Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality]
PO 1.1

Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater]
PO 2.2, PO 2.3, PO 2.4

Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater]
PO 3.1, PO 3.2, PO 3.3, PO 3.5, PO 3.9

Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features]
PO 4.1

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality]
PO 1.1

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater]
PO 2.1, PO 2.4, PO 2.5

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater]
PO 3.1, PO 3.2, PO 3.3, PO 3.5, PO 3.9

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features]
PO 4.1

Native Vegetation Overlay [Environmental Protection]
PO 1.1, PO 1.2, PO 1.4

Non-Stop Corridors Overlay [Non-Stop Corridor Overlay]
PO 1.1

Resource Extraction Protection Area Overlay [Protection of Strategic Resources]
PO 1.1

River Murray Flood Plain Protection Area Overlay [Wastewater]
PO 1.1

River Murray Flood Plain Protection Area Overlay [Built Form and Character]
PO 4.1, PO 4.3

River Murray Flood Plain Protection Area Overlay [Flood Resilience]
PO 5.1, PO 5.2, PO 5.3

River Murray Flood Plain Protection Area Overlay [Environmental Protection]
PO 6.1, PO 6.2, PO 6.3

River Murray Flood Plain Protection Area Overlay [Access]
PO 7.1, PO 7.2, PO 7.3

Scenic Quality Overlay [Land Use and Intensity]
PO 1.1

Scenic Quality Overlay [Built Form and Character]
PO 2.1

Scenic Quality Overlay [Landscaping]
PO 3.1

Scenic Quality Overlay [Earthworks]
PO 4.1

Significant Interface Management Overlay [Land Use and Intensity]
PO 1.2

Significant Landscape Protection Overlay [Land Use and Intensity]
PO 1.1

Significant Landscape Protection Overlay [Built Form and Character]
PO 2.1, PO 2.2

Significant Landscape Protection Overlay [Landscaping]
PO 3.1

Significant Landscape Protection Overlay [Earthworks]
PO 4.1

State Heritage Area Overlay [Built Form]
PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5

State Heritage Area Overlay [Alterations and Additions]
PO 2.1, PO 2.2

State Heritage Area Overlay [Landscape Context and Streetscape Amenity]
PO 5.1

State Heritage Area Overlay [Conservation Works]
PO 7.1

State Heritage Place Overlay [Built Form]
PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7

State Heritage Place Overlay [Alterations and Additions]
PO 2.1, PO 2.2

State Heritage Place Overlay [Landscape Context and Streetscape Amenity]
PO 5.1

State Heritage Place Overlay [Conservation Works]
PO 7.1

State Significant Native Vegetation Areas Overlay [Environmental Protection]
PO 1.1

Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)]
PO 1.1

Urban Transport Routes Overlay [Access - On-Site Queuing]
PO 2.1

Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point]
PO 3.1

				Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1 Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1 Urban Transport Routes Overlay [Access - Stormwater] PO 7.1 Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1 Urban Transport Routes Overlay [Public Road Junctions] PO 9.1 Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8
Dwelling or residential flat building undertaken by: (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.	None	Housing Renewal [Land Use and Intensity] PO 1.1, PO 1.2 Housing Renewal [Building Height] PO 2.1, PO 2.2 Housing Renewal [Primary Street Setback] PO 3.1 Housing Renewal [Secondary Street Setback] PO 4.1 Housing Renewal [Boundary Walls] PO 5.1, PO 5.2 Housing Renewal [Side Boundary Setback] PO 6.1 Housing Renewal [Rear Boundary Setback] PO 7.1 Housing Renewal [Buildings elevation design] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5 Housing Renewal [Outlook and amenity] PO 9.1, PO 9.2 Housing Renewal [Private Open Space] PO 10.1 Housing Renewal [Visual privacy] PO 11.1, PO 11.2 Housing Renewal [Landscaping] PO 12.1 Housing Renewal [Water Sensitive Design] PO 13.1 Housing Renewal [Car Parking] PO 14.1, PO 14.2, PO 14.3, PO 14.4, PO 14.5 Housing Renewal [Overshadowing] PO 15.1 Housing Renewal [Waste] PO 16.1, PO 16.2 Housing Renewal [Vehicle Access] PO 17.1, PO 17.2, PO 17.3, PO 17.4,	None	Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1 Aircraft Noise Exposure Overlay [Built Form] PO 2.1 Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1 Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1 Building Near Airfields Overlay PO 1.3 Character Area Overlay [All Development] PO 1.1 Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2 Character Preservation District Overlay [Land Use and Intensity] PO 1.2 Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3 Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6 Character Preservation District Overlay [Earthworks] PO 4.1 Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2 Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO

		PO 17.5, PO 17.6, PO 17.7 Housing Renewal [Storage] PO 18.1 Housing Renewal [Earthworks] PO 19.1 Housing Renewal [Service connections and infrastructure] PO 20.1 Housing Renewal [Site contamination] PO 21.1		4.5, PO 4.6, PO 4.7 Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4 Coastal Flooding Overlay PO 1.1 Defence Aviation Area Overlay [Built Form] PO 1.1 Design Overlay [General] PO 1.1 Future Local Road Widening Overlay [Future Road Widening] PO 1.1 Future Road Widening Overlay [Future Road Widening] PO 1.1 Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1 Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1 Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3 Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4 Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1 Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1 Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1 Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3 Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3 Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1 Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1 Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2 Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3 Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3 Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1 Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2 Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3 Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads,

Driveways and Fire Tracks]
PO 5.1, PO 5.2, PO 5.3

Hazards (Bushfire - Outback) Overlay [Habitable Buildings]
PO 1.1

Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways]
PO 2.1, PO 2.2

Hazards (Bushfire - Regional) Overlay [Siting]
PO 1.1

Hazards (Bushfire - Regional) Overlay [Built Form]
PO 2.1, PO 2.2

Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways]
PO 5.1, PO 5.2, PO 5.3

Hazards (Flooding) Overlay [Flood Resilience]
PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5

Hazards (Flooding) Overlay [Environmental Protection]
PO 4.1, PO 4.2

Hazards (Flooding) Overlay [Site Earthworks]
PO 5.1, PO 5.2

Hazards (Flooding) Overlay [Access]
PO 6.1, PO 6.2

Hazards (Flooding – General) Overlay [Flood Resilience]
PO 2.1

Hazards (Flooding - Evidence Required) Overlay [Flood Resilience]
PO 1.1

Heritage Adjacency Overlay [Built Form]
PO 1.1

Historic Area Overlay [All Development]
PO 1.1

Historic Area Overlay [Built Form]
PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5

Historic Area Overlay [Alterations and additions]
PO 3.1, PO 3.2

Historic Area Overlay [Context and Streetscape Amenity]
PO 6.1, PO 6.2

Historic Area Overlay [Ruins]
PO 8.1

Historic Shipwrecks Overlay [General]
PO 1.1

Interface Management Overlay [Land Use and Intensity]
PO 1.1

Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)]
PO 1.1

Key Outback and Rural Routes Overlay [Access - On-Site Queuing]
PO 2.1

Key Outback and Rural Routes Overlay [Access - Existing Access Points]
PO 3.1

				Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1 Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1 Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1 Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1 Key Railway Crossings Overlay [Access, Design and Function] PO 1.1 Limited Dwelling Overlay PO 1.1 Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7 Local Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2 Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1 Local Heritage Place Overlay [Conservation Works] PO 7.1 Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1 Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1 Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1 Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1 Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1 Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1 Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1 Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1 Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1

Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater]
PO 2.2, PO 2.3, PO 2.4

Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater]
PO 3.1, PO 3.2, PO 3.3, PO 3.9

Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features]
PO 4.1

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality]
PO 1.1

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater]
PO 2.1, PO 2.4, PO 2.5

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater]
PO 3.1, PO 3.2, PO 3.3, PO 3.9

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features]
PO 4.1

Native Vegetation Overlay [Environmental Protection]
PO 1.1, PO 1.2, PO 1.4

Non-Stop Corridors Overlay [Non-Stop Corridor Overlay]
PO 1.1

Resource Extraction Protection Area Overlay [Protection of Strategic Resources]
PO 1.1

River Murray Flood Plain Protection Area Overlay [Wastewater]
PO 1.1

River Murray Flood Plain Protection Area Overlay [Built Form and Character]
PO 4.1, PO 4.3

River Murray Flood Plain Protection Area Overlay [Flood Resilience]
PO 5.1, PO 5.2, PO 5.3

River Murray Flood Plain Protection Area Overlay [Environmental Protection]
PO 6.1, PO 6.2, PO 6.3

River Murray Flood Plain Protection Area Overlay [Access]
PO 7.1, PO 7.2, PO 7.3

Scenic Quality Overlay [Land Use and Intensity]
PO 1.1

Scenic Quality Overlay [Built Form and Character]
PO 2.1

Scenic Quality Overlay [Landscaping]
PO 3.1

Scenic Quality Overlay [Earthworks]
PO 4.1

Significant Interface Management Overlay [Land Use and Intensity]
PO 1.1

Significant Landscape Protection Overlay [Land Use and Intensity]
PO 1.1

Significant Landscape Protection

Overlay [Built Form and Character]
PO 2.1, PO 2.2

Significant Landscape Protection Overlay [Landscaping]
PO 3.1

Significant Landscape Protection Overlay [Earthworks]
PO 4.1

State Heritage Area Overlay [Built Form]
PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5

State Heritage Area Overlay [Alterations and Additions]
PO 2.1, PO 2.2

State Heritage Area Overlay [Landscape Context and Streetscape Amenity]
PO 5.1

State Heritage Area Overlay [Conservation Works]
PO 7.1

State Heritage Place Overlay [Built Form]
PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7

State Heritage Place Overlay [Alterations and Additions]
PO 2.1, PO 2.2

State Heritage Place Overlay [Landscape Context and Streetscape Amenity]
PO 5.1

State Heritage Place Overlay [Conservation Works]
PO 7.1

State Significant Native Vegetation Areas Overlay [Environmental Protection]
PO 1.1

Stormwater Management Overlay
PO 1.1

Traffic Generating Development Overlay [Traffic Generating Development]
PO 1.1, PO 1.2, PO 1.3

Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)]
PO 1.1

Urban Transport Routes Overlay [Access - On-Site Queuing]
PO 2.1

Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point]
PO 3.1

Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points]
PO 4.1

Urban Transport Routes Overlay [Access - Location (Sight Lines)]
PO 5.1

Urban Transport Routes Overlay [Access – Mud and Debris]
PO 6.1

Urban Transport Routes Overlay [Access - Stormwater]
PO 7.1

Urban Transport Routes Overlay [Building on Road Reserve]
PO 8.1

				Urban Transport Routes Overlay [Public Road Junctions] PO 9.1 Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Urban Tree Canopy Overlay PO 1.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8
Fence	None	Clearance from Overhead Powerlines PO 1.1 Design in Urban Areas [All Development [Fences and walls]] PO 9.1	None	Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1 Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1 Character Area Overlay [All Development] PO 1.1 Character Area Overlay [Ancillary Development] PO 4.4 Coastal Flooding Overlay PO 1.1 Defence Aviation Area Overlay [Built Form] PO 1.1 Future Road Widening Overlay [Future Road Widening] PO 1.1 Gateway Overlay [Landscaping] PO 3.3 Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1 Hazards (Flooding) Overlay [Flood Resilience] PO 3.6 Heritage Adjacency Overlay [Built Form] PO 1.1 Historic Area Overlay [All Development] PO 1.1 Historic Area Overlay [Ancillary development] PO 4.4 Historic Shipwrecks Overlay [General] PO 1.1 Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.5 Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Marine Parks (Managed Use) Overlay [Land Use] PO 1.1 Marine Parks (Restricted Use) Overlay [Land Use] PO 1.1 Ramsar Wetlands Overlay [General] PO 1.1, PO 1.2, PO 1.3, PO 1.4 River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 5.4 Scenic Quality Overlay [Built Form

				and Character] PO 2.1 Scenic Quality Overlay [Earthworks] PO 4.1 Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2 State Heritage Area Overlay [Built Form] PO 1.1, PO 1.5 State Heritage Area Overlay [Ancillary Development] PO 3.1, PO 3.4 State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7 State Heritage Place Overlay [Ancillary Development] PO 3.4 State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1 Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.4, PO 1.7
Group dwelling	Land Use and Intensity PO 1.1 Site Dimensions and Land Division PO 2.1, PO 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 Side boundary setback PO 8.1 Rear boundary setback PO 9.1	Clearance from Overhead Powerlines PO 1.1 Design in Urban Areas [All Development [On-site Waste Treatment Systems]] PO 6.1 Design in Urban Areas [All Development [Car parking appearance]] PO 7.1 Design in Urban Areas [All Development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5 Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)]] PO 10.1, PO 10.2 Design in Urban Areas [All Development [Site Facilities / Waste Storage (excluding low rise residential development)]] PO 11.1, PO 11.2, PO 11.3, PO 11.4, PO 11.5 Design in Urban Areas [All Development - Medium and High Rise [External Appearance]] PO 12.1, PO 12.2, PO 12.3, PO 12.4, PO 12.5, PO 12.6, PO 12.7, PO 12.8 Design in Urban Areas [All Development - Medium and High Rise [Landscaping]] PO 13.1, PO 13.2, PO 13.3, PO 13.4 Design in Urban Areas [All Development - Medium and High Rise [Environmental]] PO 14.1, PO 14.2, PO 14.3 Design in Urban Areas [All Development - Medium and High Rise [Overlooking/Visual Privacy]] PO 16.1 Design in Urban Areas [All residential development [Front elevations and passive surveillance]]	None	Adelaide Dolphin Sanctuary Overlay [Land Use] PO 1.1, PO 1.2, PO 1.3 Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3 Affordable Housing Overlay [Built Form and Character] PO 2.1 Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2 Affordable Housing Overlay [Movement and Car Parking] PO 4.1 Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1 Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1 Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1 Building Near Airfields Overlay PO 1.3 Character Area Overlay [All Development] PO 1.1 Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2 Character Preservation District Overlay [Land Use and Intensity] PO 1.2 Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3

		PO 17.1, PO 17.2 Design in Urban Areas [All residential development [Outlook and Amenity]] PO 18.1, PO 18.2 Design in Urban Areas [Residential Development - Low Rise [External appearance]] PO 20.1, PO 20.2, PO 20.3 Design in Urban Areas [Residential Development - Low Rise [Private Open Space]] PO 21.1, PO 21.2 Design in Urban Areas [Residential Development - Low Rise [Landscaping]] PO 22.1 Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6 Design in Urban Areas [Residential Development - Low Rise [Waste storage]] PO 24.1 Design in Urban Areas [Residential Development - Low Rise [Design of Transportable Buildings]] PO 25.1 Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Outlook and Visual Privacy]] PO 26.1, PO 26.2 Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Private Open Space]] PO 27.1 Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Residential amenity in multi-level buildings]] PO 28.1, PO 28.2, PO 28.3, PO 28.4, PO 28.5, PO 28.6, PO 28.7 Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Dwelling Configuration]] PO 29.1, PO 29.2 Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Common Areas]] PO 30.1 Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle axe Development [Amenity]] PO 31.1, PO 31.2, PO 31.3, PO 31.4 Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle axe Development [Communal Open Space]] PO 32.1, PO 32.2, PO 32.3, PO 32.4, PO 32.5 Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle axe Development [Car parking, access and manoeuvrability]] PO 33.1, PO 33.2, PO 33.3, PO 33.4, PO 33.5 Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle axe Development [Soft landscaping]]	Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6 Character Preservation District Overlay [Earthworks] PO 4.1 Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2 Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7 Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4 Coastal Flooding Overlay PO 1.1 Defence Aviation Area Overlay [Built Form] PO 1.1 Future Local Road Widening Overlay [Future Road Widening] PO 1.1 Future Road Widening Overlay [Future Road Widening] PO 1.1 Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1 Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1 Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3 Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4 Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1 Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1 Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1 Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3 Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3 Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1 Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1 Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1 Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3

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PO 2.1

Key Outback and Rural Routes Overlay [Access - Existing Access Points]
PO 3.1

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PO 5.1

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PO 6.1

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PO 7.1

Key Outback and Rural Routes Overlay [Public Road Junctions]
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Key Railway Crossings Overlay [Access, Design and Function]
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PO 1.1

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PO 1.1

Major Urban Transport Routes Overlay [Access - On-Site Queuing]
PO 2.1

Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points]
PO 3.1

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PO 4.1

Major Urban Transport Routes Overlay [Access - Location (Sight Lines)]
PO 5.1

Major Urban Transport Routes Overlay [Access - Mud and Debris]
PO 6.1

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PO 7.1

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Overlay [Building on Road Reserve]
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PO 10.1

Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality]
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Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features]
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Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality]
PO 1.1

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater]
PO 2.1, PO 2.4, PO 2.5

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Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features]
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Scenic Quality Overlay [Land Use and Intensity]
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Scenic Quality Overlay [Built Form and Character]
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Significant Interface Management Overlay [Land Use and Intensity]
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Significant Landscape Protection Overlay [Land Use and Intensity]
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Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point]
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Urban Transport Routes Overlay [Access - Location (Sight Lines)]
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Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks]
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Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks]
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Hazards (Bushfire - Medium Risk) Overlay [Land Division]
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Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks]
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Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways]
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PO 8.1

Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)]
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Key Outback and Rural Routes

Overlay [Access - On-Site Queuing]
PO 2.1

Key Outback and Rural Routes Overlay [Access - Existing Access Points]
PO 3.1

Key Outback and Rural Routes Overlay [Access - Location (Spacing)]
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Key Outback and Rural Routes Overlay [Access - Mud and Debris]
PO 6.1

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PO 1.1

Major Urban Transport Routes Overlay [Access - On-Site Queuing]
PO 2.1

Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points]
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PO 9.1

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PO 1.1

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PO 1.1

Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality]
PO 1.1

Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater]
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Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater]
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Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features]
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PO 2.1

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River Murray Flood Plain Protection Area Overlay [Land Division]
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Traffic Generating Development Overlay [Traffic Generating Development]
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Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity]
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Hazards (Bushfire - General Risk) Overlay [Siting]
PO 1.1

Hazards (Bushfire - General Risk) Overlay [Built Form]
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Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks]
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PO 1.1

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Hazards (Bushfire - Medium Risk) Overlay [Siting]
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Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks]
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PO 6.1

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PO 1.1

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Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks]
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PO 2.1

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Heritage Adjacency Overlay [Built Form]
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Historic Area Overlay [All Development]
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Historic Area Overlay [Context and Streetscape Amenity]
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Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points]
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Major Urban Transport Routes Overlay [Access - Location (Sight Lines)]
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Major Urban Transport Routes Overlay [Building on Road Reserve]
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Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality]
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State Heritage Area Overlay [Landscape Context and Streetscape Amenity]
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State Heritage Place Overlay [Built Form]
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Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point]
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Design in Urban Areas [Residential Development - Low Rise [Private Open Space]]
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Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]]
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Design in Urban Areas [Residential Development - Low Rise [Waste storage]]
PO 24.1

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Tree-damaging activity	None	None	None	Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1 Regulated and Significant Tree Overlay [Tree Retention and Health] PO 1.1, PO 1.2, PO 1.3, PO 1.4 Regulated and Significant Tree Overlay [Ground work affecting trees] PO 2.1 Regulated and Significant Tree Overlay [Land Division] PO 3.1 State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1 State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1
Verandah	Site Coverage PO 3.1 Ancillary Buildings and Structures PO 11.1, PO 11.2	Clearance from Overhead Powerlines PO 1.1 Design in Urban Areas [All Development [Earthworks and sloping land]] PO 8.1 Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.2	None	Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1 Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1 Building Near Airfields Overlay PO 1.3 Character Area Overlay [All Development] PO 1.1 Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Character Area Overlay [Ancillary Development] PO 4.1, PO 4.2 Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2 Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2 Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6 Character Preservation District Overlay [Earthworks] PO 4.1 Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2

				Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.6, PO 4.7 Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4 Coastal Flooding Overlay PO 1.1 Defence Aviation Area Overlay [Built Form] PO 1.1 Future Local Road Widening Overlay [Future Road Widening] PO 1.1 Future Road Widening Overlay [Future Road Widening] PO 1.1 Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2 Gateway Overlay [Landscape Amenity] PO 2.1 Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4 Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1 Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1 Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2 Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2 Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1 Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1 Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2 Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2 Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1 Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2 Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2 Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2 Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1 Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2

Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways]
PO 5.2

Hazards (Flooding) Overlay [Flood Resilience]
PO 3.1, PO 3.2, PO 3.3, PO 3.4

Hazards (Flooding) Overlay [Environmental Protection]
PO 4.1, PO 4.2

Hazards (Flooding) Overlay [Site Earthworks]
PO 5.1, PO 5.2

Hazards (Flooding) Overlay [Access]
PO 6.1, PO 6.2

Hazards (Flooding – General) Overlay [Flood Resilience]
PO 2.1

Heritage Adjacency Overlay [Built Form]
PO 1.1

Historic Area Overlay [All Development]
PO 1.1

Historic Area Overlay [Built Form]
PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5

Historic Area Overlay [Ancillary development]
PO 4.1, PO 4.2

Historic Area Overlay [Context and Streetscape Amenity]
PO 6.1, PO 6.2

Historic Area Overlay [Ruins]
PO 8.1

Historic Shipwrecks Overlay [General]
PO 1.1

Local Heritage Place Overlay [Built Form]
PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7

Local Heritage Place Overlay [Ancillary Development]
PO 3.1, PO 3.2

Local Heritage Place Overlay [Landscape Context and Streetscape Amenity]
PO 5.1

Local Heritage Place Overlay [Conservation Works]
PO 7.1

Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality]
PO 1.1

Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater]
PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.9

Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features]
PO 4.1

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality]
PO 1.1

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater]

PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.9

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features]
PO 4.1

Native Vegetation Overlay [Environmental Protection]
PO 1.1, PO 1.2, PO 1.4

River Murray Flood Plain Protection Area Overlay [Built Form and Character]
PO 4.1, PO 4.2, PO 4.3

River Murray Flood Plain Protection Area Overlay [Flood Resilience]
PO 5.1, PO 5.3

River Murray Flood Plain Protection Area Overlay [Environmental Protection]
PO 6.1, PO 6.2, PO 6.3

River Murray Flood Plain Protection Area Overlay [Access]
PO 7.1, PO 7.2, PO 7.3

Scenic Quality Overlay [Land Use and Intensity]
PO 1.1

Scenic Quality Overlay [Built Form and Character]
PO 2.1

Scenic Quality Overlay [Earthworks]
PO 4.1

Significant Landscape Protection Overlay [Built Form and Character]
PO 2.1, PO 2.2

Significant Landscape Protection Overlay [Landscaping]
PO 3.1

Significant Landscape Protection Overlay [Earthworks]
PO 4.1

State Heritage Area Overlay [Built Form]
PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5

State Heritage Area Overlay [Ancillary Development]
PO 3.1, PO 3.2

State Heritage Area Overlay [Landscape Context and Streetscape Amenity]
PO 5.1

State Heritage Area Overlay [Conservation Works]
PO 7.1

State Heritage Place Overlay [Built Form]
PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7

State Heritage Place Overlay [Ancillary Development]
PO 3.1, PO 3.2

State Heritage Place Overlay [Landscape Context and Streetscape Amenity]
PO 5.1

State Heritage Place Overlay [Conservation Works]
PO 7.1

State Significant Native Vegetation Areas Overlay [Environmental Protection]
PO 1.1

				Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8
All other Code Assessed Development	All	All	All	Any relevant Overlay: All

Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

Class of Development	Exclusions
Shop	Any of the following: (a) shop with a gross leasable floor area less than 1000m^2 (b) shop that is a restaurant.

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

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

Class of Development (Column A)	Exceptions (Column B)
1. A kind of development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. All development undertaken by: (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.	Except development involving any of the following: 1. residential flat building(s) of 3 or more building levels 2. the demolition of a State or Local Heritage Place 3. the demolition of a building (except an ancillary building) in a Historic Area Overlay.
3. Any development involving any of the following (or of any combination of any of the following): (a) air handling unit, air conditioning system or exhaust fan (b) ancillary accommodation (c) building work on railway land (d) carport (e) deck (f) dwelling (g) dwelling addition (h) fence (i) outbuilding (j) pergola (k) private bushfire shelter (l) residential flat building (m) retaining wall (n) retirement facility (o) shade sail (p) solar photovoltaic panels (roof mounted) (q) student accommodation (r) supported accommodation (s) swimming pool or spa pool (t) verandah (u) water tank.	Except development that: 1. does not satisfy General Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on a side boundary (not being a boundary with a primary street or secondary street) and: (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
4. Any development involving any of the following (or of any combination of any of the following): (a) consulting room (b) office (c) shop.	Except development that: 1. does not satisfy any of the following: (a) General Neighbourhood Zone DTS/DPF 1.4 (b) General Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on a side boundary (not being a boundary with a primary street or secondary street) and: (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where

	the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
5. Any development involving any of the following (or of any combination of any of the following): (a) internal building works (b) land division (c) recreation area (d) replacement building (e) temporary accommodation in an area affected by bushfire (f) tree damaging activity.	None specified.
6. Alteration of or addition to any development involving the following (or of any combination of any of the following): (a) community facility (b) educational establishment (c) pre-school.	Except development that does not satisfy General Neighbourhood Zone DTS/DPF 1.5.
7. Demolition.	Except any of the following: 1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Affordable Housing Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Division	
PO 1.1 Development comprising 20 or more dwellings / allotments incorporates affordable housing.	DTS/DPF 1.1 Development results in 0-19 additional allotments / dwellings.
PO 1.2	DTS/DPF 1.2

Development comprising 20 or more dwellings or residential allotments provides housing suited to a range of incomes including households with low to moderate incomes.	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 1.3 Affordable housing is distributed throughout the development to avoid an overconcentration.	DTS/DPF 1.3 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 locality.	DTS/DPF 2.1 None are applicable.
Affordable Housing Incentives	
PO 3.1 To support the provision of affordable housing, minimum allotment sizes may be reduced below the minimum allotment size specified in a zone while providing allotments of a suitable size and dimension to accommodate dwellings with a high standard of occupant amenity.	DTS/DPF 3.1 The minimum site area specified for a dwelling can be reduced by up to 20%, or the maximum density per hectare increased by up to 20%, where it is to be used to accommodate affordable housing except where the development is located within the Character Area Overlay or Historic Area Overlay.
PO 3.2 To support the provision of affordable housing, building heights may be increased above the maximum specified in a zone.	DTS/DPF 3.2 Where a building incorporates dwellings above ground level and includes at least 15% affordable housing, the maximum building height specified in any relevant zone policy can be increased by 1 building level in the: (a) Business Neighbourhood Zone (b) City Living Zone (c) Established Neighbourhood Zone (d) General Neighbourhood Zone (e) Hills Neighbourhood Zone (f) Housing Diversity Neighbourhood Zone (g) Neighbourhood Zone (h) Master Planned Neighbourhood Zone (i) Master Planned Renewal Zone (j) Master Planned Township Zone (k) Rural Neighbourhood Zone (l) Suburban Business Zone (m) Suburban Neighbourhood Zone (n) Township Neighbourhood Zone (o) Township Zone (p) Urban Renewal Neighbourhood Zone (q) Waterfront Neighbourhood Zone and up to 30% in any other zone, except where: (a) the development is located within the Character Area Overlay or Historic Area Overlay or (b) other height incentives already apply to the development.
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) 0.3 carparks per dwelling within a building which incorporates dwellings located above ground level within either: (i) 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service(2) (ii) is within 400 metres of a bus interchange(1) (iii) is within 400 metres of an O-Bahn interchange(1) (iv) is within 400 metres of a passenger rail station(1) (v) is within 400 metres of a passenger tram station(1) (vi) is within 400 metres of the Adelaide Parklands. or (b) 1 carpark per dwelling for any other dwelling. [NOTE(S): (1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles. (2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.]

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Development for the purposes of the provision of affordable housing (applying the criteria determined under regulation 4 of the *South Australian Housing Trust Regulations 2010*).	Minister responsible for administering the *South Australian Housing Trust Act 1995.*	To provide direction on the conditions required to secure the provision of dwellings or allotments for affordable housing.	Development of a class to which Schedule 9 clause 3 item 20 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Interface Management Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development of sensitive receivers in a manner that mitigates potential adverse environmental and amenity impacts generated by the lawful operation of neighbouring and proximate land uses.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Sensitive receivers are carefully sited and designed to mitigate adverse impacts of hazards, noise, dust, odour, light spill or other emissions from existing legally operating land uses through design techniques such as: (a) locating residential accommodation the greatest distance practicable from the source of the impacts (b) locating buildings containing non-sensitive receivers between the source of the impacts and sensitive receivers (c) placing rooms more sensitive to air, noise and odour impacts (e.g. bedrooms) further away from the source of the impacts (d) providing private or common open space adjacent a building elevation that shields the space from the source of the impacts.	DTS/DPF 1.1 None are applicable.

Procedural Matters (PM) - Referrals

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

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

Stormwater Management Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development incorporates water sensitive urban design techniques to capture and re-use stormwater.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Residential development is 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 (c) manage stormwater runoff quality.	DTS/DPF 1.1 Residential development comprising detached, semi-detached or row dwellings, or less than 5 group dwellings or dwellings within a residential flat building: (a) includes rainwater tank storage: (i) connected to at least: A. in relation to a detached dwelling (not in a battle-axe arrangement), semi-detached dwelling or row dwelling, 60% of the roof area B. in all other cases, 80% of the roof area (ii) connected to either a toilet, laundry cold water outlets or hot water service for sites less than 200m^2 (iii) connected to one toilet and either the laundry cold water outlets or hot water service for sites of 200m^2 or greater (iv) with a minimum total capacity in accordance with Table 1 (v) where detention is required, includes a 20-25 mm diameter slow release orifice at the bottom of the detention component of the tank (b) incorporates dwelling roof area comprising at least 80% of the site's impervious area Table 1: Rainwater Tank

Site size (m^2)	Minimum retention volume (Litres)	Minimum detention volume (Litres)
<200	1000	1000
200-400	2000	Site perviousness <30%: 1000 Site perviousness ≥30%: N/A
>401	4000	Site perviousness <35%: 1000

		Site perviousness ≥35%: N/A

Procedural Matters (PM) - Referrals

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

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

Urban Tree Canopy Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Residential development preserves and enhances urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Trees are planted or retained to contribute to an urban tree canopy.	DTS/DPF 1.1 Tree planting is provided in accordance with the following:

Site size per dwelling (m^2)	Tree size* and number required per dwelling
<450	1 small tree
450-800	1 medium tree or 2 small trees
>800	1 large tree or 2 medium trees or 4 small trees

*refer Table 1 Tree Size

Table 1 Tree Size			
Tree size	Mature height (minimum)	Mature spread (minimum)	Soil area around tree within development site (minimum)
Small	4 m	2m	$10m^2$ and min. dimension of 1.5m
Medium	6 m	4 m	$30m^2$ and min. dimension of 2m
Large	12 m	8m	$60m^2$ and min. dimension of 4m

The discount in Column D of Table 2 discounts the number of trees required to be planted in DTS/DPF 1.1 where existing tree(s) are retained on the subject land that meet the criteria in Columns A, B and C of Table 2, and are not a species identified in Regulation 3F(4)(b) of the Planning Development and Infrastructure (General) Regulations 2017.

Table 2 Tree Discounts			
Retained tree height (Column A)	Retained tree spread (Column B)	Retained soil area around tree within development site (Column C)	Discount applied (Column D)
4-6m	2-4m	$10m^2$ and min. dimension of 1.5m	2 small trees (or 1 medium tree)
6-12m	4-8m	$30m^2$ and min. dimension of 3m	2 medium trees (or 4 small trees)
>12m	>8m	$60m^2$ and min. dimension of 6m	2 large trees (or 4 medium trees, or 8 small trees)

Note: In order to satisfy DTS/DPF 1.1, payment may be made in accordance with a relevant off-

	set scheme established by the Minister under section 197 of the Planning, Development and Infrastructure Act 2016, provided the provisions and requirements of that scheme are satisfied. For the purposes of section 102(4) of the Planning, Development and Infrastructure Act 2016, an applicant may elect for any of the matters in DTS/DPF 1.1 to be reserved.

Procedural Matters (PM) - Referrals

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

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

APPENDIX 5. STRATEGIC PLANNING OUTCOMES

(1) STATE PLANNING POLICIES

The State Planning Policies (SPPs) require that the Principles of Good Planning are considered in the preparation of any designated instrument, including a Code Amendment.

SPP Key Principles

There are 16 SPPs that include Objectives, Policies and Principles for Statutory Instruments (including the Planning and Design Code). The most critical SPPs in the context of this Code Amendment are summarised below:

State Planning Policy		Code Amendment Outcome
1.	**Integrated Planning** *Objective: To apply the principles of integrated planning (Figure 2) to shape cities and regions in a way that enhances our liveability, economic prosperity and sustainable future.*	
1.1	An adequate supply of land (well serviced by infrastructure) is available that can accommodate housing and employment growth over the relevant forecast period.	The Code Amendment will provide increased supply of land for housing, to accommodate demand and growth, without detrimentally impacting the supply of employment land.
1.2	Provide an orderly sequence of land development that enables the cost-effective and timely delivery of infrastructure investment commensurate with the rate of future population growth.	The Affected Area will provide an extension to the existing residential area and incorporate the same zone and overlays.
1.3	Plan growth in areas of the state that is connected to and integrated with, existing and proposed public transport routes, infrastructure, services and employment lands.	The Affected Area is highly accessible to the infrastructure and services available within the established area of O'Sullivan Beach.
1.7	Regenerate neighbourhoods to improve the quality and diversity of housing in appropriate locations supported by infrastructure, services and facilities.	The rezoning will facilitate the future redevelopment of the Affected Area in a way that will improve the quality and diversity of development and housing in the locality.
2	**Design Quality** *Objective: To elevate the design quality of South Australia's built environment and public realm.*	
2.10	Facilitate development that positively contributes to the public realm by providing active interfaces with streets and public open spaces.	The Zone and Overlays proposed for the Affected Area by this Code Amendment will facilitate development that positively contributes to the public realm and interface.
2.14	Provide public open space that accommodates a range of passive, active and formal sporting opportunities at the state, regional and/or local level.	The Affected Area will provide open space for local amenity and stormwater management.

State Planning Policy		Code Amendment Outcome
		Engagement with Council has occurred to identify the specific nature and form of the open space that would be accepted as part of a future land division. Such outcomes are supported by Planning and Design Code policy.
5	**Climate Change** *Objective: Provide for development that is climate ready so that our economy, communities and environment will be resilient to climate change impacts.*	
5.1	Create carbon-efficient living environments through a more compact urban form that supports active travel, walkability and the use of public transport.	The rezoning of an underutilised site within an established urban area represents a form of infill which contributes to the delivery of a compact urban form.
6	**Housing Supply and Diversity** *Objective: to promote the development of a well-serviced and sustainable housing and land choices where and when required.*	
6.1	A well-designed, diverse and affordable housing supply that responds to population growth and projections and the evolving demographic, social, cultural and lifestyle needs of our current and future communities.	It is anticipated that most dwelling demand for the Affected Area will be for detached dwellings. However, a variety of allotment sizes through the future land division application will provide choice in terms of the scale of housing forms.
6.2	The timely supply of land for housing that is intergraded with, and connected to, the range of services, facilities, public transport and infrastructure needed to support the liveable and walkable neighbourhoods.	The rezoning will be flexible to enable land and house products to be delivered in a timely manner, supporting market demand.
6.6	A diverse range of housing types within residential areas that provide choice for different household types, life stages and lifestyle choices.	The Affected Area will provide sites for the construction of detached dwellings, appealing to a wide range of people.
6.8	Ensure a minimum of 15% of new housing in all significant developments that meets the criteria for affordable housing.	The rezoning includes the application of the Affordable Housing Overlay to the Affected Area.
9	**Employment Lands** *Objective: to provide sufficient land supply for employment generating uses that supports economic growth and productivity.*	
9.2	Enable opportunities for employment and encourage development of underutilised lands connected to and integrated with, housing, infrastructure, transport and essential services.	Council have previously undertaken multiple studies which have identified that there is generally an over capacity of employment lands, with this location identified as potentially being suitable for an alternate use.

State Planning Policy		Code Amendment Outcome
9.6	Protect prime industrial land for employment use where it provides connectivity to freight networks; enables a critical mass or cluster of activity; has the potential for expansion; is connected to skilled labour; is well serviced; and is not constrained by abutting land uses.	The Affected Area adjoins existing employment lands, albeit not prime industrial land. Investigations undertaken to inform the rezoning ensure that any residential use upon the Affected Area does not prejudice existing and future employment lands activity.
11	**Strategic Transport Infrastructure** *Objective: to integrate land use policies with existing and future transport infrastructure, services and functions to preserve and enhance safe, efficient and reliable connectivity for people and business.*	
11.2	Development that maximises the use of current and planned investment in transport infrastructure, corridors, nodes and services.	The Affected Area is within proximity to public transport services and corridors.
16	**Emissions and Hazardous Activities** *Objective: to protect communities and the environment from risks associated with emissions, hazardous activities and site contamination, whilst industrial development remains viable.*	
16.1	Protect communities and the environment from risks associated with industrial emissions and hazards (including radiation) while ensuring that industrial and infrastructure development remains strong through: a) Supporting a compatible land use mix through appropriate zoning controls b) Appropriate separation distances between industrial sites that are incompatible with sensitive land uses c) controlling or minimising emissions at the source, or where emissions or impacts are unavoidable, at the receiver.	The potential interface impacts with the employment land to the immediate east are appropriately managed through the Interface Management Overlay and Interface between Land Uses General Development Policies.
16.2	Assess and manage risks posed by known or potential site contamination to enable the safe development and use of land.	The Preliminary Site Investigation undertaken over the Affected Area indicates the contamination of historical uses on the land to be low, and therefore being safe for residential development.

(2) REGIONAL PLANS

The Regional Plan – The 30 Year Plan for Greater Adelaide

The key policy themes of the 30 Year Plan for Greater Adelaide (the Regional Plan) 2017 Update which are most relevant to this Code Amendment are:

- transit corridors, growth areas and activity centres;
- design quality;
- housing mix, affordability and competitiveness;
- the economy and jobs; and
- transport.

The investigations undertaken to date and outlined in this Code Amendment, will ensure that the proposed rezoning is largely consistent with the key policies and targets of the Regional Plan as described below.

The key targets from the Regional Plan relevant to the Code Amendment are contained in the following table.

<table>
<tr><th colspan="2">Theme and related policies</th><th>Code Amendment Outcome</th></tr>
<tr><td colspan="3">Transit Corridors, Growth Areas and Activity Centres</td></tr>
<tr><td>1</td><td>Deliver a more compact urban form by locating the majority of Greater Adelaide’s urban growth within existing built-up areas by increasing density at strategic locations close to public transport.</td><td rowspan="2">The Affected Area will increase population within the reasonable proximity to the Seaford Train Line (Lonsdale Station).

It will provide a suitable area for low density residential development which is connected/accessible to existing infrastructure.</td></tr>
<tr><td>4</td><td>Ensure that the bulk of new residential development in Greater Adelaide is low to medium rise with high rise limited to the CBD, parts of the Park Lands frame, significant urban boulevards, and other strategic locations where the lower rise area can be managed.</td></tr>
<tr><td colspan="3">Design Quality</td></tr>
<tr><td>25</td><td>Encourage urban renewal projects that take an all-inclusive approach to development by including streetscapes, public realm, public art and infrastructure that supports the community and responds to climate change.</td><td rowspan="2">The Code Amendment utilises the adjoining General Neighbourhood Zone and associated Overlays to the west, to facilitate a similar form of low to medium density housing.

The General Development Policies from the Design in Urban Areas module in conjunction with the General Neighbourhood Zone policies already provide sufficient guidance to ensure design quality is achieved and follows through from the residential land to the west.</td></tr>
<tr><td>28</td><td>Promote permeable, safe, attractive, accessible and connected movement networks (streets, paths, trails and greenways) in new growth areas and infill redevelopment areas that incorporate green infrastructure.</td></tr>
</table>

29	Encourage development that positively contributes to the public realm by ensuring compatibility with its surrounding context and provides active interfaces with streets and public open spaces.	
30	Support the characteristics and identities of different neighbourhoods, suburbs and precincts by ensuring development considers context, location and place.	
31	Recognise the unique character of areas by identifying their valued physical attributes.	
Housing Mix, Affordability and Competitiveness		
36	Increase housing supply near jobs, services and public transport to improve affordability and provide opportunities for people to reduce their transport costs.	The General Neighbourhood Zone facilitates residential development for the Affected Area as it is highly anticipated within the Zone and sufficiently flexible to enable the future developer to deliver allotments (and housing) which responds to market preference and choice in this location. An increase to the supply of residentially zoned land will increase competition in the southern residential land market and therefore assist in controlling pricing measures. Affordable housing outcomes will be attainable in this location, with the Affordable Housing Overlay to be introduced to guide such outcomes.
42	Provide for the integration of affordable housing with other housing to help rebuild social capital.	
43	Increase the supply of affordable housing through the provision of 15 per cent affordable housing in all new significant developments. These developments include surplus and residential government land projects; declared major developments and projects; and rezoned land that increases dwelling yield (including all new growth areas).	
46	Ensure an adequate land supply is available to accommodate housing and employment growth over the longer term (at least a 15 year supply).	
Health, Wellbeing and Inclusion		
50	Provide diverse areas of quality public open space in neighbourhoods (especially in higher density areas) such as local parks, community gardens, playgrounds, greenways and sporting facilities to encourage active lifestyles and support access to nature	The Code Amendment will assist in the future creation of a healthy residential neighbourhood, with future land division to supply additional public open space, water sensitive urban landscaping and tree planting, in accordance with the Planning and Design Code policies.

The Economy and Jobs		
56	Ensure there are suitable land supplies for the retail, commercial and industrial sectors.	Previous investigations have identified that there is an existing significant supply of employment land in the broader locality.
73	Provide sufficient strategic employment land options with direct access to major freight routes to support activities that require separation from housing and other sensitive land uses.	
Infrastructure		
86	Ensure that new urban infill and fridge and township development are aligned with the provision of appropriate community and green infrastructure, including: • walking and cycling paths and facilities • local stormwater and food management including water sensitive urban design • public open space • sports facilities • street trees • community facilities, such as childcare centres, schools, community hubs and libraries	The Code Amendment incorporates a review of service infrastructure provisions to identify existing capacity and the potential need to augment services. The modest development yield (114 dwellings) and associated population increase (less than 400 persons) would have minor demand implications in respect to social infrastructure.
Open Space, Sport and Recreation		
99	Ensure quality open space is within walking distance of all neighbourhoods to: • link, integrate and protect biodiversity assets and natural habitats • provide linkages to encourage walking and cycling to local activities, local activity centres and regional centres • be multi-functional, multi-use (including the shared use of strategically located school facilities) and able to accommodate changing use over time	The Code includes policies which are instructive in respect to open space and captured at subsequent development stages. Consultation with Council has informed localised open space requirements and how stormwater management may be integrated into future open space. Such will be a matter for final resolution as part of any future land division application.

	• incorporate the principles of Crime Prevention Through Environmental Design for safety and amenity • contain appropriate and low-maintenance species and locate trees to maximise shade • encourage unstructured recreation opportunities such as the provision of a variety of paths and children's play equipment • foster a connection to the natural environment through the provision of nature play spaces and urban forest opportunities	
104	Investigate opportunities to increase the amount and/or quality of public open space provision in areas of low open space provision and areas of increasing population growth.	

(3) OTHER STRATEGIC PLANS

Additional documents may relate to the broader land use intent within the scope of this proposed Code Amendment and/or directly to the area affected and therefore are identified for consideration in the preparation of the Code Amendment.

The following table identifies the key aspects within other strategic documents which are relevant to this Code Amendment:

Key Objectives	Code Amendment Outcome
Onkaparinga 2035 (4) A well-planned, managed and maintained green city that enables and promotes sustainable and healthy lifestyles (5) A liveable and connected city with a rich mix of destinations, activities and experiences (6) A fun, safe and inclusive city that is attractive to live in, work in and visit	The Code Amendment will assist in the future creation of a master planned residential neighbourhood, with future development applications proposed to establish greenways, walking and cycling linkages, water sensitive urban landscaping and tree planting, with the support of the Planning and Design Code policies.
Open Space Strategic Management Plan 2018-23 (Onkaparinga)	The Code includes policies which are instructive in respect to open space and captured at subsequent development stages. Consultation with Council has occurred to inform localised open space requirements and how stormwater management may be integrated into future open space.
Green City Strategic Management Plan 2017-22 (Onkaparinga)	The Urban Tree Canopy Overlay will be applied across the Affected Area as part of this Code Amendment to increase tree canopy.
Land Supply Report for Greater Adelaide	The Affected Area adjoins existing employment lands, albeit not prime industrial land. Investigations undertaken to inform the rezoning ensure that any residential use upon the Affected Area does not prejudice existing and future employment lands activity.

APPENDIX 6. INVESTIGATIONS – CIVIL ENGINEERING

Due to size, this investigation report has been omitted.

It can be viewed online at
https://plan.sa.gov.au/have_your_say/general_consultations

Alternatively, please contact info@futureurban.com.au

APPENDIX 7. INVESTIGATIONS – ENVIRONMENTAL NOISE ASSESSMENT

Due to size, this investigation report has been omitted.

It can be viewed online at
https://plan.sa.gov.au/have_your_say/general_consultations

Alternatively, please contact info@futureurban.com.au

APPENDIX 8. INVESTIGATIONS – PRELIMINARY SITE INVESTIGATION AND TARGETED INTRUSIVE SITE INVESTIGATION

Due to size, this investigation report has been omitted.

It can be viewed online at
https://plan.sa.gov.au/have_your_say/general_consultations

Alternatively, please contact info@futureurban.com.au

APPENDIX 9. INVESTIGATIONS – TRANSPORT INVESTIGATIONS

Due to size, this investigation report has been omitted.

It can be viewed online at
https://plan.sa.gov.au/have_your_say/general_consultations

Alternatively, please contact info@futureurban.com.au

APPENDIX 10. INVESTIGATIONS – PRE-DEVELOPMENT TREE ASSESSMENT REPORT

Due to size, this investigation report has been omitted.

It can be viewed online at
https://plan.sa.gov.au/have_your_say/general_consultations

Alternatively, please contact info@futureurban.com.au

APPENDIX 11. INVESTIGATIONS – EMPLOYMENT LAND ANALYSIS

Due to size, this investigation report has been omitted.

It can be viewed online at
https://plan.sa.gov.au/have_your_say/general_consultations

Alternatively, please contact info@futureurban.com.au

APPENDIX 12. INVESTIGATIONS – ONKAPARINGA EMPLOYMENT LANDS STUDY

Due to size, this investigation report has been omitted.

It can be viewed online at
https://plan.sa.gov.au/have_your_say/general_consultations

Alternatively, please contact info@futureurban.com.au

APPENDIX 13. INVESTIGATIONS – POPULATION AND EMPLOYMENT TRENDS ANALYSIS

Due to size, this investigation report has been omitted.

It can be viewed online at
https://plan.sa.gov.au/have_your_say/general_consultations

Alternatively, please contact info@futureurban.com.au

APPENDIX 14. INVESTIGATIONS – LAND SUPPLY REPORT FOR GREATER ADELAIDE

Due to size, this investigation report has been omitted.

It can be viewed online at
https://plan.sa.gov.au/have_your_say/general_consultations

Alternatively, please contact info@futureurban.com.au