Document Control

Revision	Description	Author	Date
V1	Initial draft	KG	6.06.2021
V2	Review	MO	7.06.2021
V3	Final Draft	KG	17.06.2021
V4	Final (Council feedback)	KG	5.07.2021
V5	Add engagement dates	KG	16.07.2021

CONTENTS

APPENDICES

HAVE YOUR SAY

This Code Amendment is on consultation from Monday 2 August 2021 to Friday 10 September 2021 (inclusive).

During this time, the public and identified stakeholders can 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 on 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 dcstreaky@streakybay.sa.gov.au

c) Via post to:

Attn: Penny Williams
District Council of Streaky Bay
PO Box 179
STREAKY BAY SA 5680

d) Or, in person at 29 Alfred Terrace, Streaky Bay

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 conflicts 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

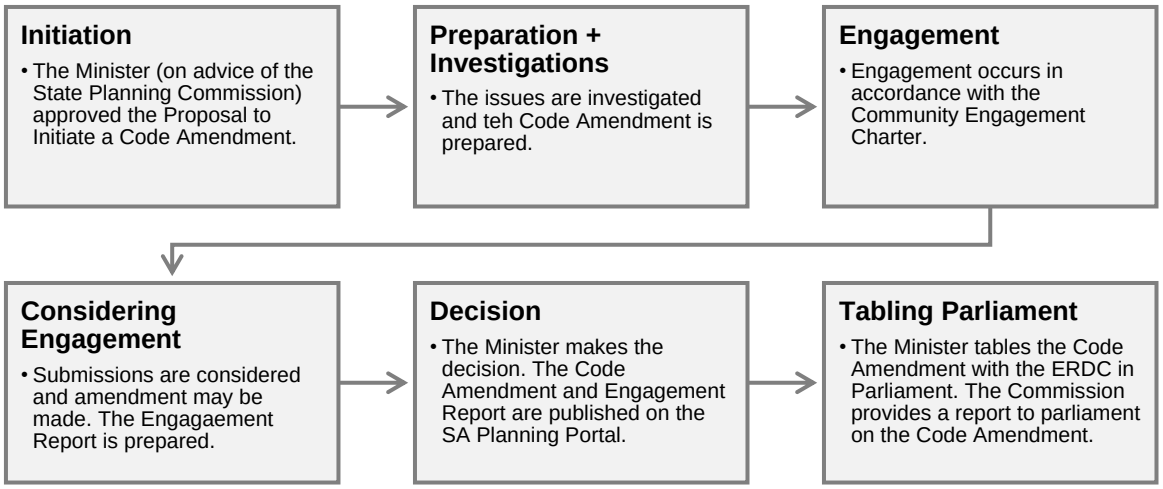
The *Planning, Development and Infrastructure Act 2016* (the Act) provides the legislative framework for undertaking amendments to the Code. With approval of the Minister for Planning and Local Government (the Minister), a Council, Joint Planning Board, Government Agency or private proponent may initiate an amendment to the Code and undertake a Code Amendment process. A summary of this process is provided in Figure 1 below.

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.

Figure 1.1 *Summary of the Code Amendment Process*



2. WHAT IS PROPOSED IN THIS CODE AMENDMENT?

2.1 Need for the Amendment

The Streaky Bay Township Master Plan, adopted in 2010, recommended the rezoning of land to 'Residential' as a 'high priority', including the Affected Area shown in Figure 2.1.

Since the adoption of the Master Plan in 2010, Botten Levinson Lawyers have undertaken a review of land supply and demand within Streaky Bay having regard to the availability of all residential, country living or rural living allotments, including a review of land sales. This review identified that there is demand for residential lifestyle allotments.

Accordingly, this Code Amendment proposes to rezone Lot 615 Loveshack Route from the Deferred Urban Zone to the Neighbourhood Zone, to enable the Affected Area to accommodate residential development at a low density. The development will form a contiguous extension of the residential development to the south and west of the Affected Area.

2.2 Affected Area

The area(s) affected by the proposed amendment is shown in the map at **Appendix 1** and in Figure 2.1 below.

Figure 2.1 *Affected Area*

The Affected Area comprises one allotment identified as Allotment 615 Loveshack Route, Streaky Bay on Certificate of Title Volume 6207 and Folio 561. The Affected Area is 13 hectares in size. It is located adjacent to the existing Neighbourhood Zone on the northern boundary of Streaky Bay and between a large lot residential development, the Kennedy Road Rural Living Zone and the Conservation Zone adjacent to the coast.

The land is currently vacant and is not actively used for farming purposes due to its close proximity to existing residential dwellings. The land is adjacent existing road infrastructure including pedestrian and cycle paths providing direct links to the Streaky Bay Township and the coast.

2.3 Summary of Proposed Policy Changes

2.3.1 Current Code Policy

The Affected Area is currently located in Deferred Urban Zone and the Hazards (Bushfire – General) Overlay, Hazards (Flooding – Evidence Required) Overlay, Native Vegetation Overlay and the Water Resources Overlay in the Code, as shown in **Appendix 2**.

The Deferred Urban Zone seeks to safeguard land for the future expansion of the township by limiting the use of the land to farming until a rezoning occurs. A copy of the policies that apply within the Deferred Urban Zone are available in **Appendix 3.**

A summary of the Overlays that apply to the land, their Desired Outcome and their impact on the development of the land are summarised in Table 2.1 below. No Technical and Numeric Variations currently apply to the Affected Area.

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

Overlay	Desired Outcome	Impact on Development
Hazards (Bushfire – General) Overlay	Development responds to the general level of bushfire risk by siting and designing buildings in a manner that mitigates the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfires as a result of climate change.	Includes policies guiding access to habitable buildings for emergency vehicles, fire fighting water supply, asset protection and vegetation management.
Hazards (Flooding – Evidence Required) Overlay	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 Overlay	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.

Overlay	Desired Outcome	Impact on Development
Water Resources Overlay	Protection of the quality of surface waters considering adverse water quality impacts associated with projected reductions in rainfall and warmer air temperatures as a result of climate change.	Development should avoid watercourses and wetlands.

2.3.2 Proposed Code Policy

The Code Amendment proposes the following changes:

- Rezone the Affected Area to a Neighbourhood Zone
- Apply the following Overlays to the Affected Area:
  - » Affordable Housing Overlay
  - » Coastal Areas Overlay, to all land within 100 metres of the coastal Mean High Water Mark (MHWM)
  - » Interface Management Overlay, for a width of 20 metres along the entire northern boundary of the Affected Area
- Apply the following Technical and Numeric Variations (TNVs) to the Affected Area:
  - » Maximum Building Height (Metres) (5 Metres), for a width of 60 metres along the entire eastern boundary of the Affected Area Map
  - » Maximum Building Height (Levels) (1 Level), for a width of 60 metres along the entire eastern boundary of the Affected Area Map
  - » Minimum Frontage (Minimum Frontage is 20 metres)
  - » Minimum Site Area (Minimum Site Area is 1,200 square metres)

The proposed Zone, Overlays and Technical and Numeric Variation boundaries are shown in **Appendix 2** and the proposed Zone and Overlays are provided in **Appendix 4**.

Please note that the TNVs are applied through policy contained within the Zone and editorial notes are included in **Appendix 4** to identify where these TNVs will be applicable. For clarity, the above TNVs will be applicable to the development of the land through the following Zone Deemed-to-Satisfy Criteria / Designated Performance Features (DTS/DPF):

- Zone DTS/DPF 2.1
- Zone DTS/DPF 4.1

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 and relevant State agencies;
- Information will be provided to the public generally via the District Council of Streaky Bay Website and Social Media, and the Plan SA Have Your Say website; and
- Interested parties will have the opportunity to provide a written submission via the Plan SA Have Your Say website, by email or post to the District Council of Streaky Bay.

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 providing a written submission via the following:

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

Use your smart phone to scan this code

a) Via email to dcstreaky@streakybay.sa.gov.au

b) Via post to:

Attn: Penny Williams
District Council of Streaky Bay
PO Box 179
STREAKY BAY SA 5680

c) Or, in person at 29 Alfred Terrace, Streaky Bay

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

Aspects of the Code Amendment which stakeholders and the community can influence are:

- The spatial application of the Overlays;
- The spatial application of the Technical and Numeric Variations.

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; and
- The residential intent of the proposed Zone.

3.4 What will happen with my feedback?

The District Council of Streaky Bay 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 District Council of Streaky Bay 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 District Council of Streaky Bay 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 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 considered to be consistent with the State Planning Policies as shown in **Appendix 5**.

4.1.2 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 considered to be consistent with the Regional Plan 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 Planning and Design Code contains the relevant policies within the Land Division General Development Policies to ensure that this assessment can occur.

Council Infrastructure Planning	Response/Comment
Waste Water	The Affected Area does not have access to the Community Waste Water Management System (CWMS) and it is not feasible to connect the Affected Area to the CWMS. Accordingly, waste water will be managed on-site (i.e., an independent system will be required for each dwelling, contained within the allotment boundaries). Evidence provided as part of the development of the adjacent land indicates that the soil can accommodate on-site waste water systems. These systems will be assessed as part of waste water applications required by the *Public Health Act 2011,* at the same time that the dwelling development applications will be assessed. The Code Amendment will need to ensure that the applicable policies guiding the future development of the Affected Area include a minimum allotment size that can accommodate the above waste water management systems.
Government Agency Infrastructure Planning	**Response/Comment**
SA Water	SA Water has insufficient water supply to cater for the future development of the Affected Area. Accordingly, water harvest, storage and reuse will need to occur on-site for each dwelling.
Other	
Electricity	Electricity infrastructure is available adjacent the Affected Area.
Telecommunications	Coverage is available within the Affected Area.
Gas	No reticulated gas is provided to Streaky Bay and land owners currently source bottled gas which is stored on-site for each dwelling. The Affected Area will also be serviced by bottled gas.

The above upgrades to infrastructure can be economically provided to the Affected Area as part of a future development application and therefore, no further agreements or other arrangements are required to fund the infrastructure.

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.

The following investigations have been undertaken to inform this Code Amendment:

- A review of the land supply and demand analysis of all residential, country living or rural living allotments post the preparation of the Streaky Bay Township Masterplan in 2010, including a review land sales over the last three years
- A review of investigations undertaken with SA Water concerning potential supply of water to the Affected Area providing estimated supply and augmentation costs
- Investigate options for waste water disposal including the ability and economic feasibility to connect to the District Council of Streaky Bay CWMS or if on-site wastewater management systems are deemed suitable over the District Council of Streaky Bay CWMS, investigate the capability of land for on-site wastewater disposal systems
- Undertake an infrastructure analysis that identifies potential infrastructure issues that will have to be addressed in any subsequent development, and provide a strategy which offers a funding solution for each of these issues. The analysis will include an estimate of the cost to land owners to provide on-site infrastructure such as waste water disposal, rainwater harvesting and electricity connection noting a SAPN supply feed has been established on Loveshack Route
- Investigate whether the safety and efficiency of movement of roads will be compromised by the proposed rezoning
- Identification of any potential rural / residential interface issues
- Identification of the impacts of development of the Affected Area on coastal land, including the potential impact of the septic tank effluent on the marine environment
- Identification of the impacts of development on native vegetation
- Investigate the suitability of sites to be serviced for waste and recycling collection, consider any design and policy responses to ensure there is a cost-effective waste and recycling collection solution for envisaged forms of development
- Consider adopting the policies guiding development on the adjacent land (i.e., the Land Management Agreement)
- Review the existing bushfire risk classification for the affected area having regard to topography, vegetation cover, nature of the proposed use and its developed state. If necessary, develop an appropriate policy framework to support the reclassification
- Consider the 2010 Master Plan leading to the implementation of the Kennedy Road Rural Living Zone to identify possible potentially contaminating activities on the land proposed for rezoning

Further details on investigations undertaken in support of the Code Amendment are included in **Appendix 6**, including the outcomes of these investigations.

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 technical and numerical variations 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 confirmed 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

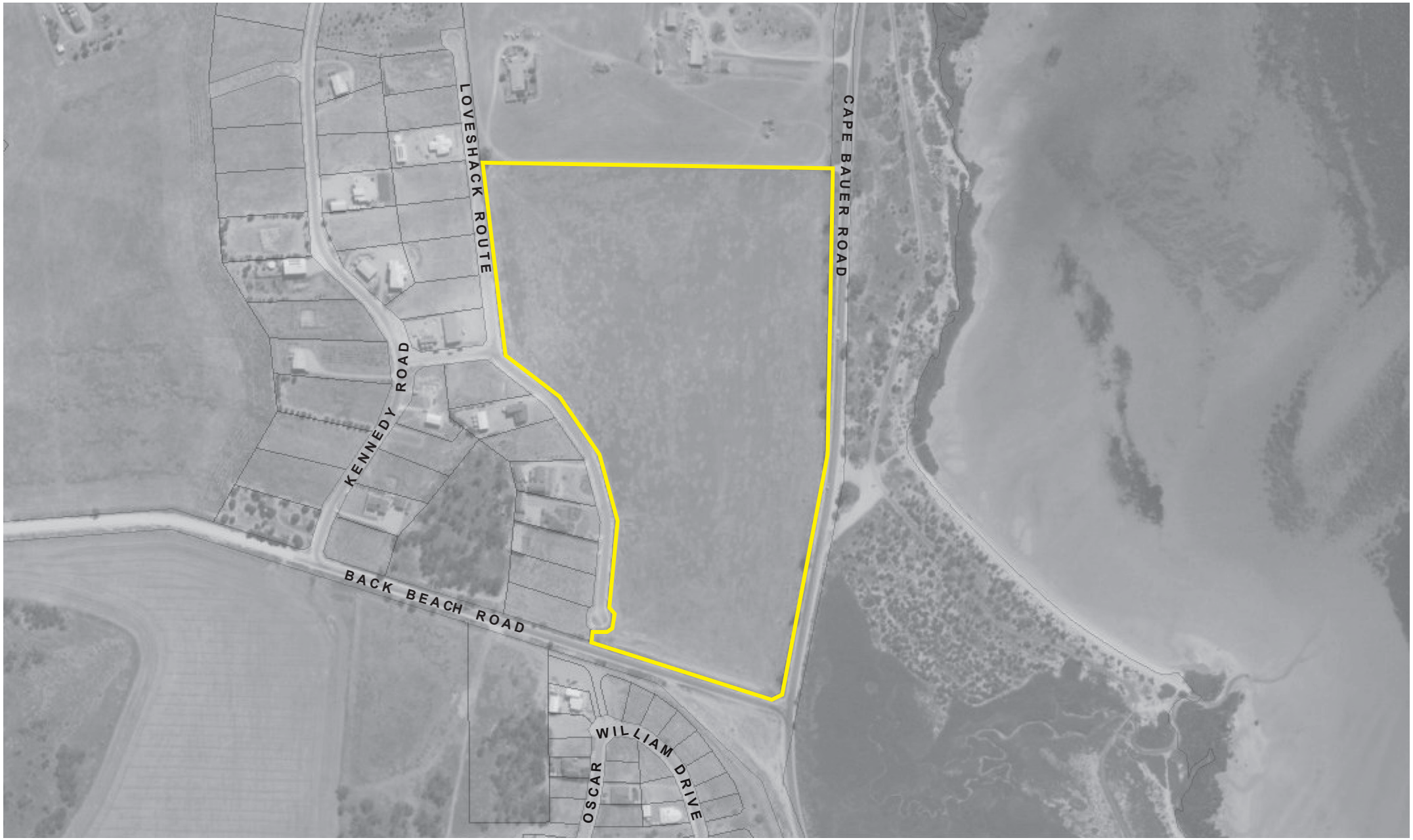
Affected Area
Loveshack Route
Streaky Bay

LEGEND
Affected Area Boundary

June 2021
Revision A
Plan 1:3000 at A4

FUTURE URBAN

APPENDIX 2. CURRENT AND PROPOSED ZONE AND OVERLAY MAPPING



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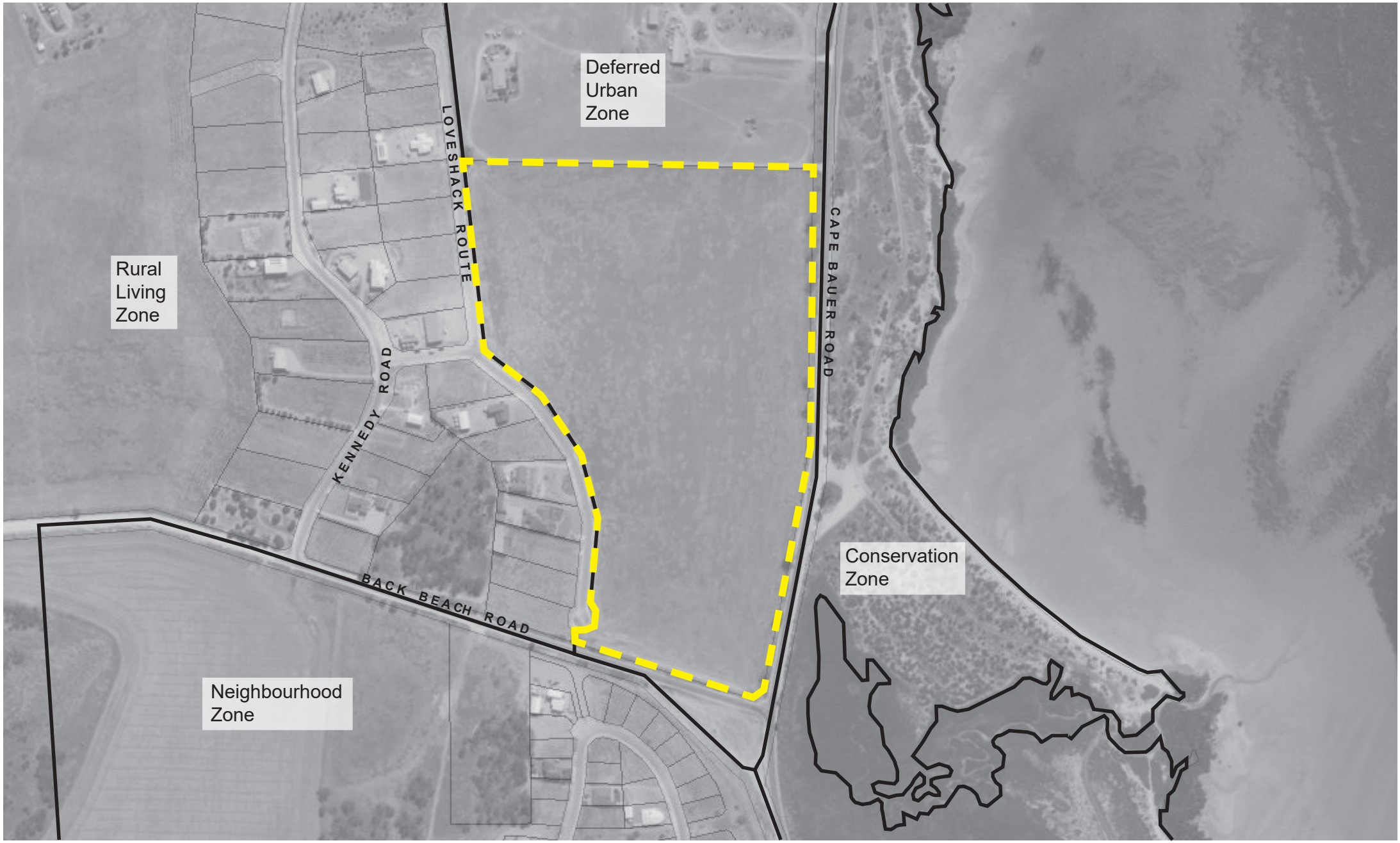
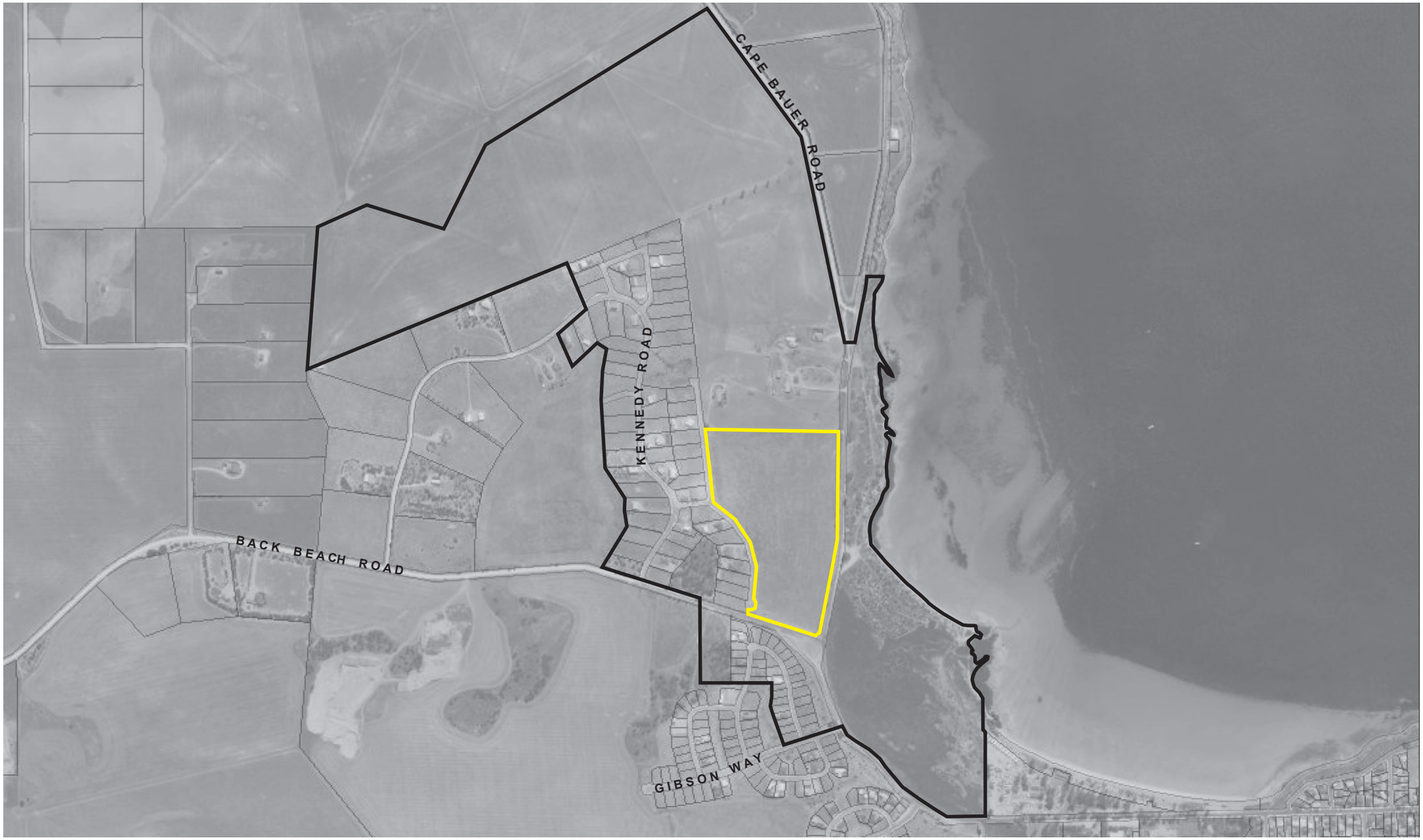
LEGEND

Affected Area Boundary


Deferred Urban Zone
Rural Living Zone
Conservation Zone
Neighbourhood Zone
LOVESHACK ROUTE
KENNEDY ROAD
CAPE BAUER ROAD
BACK BEACH ROAD
N
LEGEND
Affected Area Boundary
Zone Boundary



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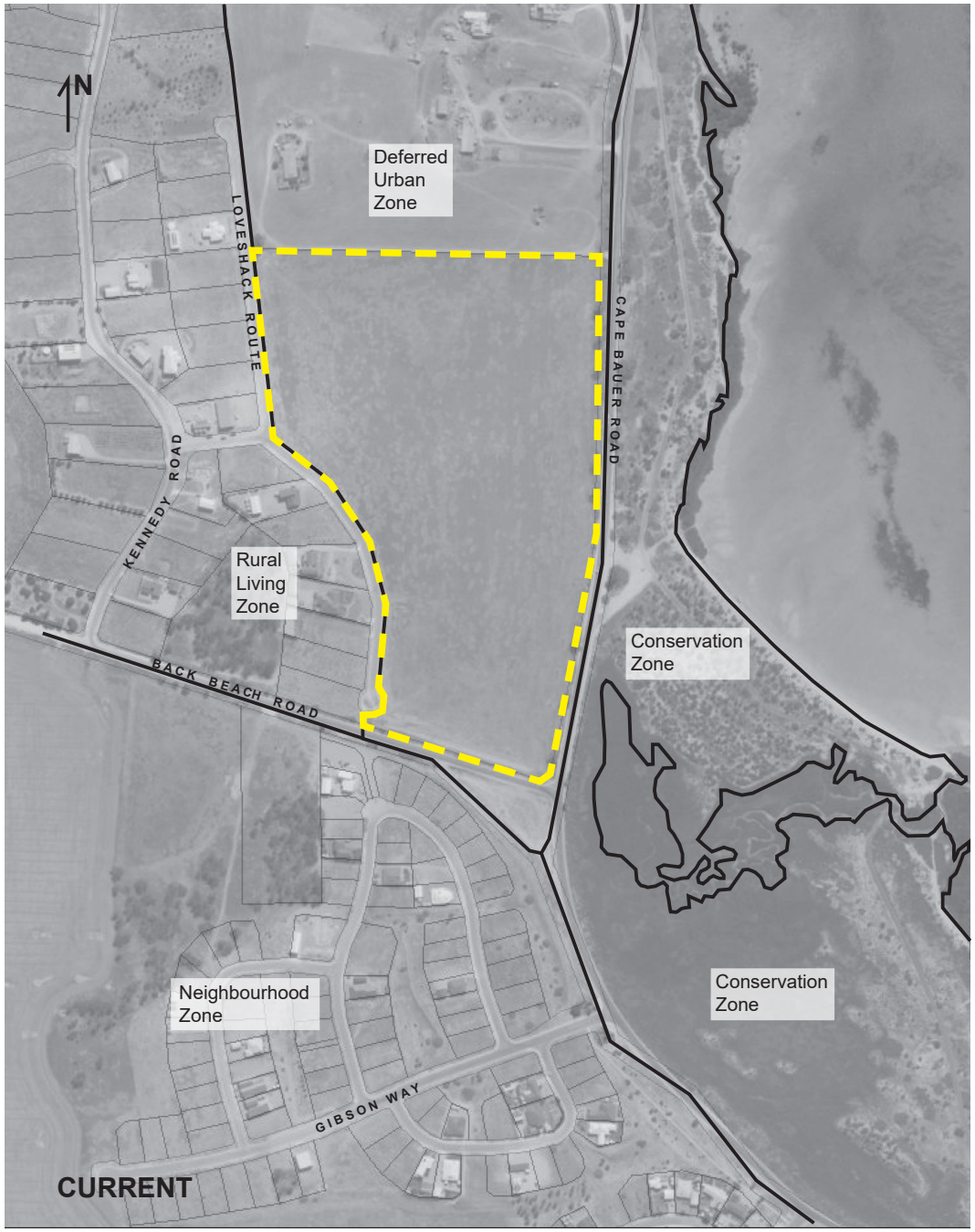
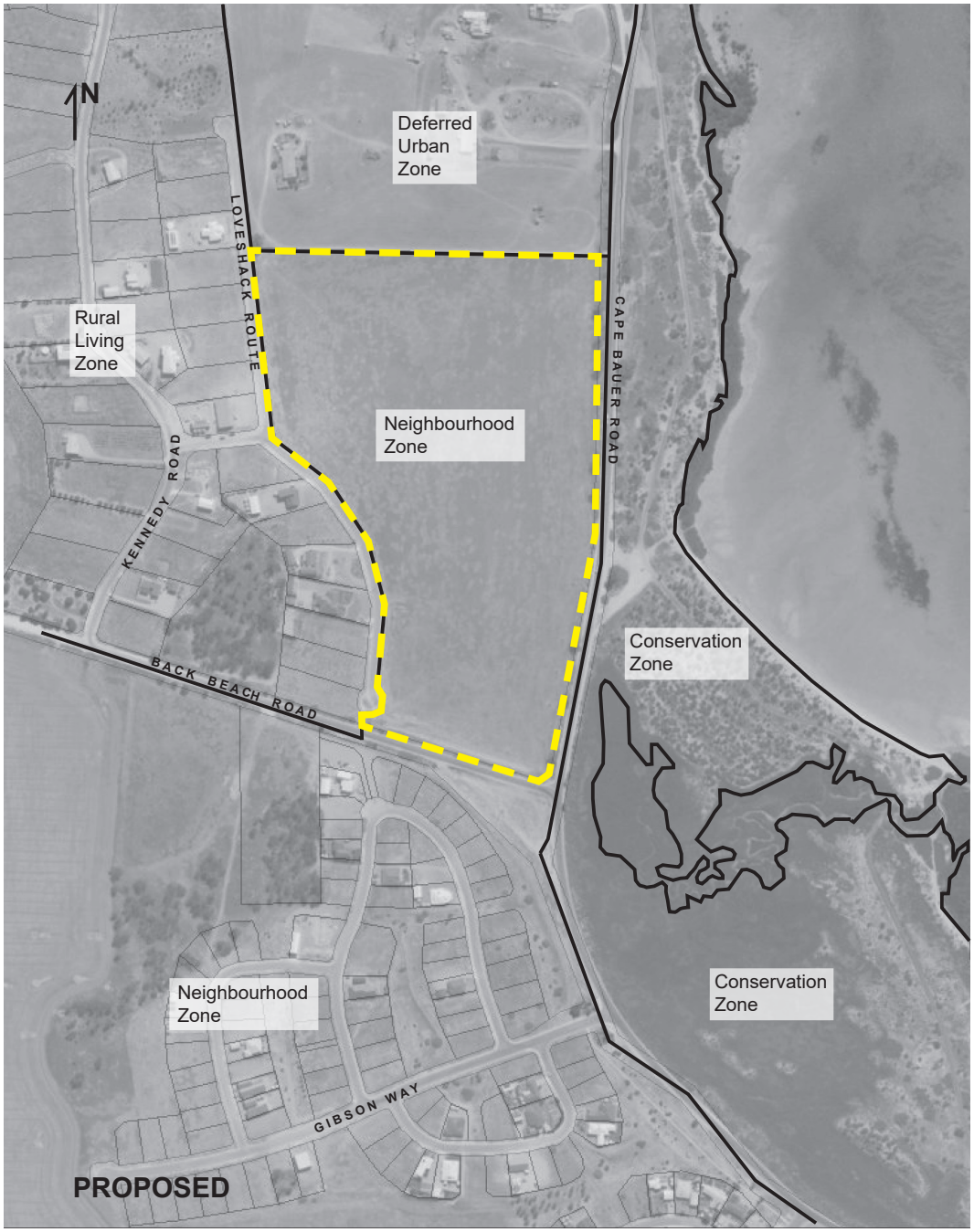
LEGEND

Affected Area Boundary

Adjacent Land Owner Boundary





Zoning

Loveshack Route
Streaky Bay

LEGEND

- Affected Area Boundary
- Zone Boundary

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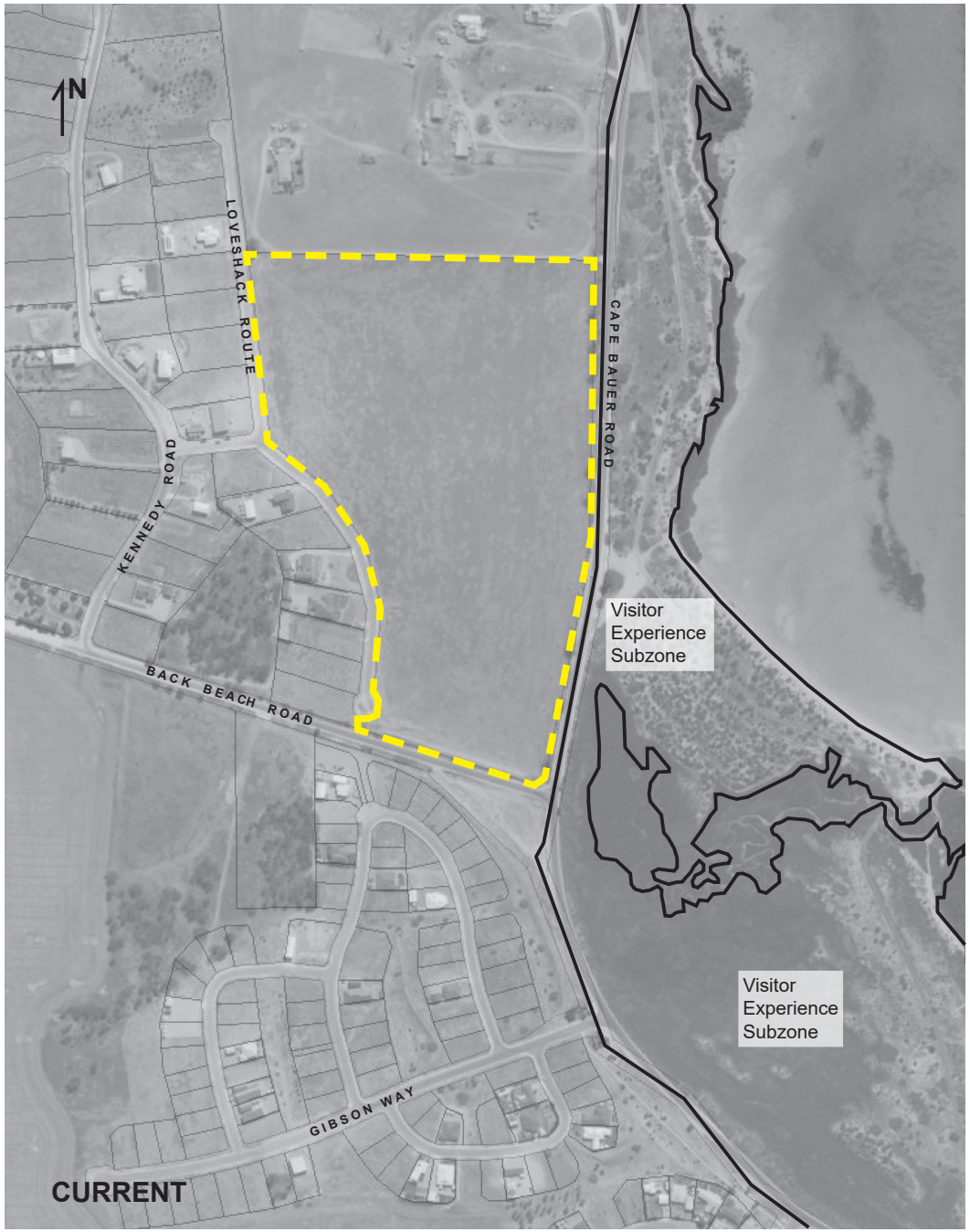
Revision A
1:7000 at A4

FUTURE URBAN



No changes are proposed to the existing Subzones.

The adjacent Visitor Experience Subzone will remain the same.

Subzone

Loveshack Route
Streaky Bay

LEGEND

- Affected Area Boundary
- Zone Boundary

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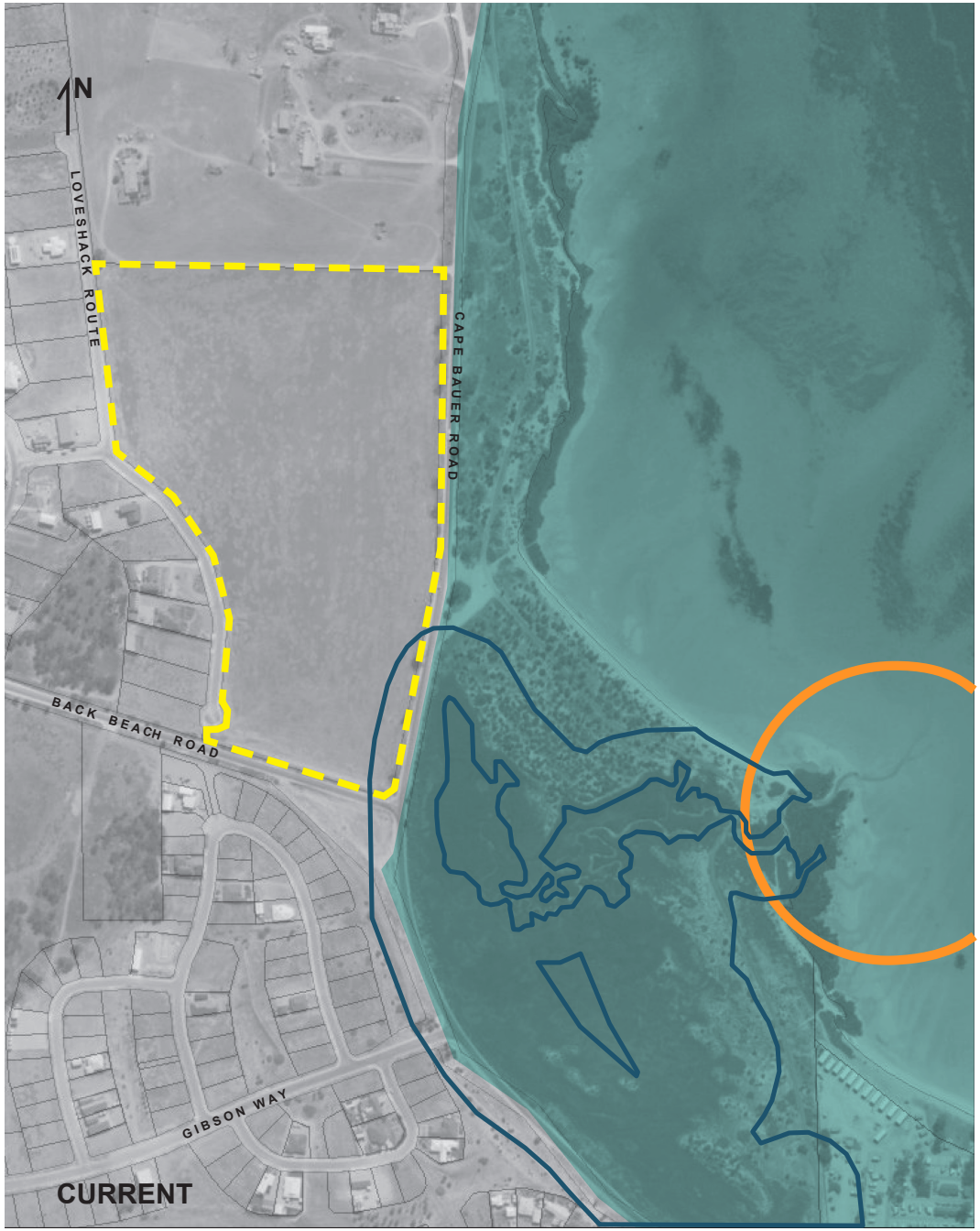

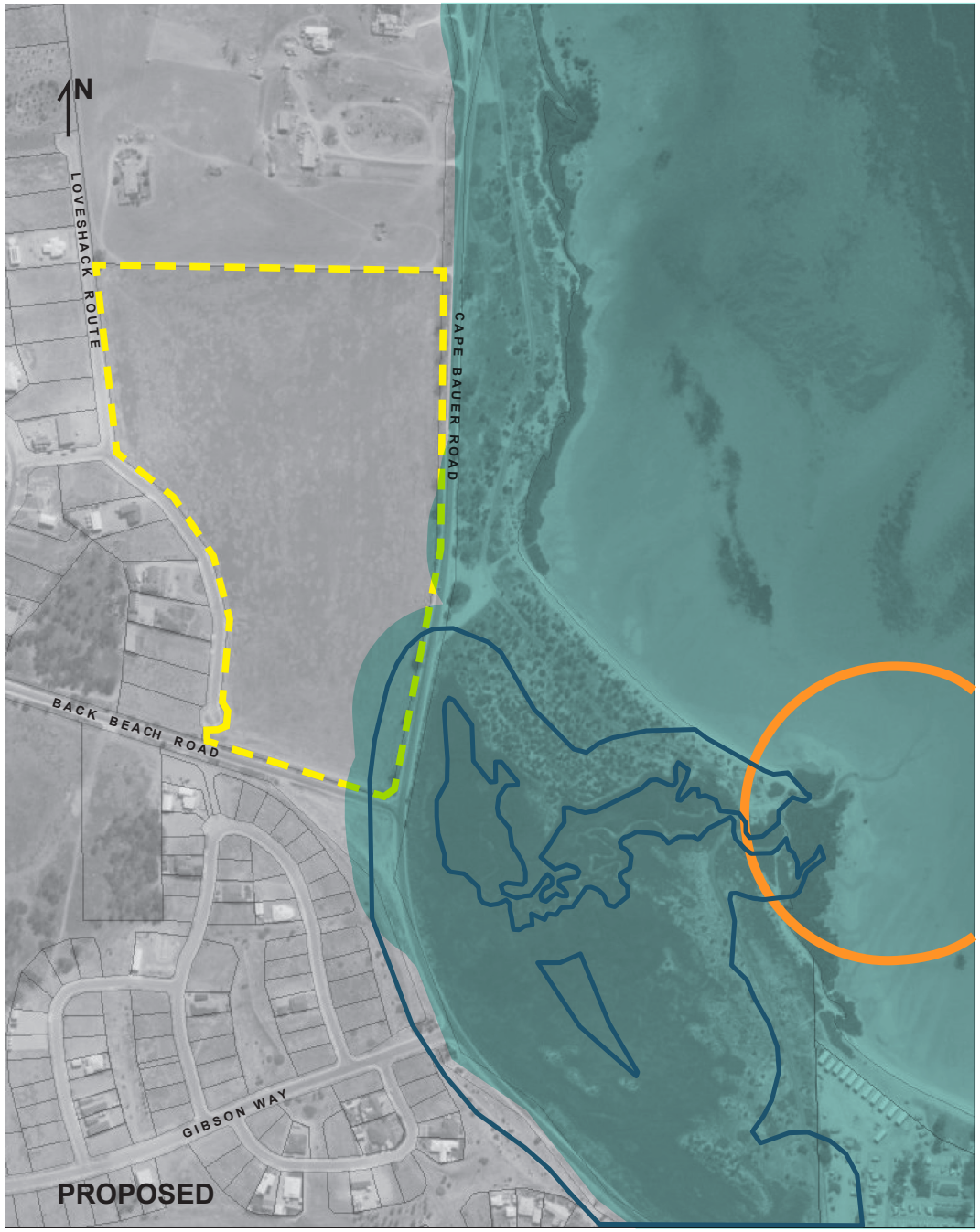

Coastal Areas, Heritage & Water Resources Overlays

Loveshack Route
Streaky Bay

LEGEND

- Affected Area Boundary
- Water Resources Overlay
- Coastal Areas Overlay *(Proposed overlay boundary is determined by a 100m buffer from the Coastal Line MHWM)*
- Historic Shipwreck (Federal) Overlay

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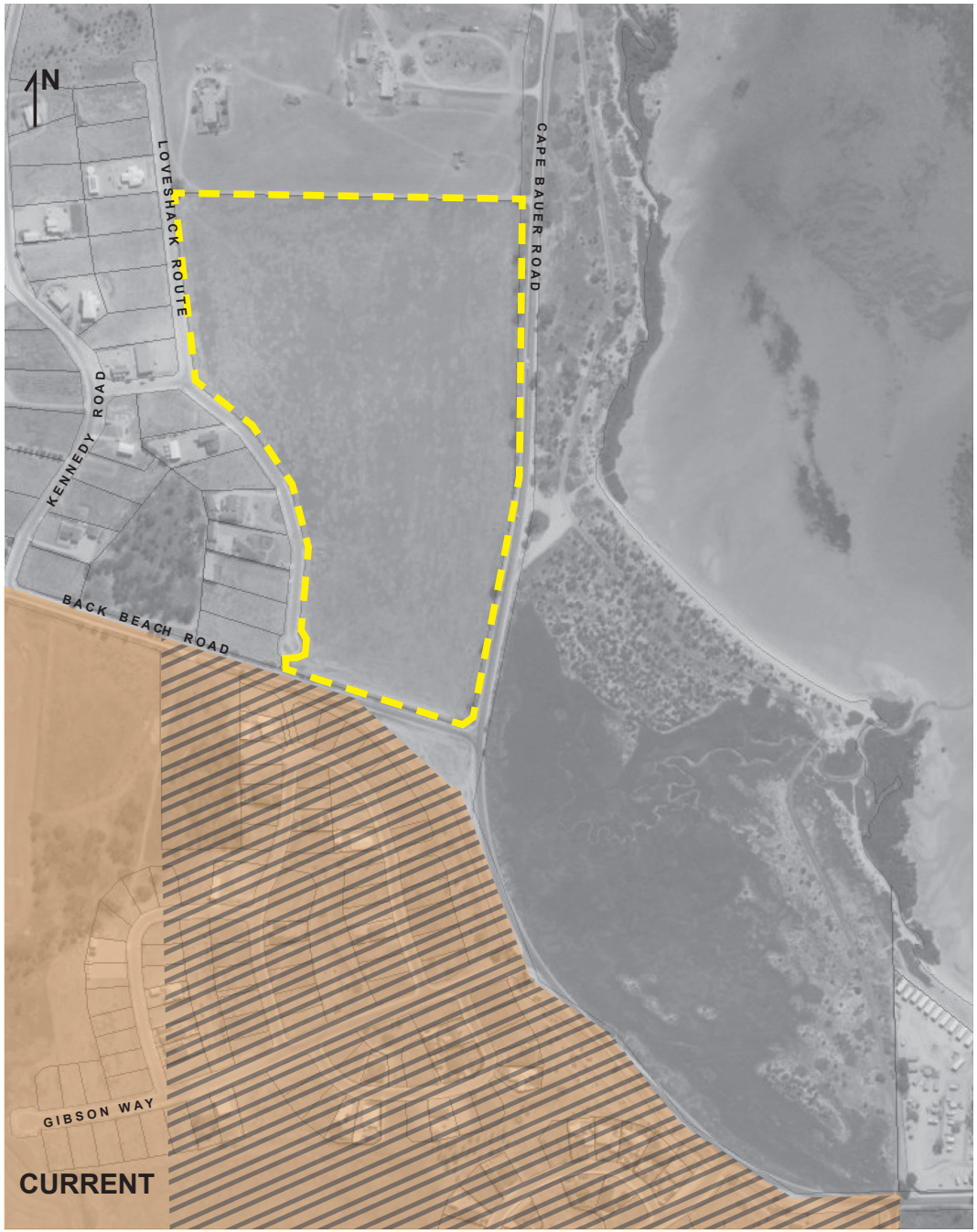
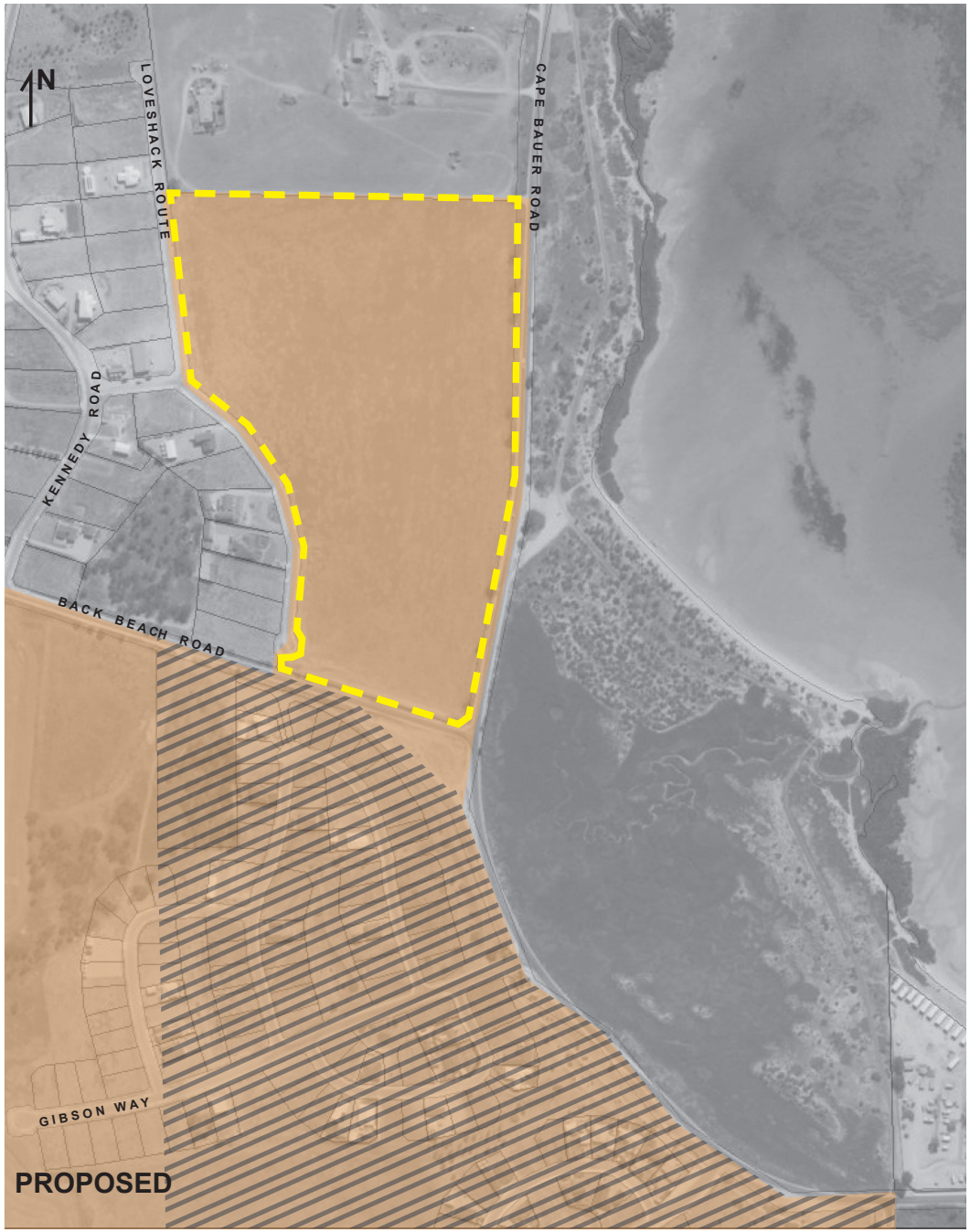
FUTURE URBAN





Affordable Housing & Limited Land Division Overlays

Loveshack Route
Streaky Bay

LEGEND

- Affected Area Boundary
- Limited Land Division Overlay
- Affordable Housing Overlay

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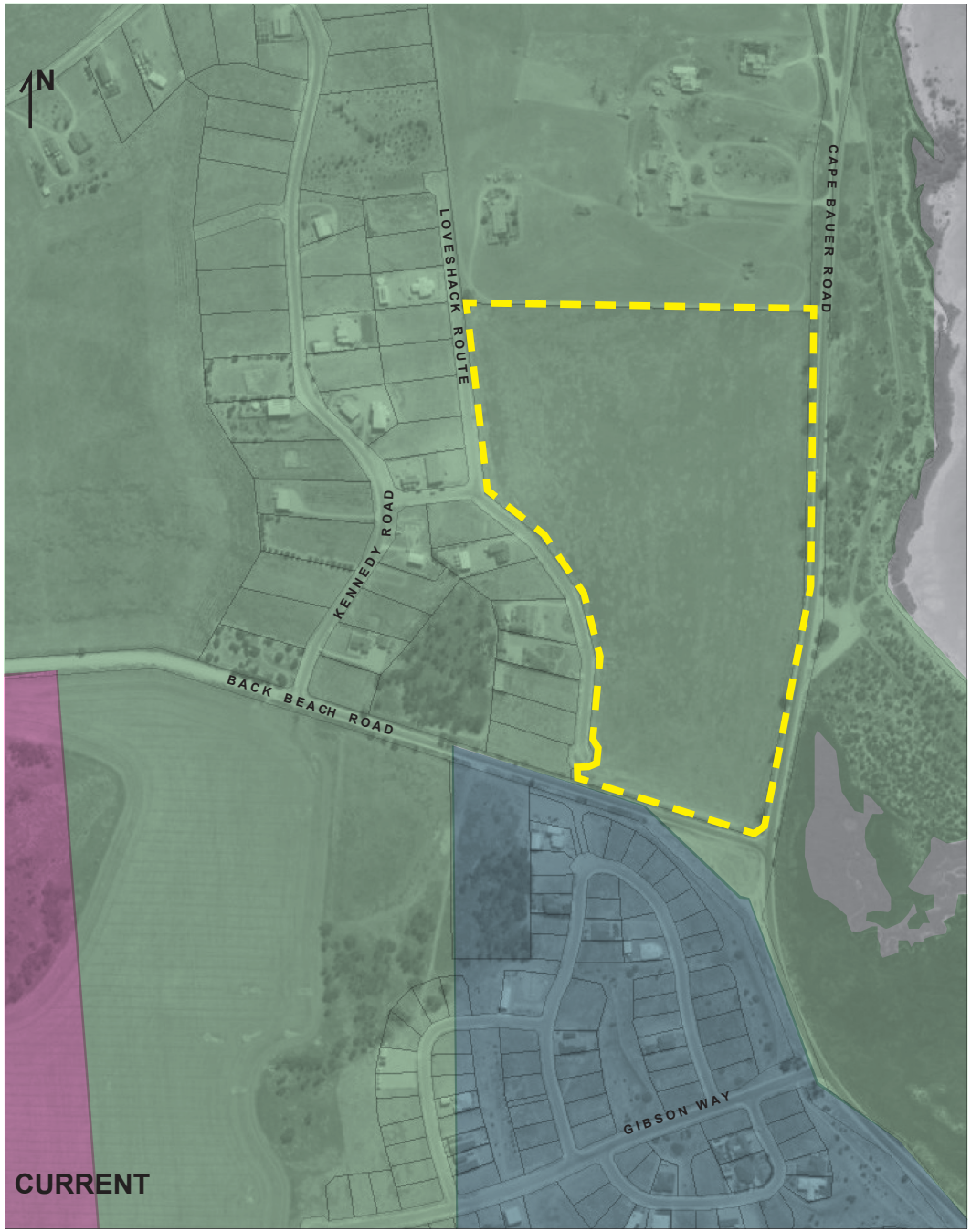
FUTURE URBAN



No changes are proposed to the following Overlays:

- Hazards (Bushfire - General Risk) Overlay
- Hazards (Bushfire - Medium Risk) Overlay
- Hazards (Bushfire - Urban Interface) Overlay

Feedback is being sought from the Country Fire Service as part of the Code Amendment engagement, which may result in changes to these Overlays.

Hazards (Bushfire) Overlays

Loveshack Route
Streaky Bay

LEGEND

- Affected Area Boundary
- Hazards (Bushfire - General Risk) Overlay
- Hazards (Bushfire - Urban Interface) Overlay
- Hazards (Bushfire - Medium Risk) Overlay

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No changes are proposed to the following Overlays:

- Hazards (Flooding - Evidence Required) Overlay
- Hazards (Acid Sulfate Soils) Overlay

Hazards Overlay

Loveshack Route
Streaky Bay

LEGEND

- Affected Area Boundary
- Hazards (Flooding - Evidence Required) Overlay
- Hazards (Acid Sulfate Soils) Overlay

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No change is proposed to the Native Vegetation Overlay.

Native Vegetation Overlay

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LEGEND

- Affected Area Boundary
- Native Vegetation Overlay

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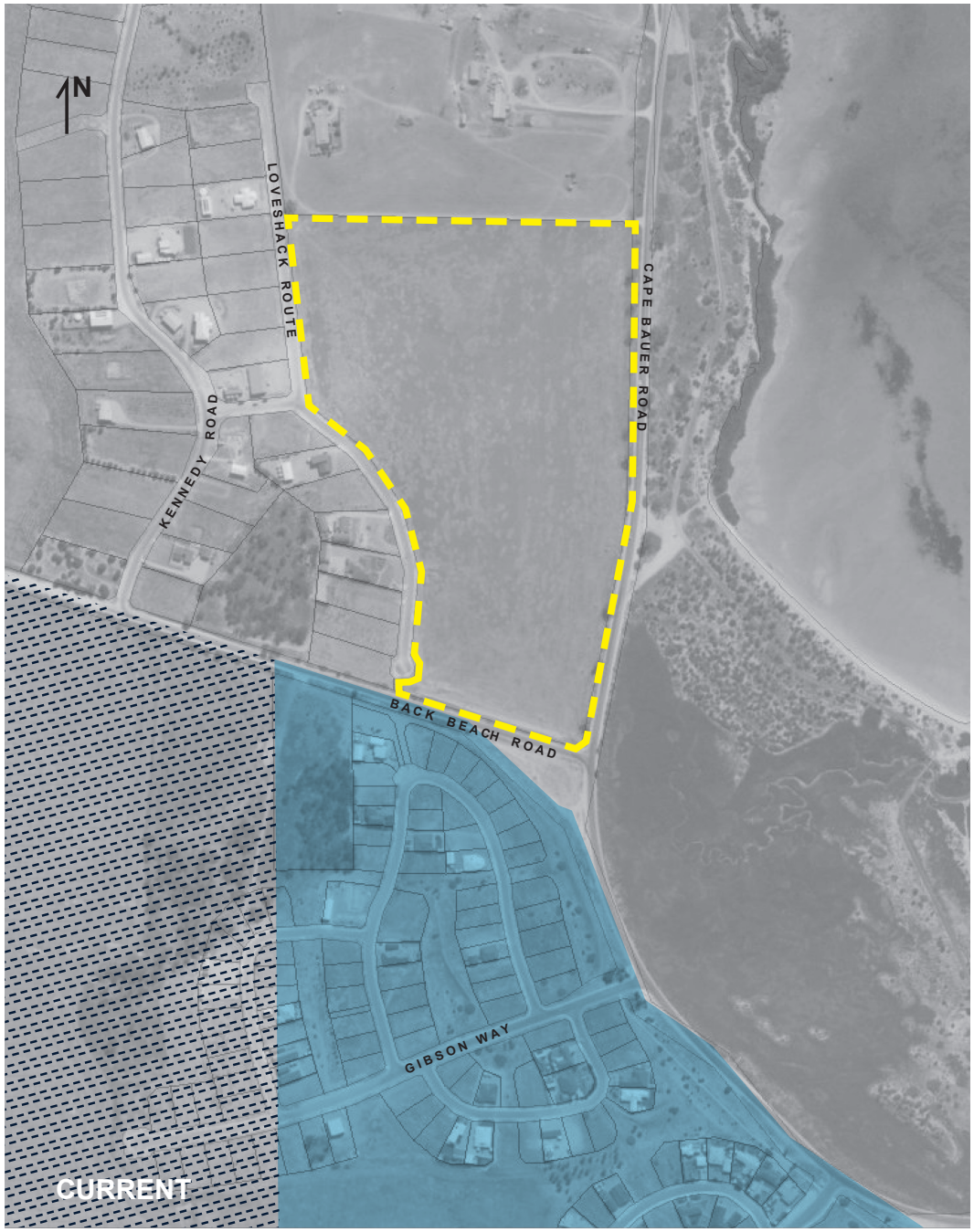

TNV - Maximum Building Height

Loveshack Route
Streaky Bay

LEGEND

- Affected Area Boundary
- Maximum Building Height (Metres) *(5 metres)*
- Maximum Building Height (Levels) *(1 level)*

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FUTURE URBAN

No change is proposed to the Minimum Dwelling Allotment Size Technical and Numeric Variation.

TNV - Minimum Dwelling Allotment Size

Loveshack Route
Streaky Bay

LEGEND

Affected Area Boundary

Minimum Allotment Dwelling Size

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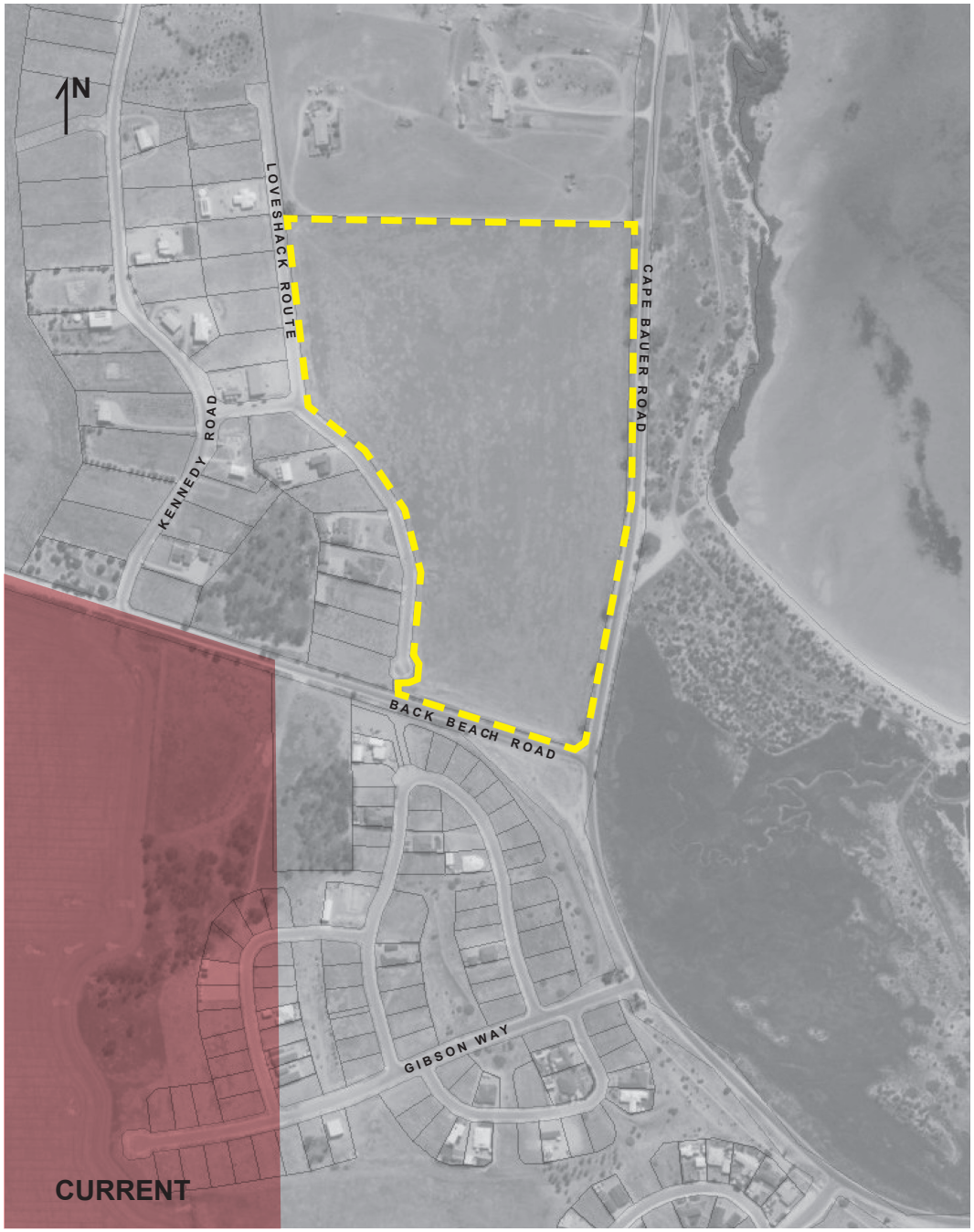
FUTURE URBAN



TNV - Minimum Frontage

Loveshack Route
Streaky Bay

LEGEND

Affected Area Boundary

Minimum Frontage	
(Detached dwelling -	*15m*
Semi-detached -	*15m*
Row dwelling -	*10m*
Group dwelling -	*10m*
Residential flat building -	*10m)*

Minimum Frontage	
(Detached dwelling -	*20m*
Semi-detached -	*20m*
Row dwelling -	*20m*
Group dwelling -	*20m*
Residential flat building -	*20m)*

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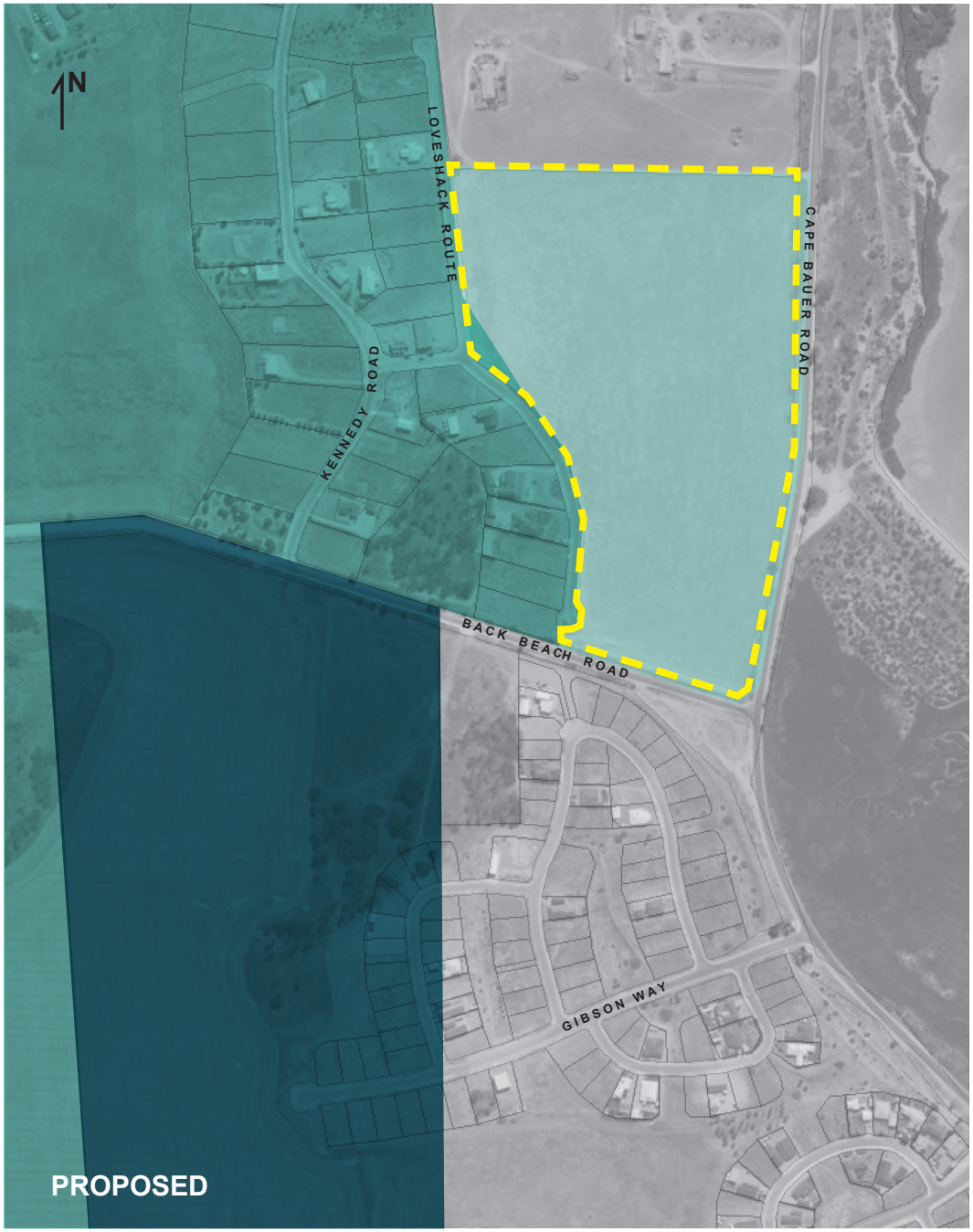
FUTURE URBAN



TNV - Minimum Site Area

Loveshack Route
Streaky Bay

LEGEND

- Affected Area Boundary
- Minimum Site Area *(3 ha)*
- Minimum Site Area
  (Detached dwelling - 600sqm
  Semi-detached - 420sqm
  Row dwelling - 400sqm
  Group dwelling - 400sqm
  Residential flat building - 400sqm)
- Minimum Site Area
  (Detached dwelling - 1,200sqm
  Semi-detached - 1,200sqm
  Row dwelling - 1,200sqm
  Group dwelling - 1,200sqm
  Residential flat building - 1,200sqm)

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Interface Management Overlay

Loveshack Route
Streaky Bay

LEGEND

- Affected Area Boundary
- Interface Management Overlay

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1:7000 at A4

FUTURE URBAN

APPENDIX 3. CURRENT CODE POLICY

Part 2 - Zones and Sub Zones

Deferred Urban Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	To safeguard land for future urban growth.

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 that is incompatible, prejudicial or detrimental to the orderly and efficient servicing and conversion of the land for future urban growth does not occur.	DTS/DPF 1.1 Development comprising farming (broad acre cropping, grazing) and/or low-intensity animal husbandry.
Built Form and Character	
PO 2.1 Development maintains an open character.	DTS/DPF 2.1 None are applicable
PO 2.2 Buildings are limited to those that: (a) are ancillary to and necessary to support land use activities on the same allotment (b) are for the purposes of public infrastructure.	DTS/DPF 2.2 None are applicable
Land Division	
PO 3.1 Land division is limited to that which: (a) corrects anomalies in the placement of allotment boundaries with respect to the location of existing buildings or structures or (b) enables the provision of public infrastructure.	DTS/DPF 3.1 Land division for any of the following: (a) the alteration of allotment boundaries, where no additional allotments are created (b) the purpose of providing public infrastructure.
Concept Plans	
PO 4.1 Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.	DTS/DPF 4.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: **Description** Concept Plan 75 - Warrengie Development Area Land Form / Building Module Cross Section - Warrengie Concept Plan 14 - Buckland Park Concept Plan 17 - Angle Vale Concept Plan 18 - Playford North Concept Plan 19 - Playford North Infrastructure

Concept Plan 21 - Virginia
Concept Plan 22 - Virginia Infrastructure
Concept Plan 16 - Angle Vale Infrastructure
Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints
Concept Plan 98 - Mallala
Concept Plan 92 - Meadows
Concept Plan 107 - Proper Bay
Concept Plan 101 - Evanston Gardens, Evanston South, Hillier

In relation to DTS/DPF 4.1, in instances where:

(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.

(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 4.1 is met.

Part 3 - Overlays

Hazards (Bushfire - General Risk) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development, including land division responds to the general level of bushfire risk by siting and designing buildings in a manner that mitigates the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfires as a result of climate change.
DO 2	To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain.	DTS/DPF 1.1 None are applicable.
Built Form	
PO 2.1 Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts.	DTS/DPF 2.1 None are applicable.
PO 2.2 Extensions to buildings, outbuildings and other ancillary structures are sited and constructed using materials to minimise the threat of fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and Workers' accommodation) in the event of bushfire.	DTS/DPF 2.2 Outbuildings and other ancillary structures are sited no closer than 6m from the habitable building.
Habitable Buildings	
PO 3.1 To minimise the threat, impact and exposure to bushfires on life and property, residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited on the flatter portion of allotments away from steep slopes.	DTS/DPF 3.1 None are applicable.

PO 3.2 Residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited away from vegetated areas that pose an unacceptable bushfire risk.	DTS/DPF 3.2 Residential and tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b): (a) the asset protection zone has a minimum width of at least: (i) 50 metres to unmanaged grasslands (ii) 100 metres to hazardous bushland vegetation (b) the asset protection zone is contained wholly within the allotment of the development.
PO 3.3 Residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) has a dedicated area available that is capable of accommodating a bushfire protection system comprising firefighting equipment and water supply in accordance with *Ministerial Building Standard MBS 008 - Designated bushfire prone areas - additional requirements*.	DTS/DPF 3.3 None are applicable.
Land Division	
PO 4.1 Land division is designed and incorporates measures to minimise the danger of fire hazard to residents and occupants of buildings, and to protect buildings and property from physical damage in the event of a bushfire.	DTS/DPF 4.1 None are applicable.
PO 4.2 Land division is designed to provide a continuous street pattern to facilitate the safe movement and evacuation of emergency vehicles, residents, occupants and visitors.	DTS/DPF 4.2 None are applicable.
PO 4.3 Where 10 or more new allotments are proposed, land division includes at least two separate and safe exit points to enable multiple avenues of evacuation in the event of a bushfire.	DTS/DPF 4.3 None are applicable.
PO 4.4 Land division incorporates perimeter roads of adequate design in conjunction with bushfire buffer zones to achieve adequate separation between residential allotments and areas of unacceptable bushfire risk and to support safe access for the purposes of fire-fighting.	DTS/DPF 4.4 None are applicable.
Vehicle Access – Roads, Driveways and Fire Tracks	
PO 5.1 Roads are designed and constructed to facilitate the safe and effective: (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors.	DTS/DPF 5.1 Roads: (a) are constructed with a formed, all-weather surface (b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road (c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road (d) have a minimum formed road width of 6m (e) provide overhead clearance of not less than 4m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 1) (f) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 2) (g) incorporating cul-de-sac endings or dead end roads do not exceed 200m in length and the end of the road has either:

	(i) a turning area with a minimum formed surface radius of 12.5m (Figure 3) or (ii) a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 4) (h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.
PO 5.2 Access to habitable buildings is designed and constructed to facilitate the safe and effective: (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors	DTS/DPF 5.2 Access is in accordance with (a) or (b): (a) a clear and unobstructed vehicle or pedestrian pathway of not greater than 60 metres in length is available between the most distant part of the habitable building and the nearest part of a formed public access road (b) driveways: (i) do not exceed 600m in length (ii) are constructed with a formed, all-weather surface (iii) are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8) (iv) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway (v) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the driveway (vi) have a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12 degrees (1-in-4.5)) plus 0.5 metres clearance either side of the driveway from overhanging branches or other obstructions, including buildings and/or structures (Figure 1) (vii) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5) (viii) provide overhead clearance of not less than 4.0m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (Figure 1) (ix) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around driveway curves by constructing the curves with a minimum external radius of 12.5m (Figure 2) (x) allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by using a 'U' shaped drive through design or by incorporating at the end of the driveway either: A. a loop road around the building B. a turning area with a minimum radius of 12.5m (Figure 3) C. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4) (xi) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.
PO 5.3 Development does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available.	DTS/DPF 5.3 None are applicable.

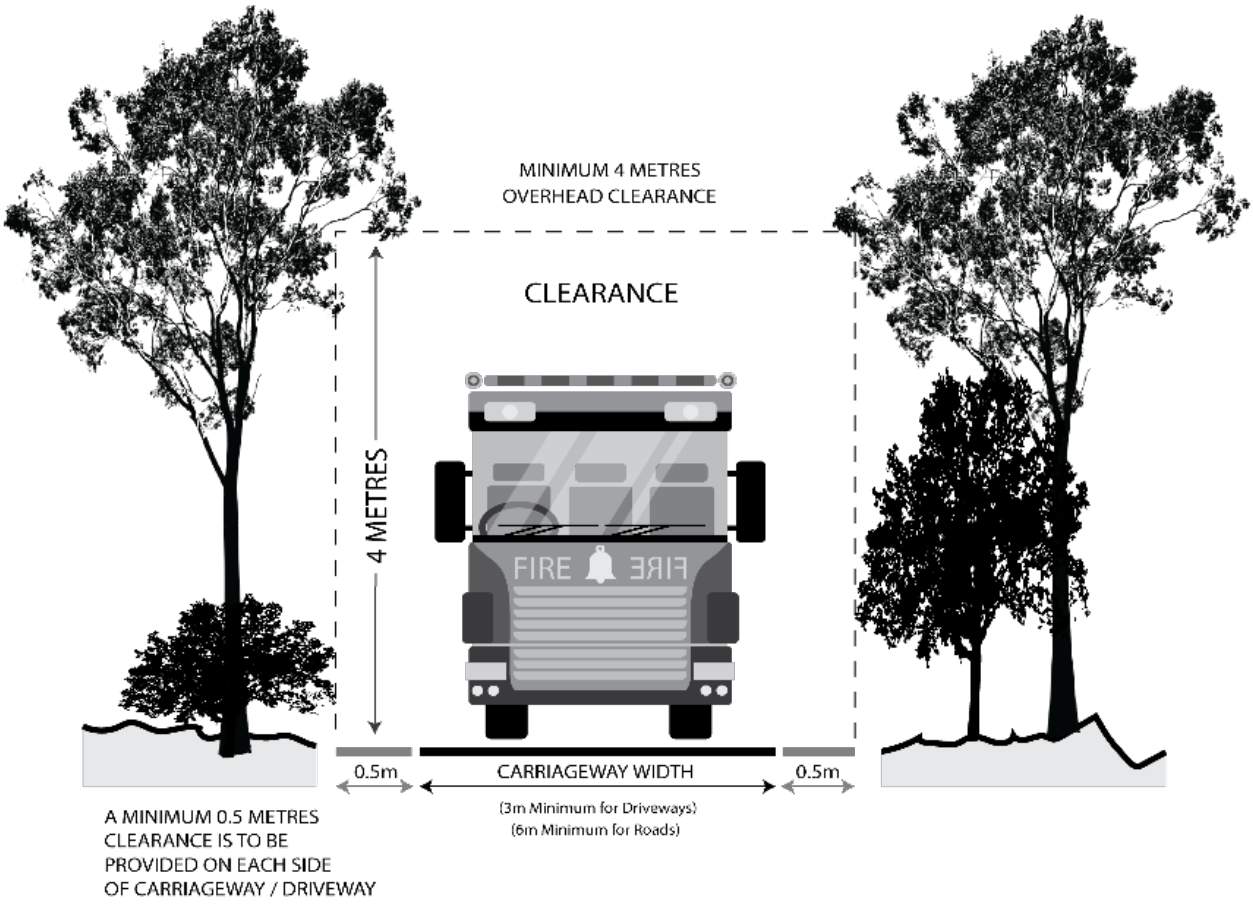
Procedural Matters (PM) - Referrals

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

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

Figures and Diagrams

Land Division
Fire Appliance Clearances
Figure 1 - Overhead and Side Clearances



Roads and Driveway Design

Figure 2 - Road and Driveway Curves

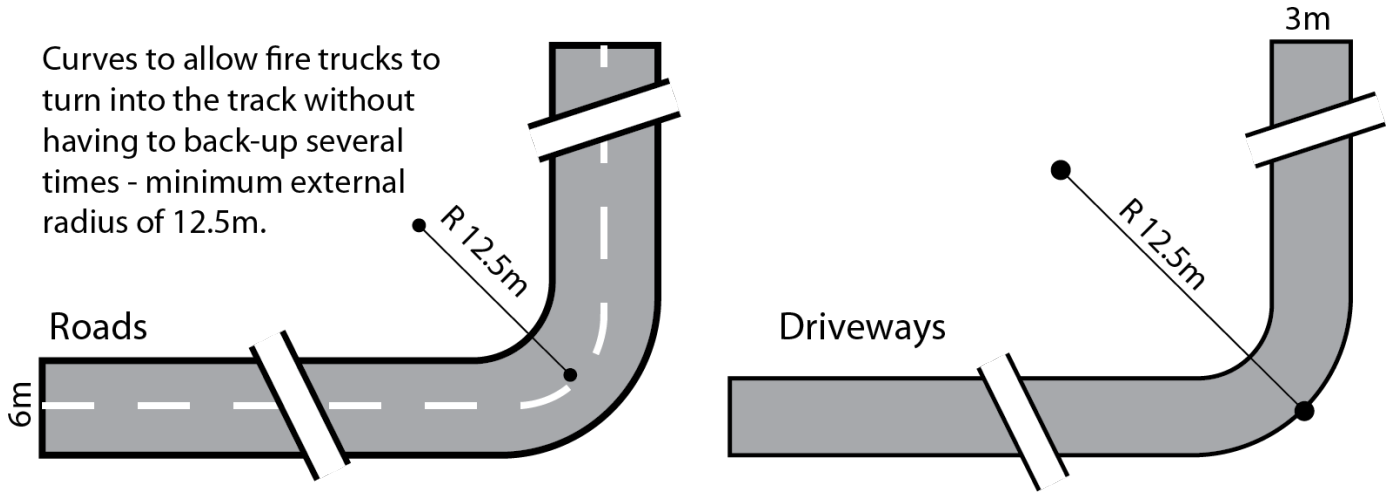


Figure 3 - Full Circle Turning Area

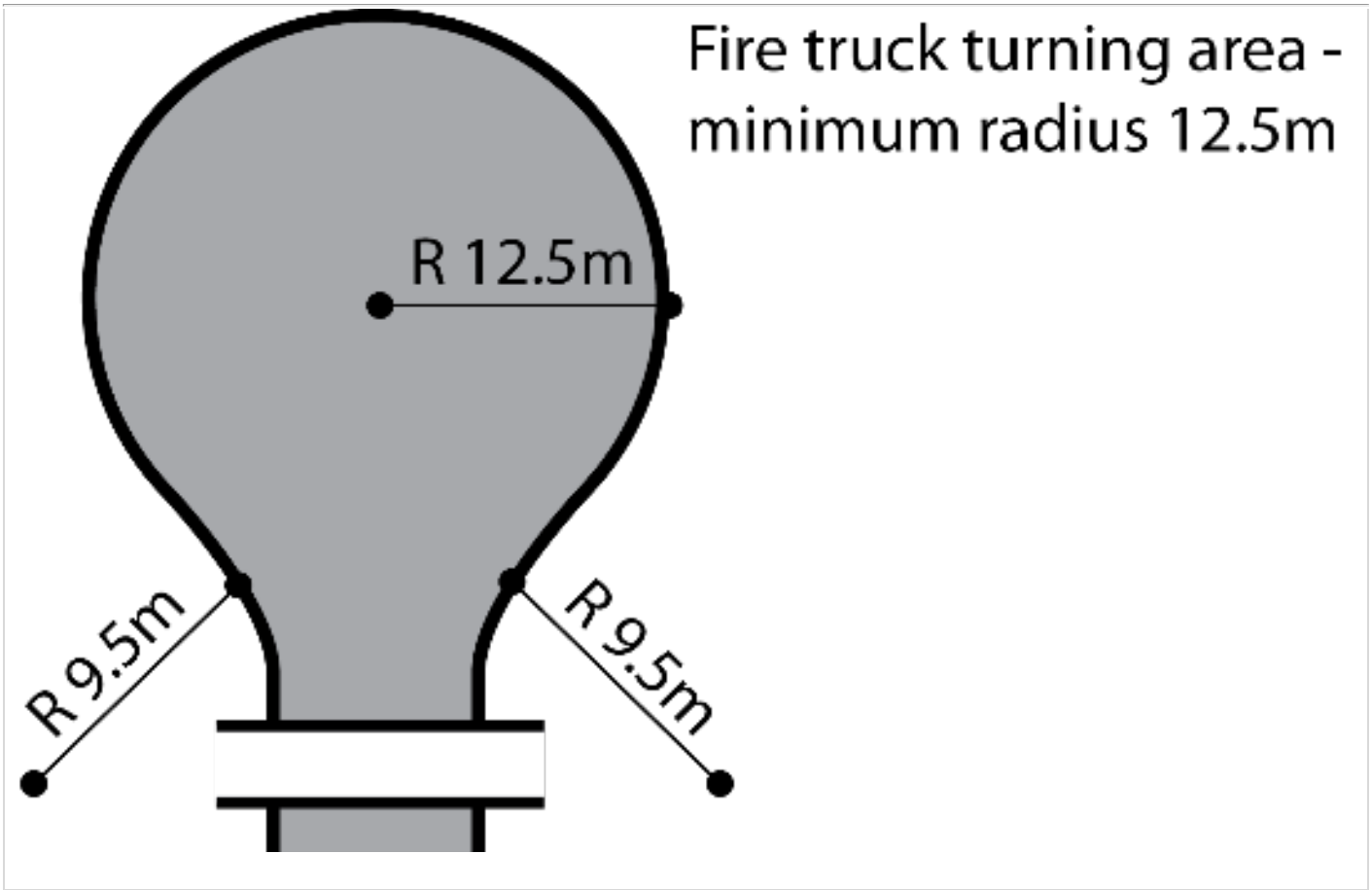
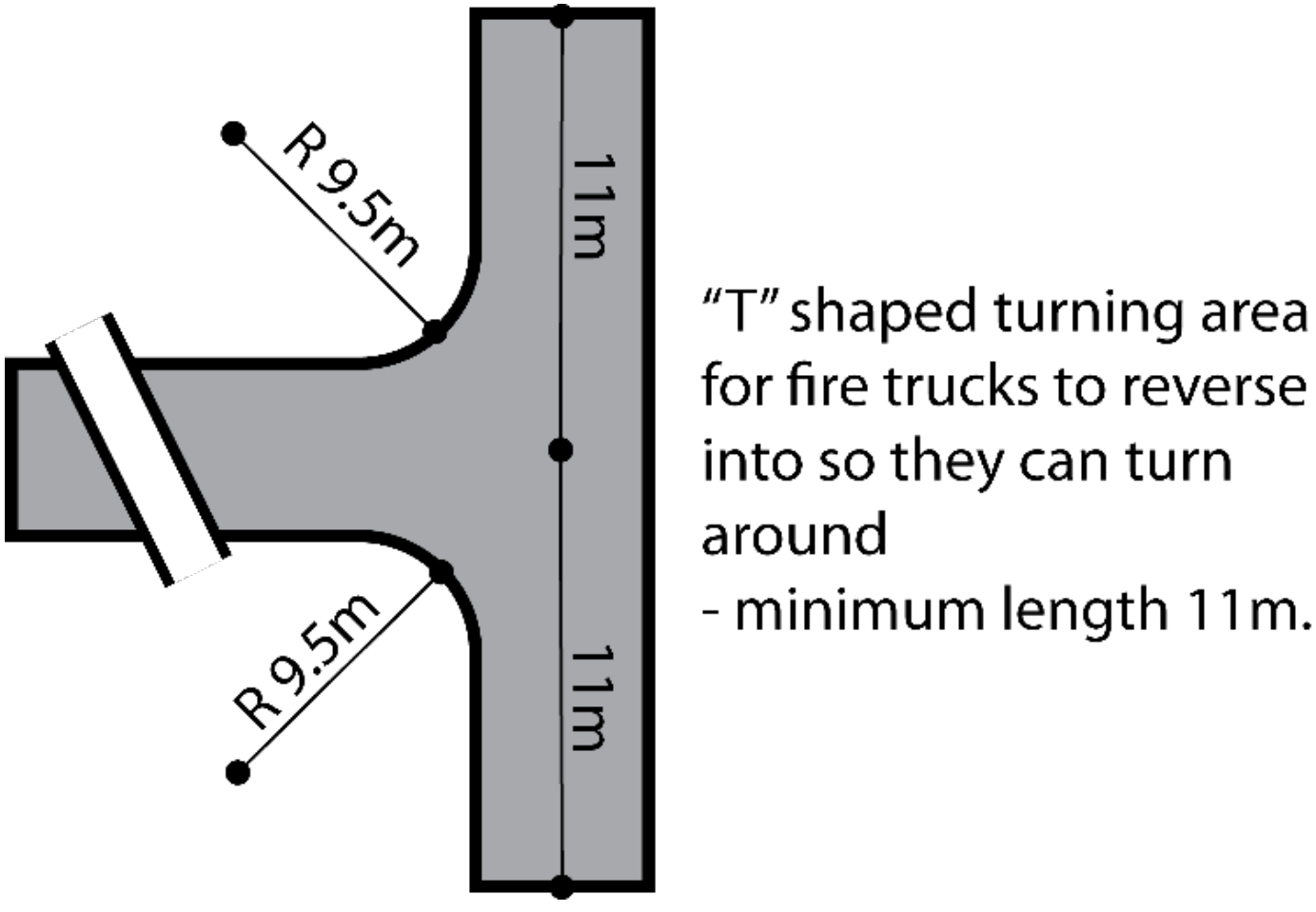


Figure 4 - 'T' or 'Y' Shaped Turning Head



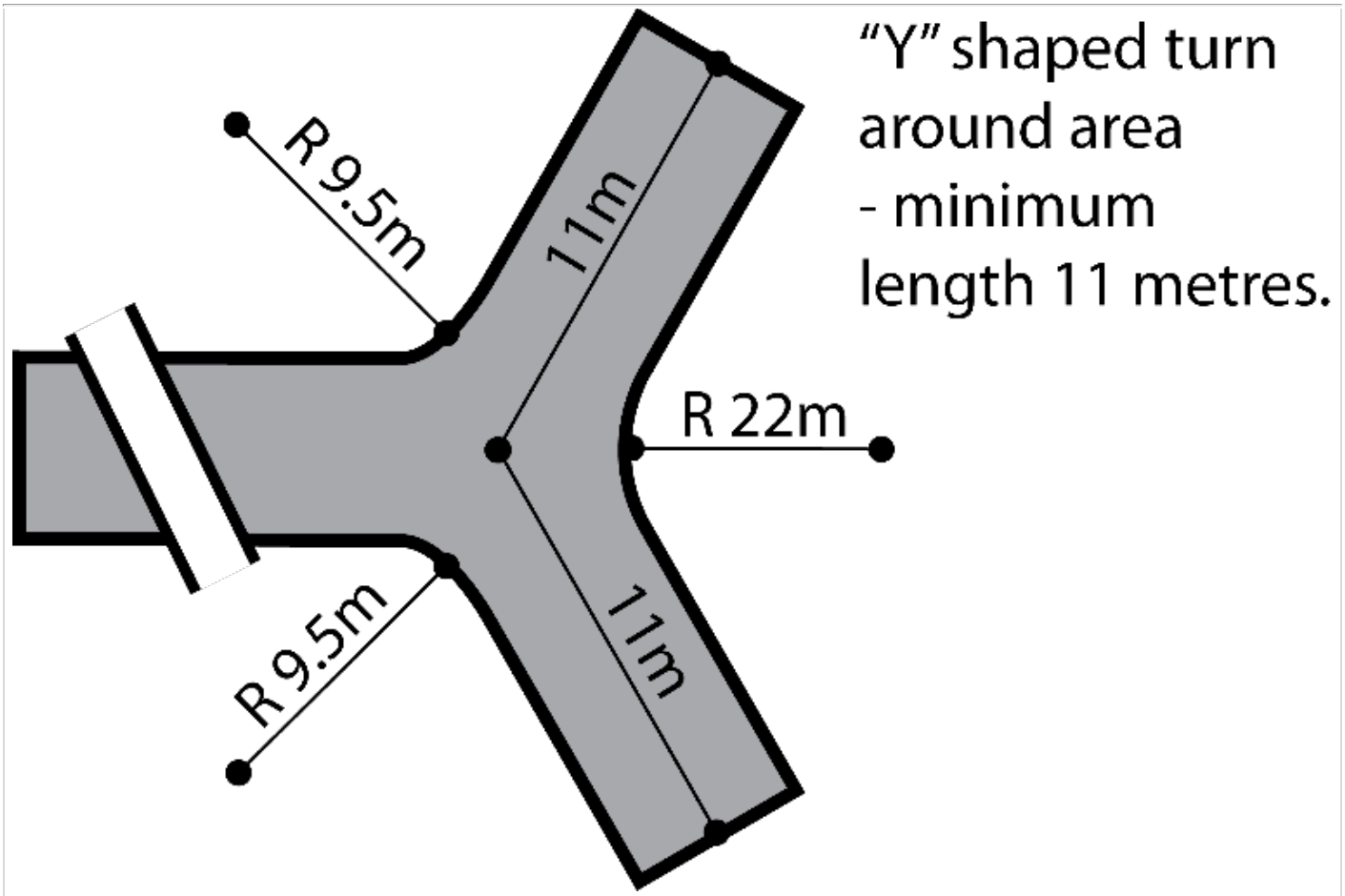
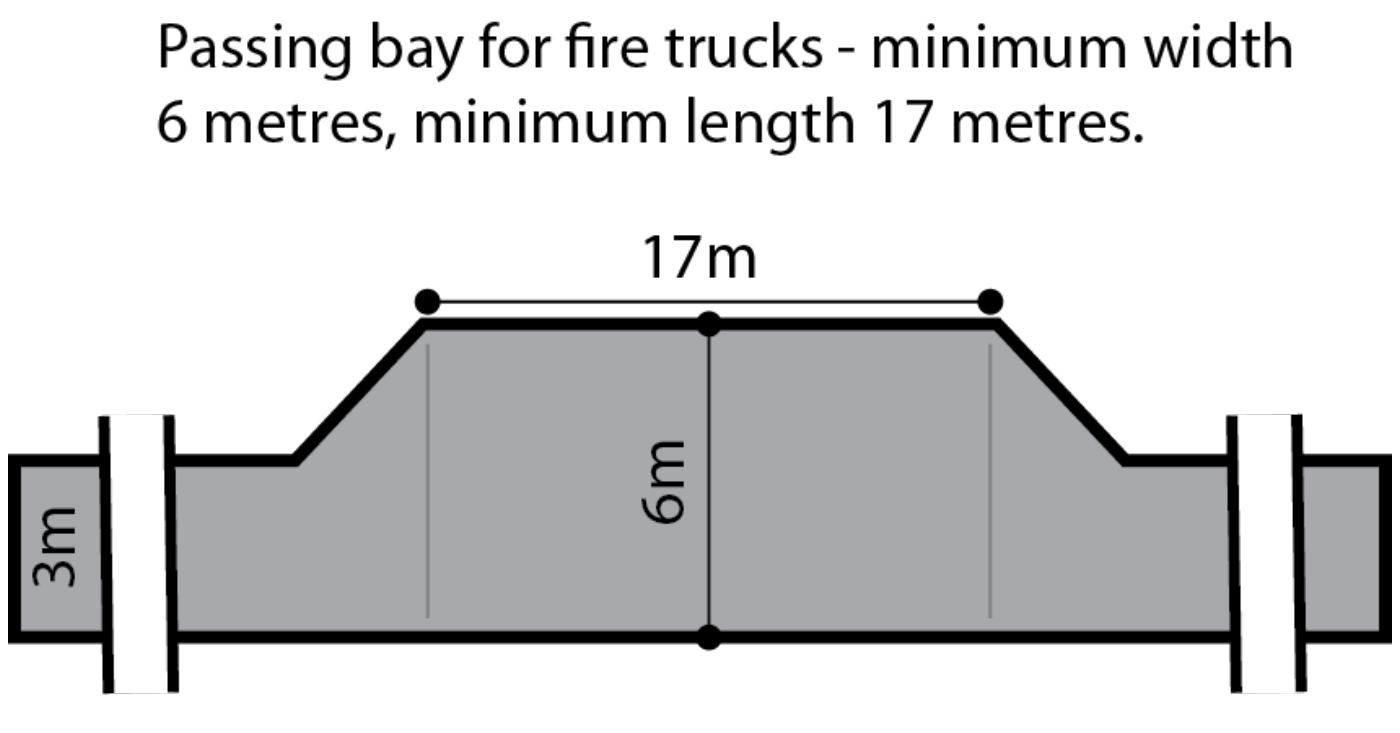


Figure 5 - Driveway Passing Bays



Part 3 - Overlays

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

Part 3 - Overlays

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:	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

(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.	(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.

Part 3 - Overlays

Water Resources Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Protection of the quality of surface waters considering adverse water quality impacts associated with projected reductions in rainfall and warmer air temperatures as a result of climate change.
DO 2	Maintain the conveyance function and natural flow paths of watercourses to assist in the management of flood waters and stormwater runoff.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Catchment	
PO 1.1 Watercourses and their beds, banks, wetlands and floodplains (1% AEP flood extent) are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development avoids interfering with the existing hydrology or water regime of swamps and wetlands other than to improve the existing conditions to enhance environmental values.	DTS/DPF 1.2 None are applicable.
PO 1.3 Wetlands and low-lying areas providing habitat for native flora and fauna are not drained, except temporarily for essential management purposes to enhance environmental values.	DTS/DPF 1.3 None are applicable.
PO 1.4 Watercourses, areas of remnant native vegetation, or areas prone to erosion that are capable of natural regeneration are fenced off to limit stock access.	DTS/DPF 1.4 None are applicable.
PO 1.5 Development that increases surface water run-off includes a suitably sized strip of vegetated land on each side of a watercourse to filter runoff to: (a) reduce the impacts on native aquatic ecosystems (b) minimise soil loss eroding into the watercourse.	DTS/DPF 1.5 A strip of land 20m or more wide measured from the top of existing banks on each side of the watercourse is free from development, livestock use and revegetated with locally indigenous vegetation.
PO 1.6	DTS/DPF 1.6

Development resulting in the depositing or placing of an object or solid material in a watercourse or lake occurs only where it involves any of the following: (a) the construction of an erosion control structure (b) devices or structures used to extract or regulate water flowing in a watercourse (c) devices used for scientific purposes (d) the rehabilitation of watercourses.	None are applicable.
PO 1.7 Watercourses, floodplains (1% AEP flood extent) and wetlands protected and enhanced by retaining and protecting existing native vegetation.	DTS/DPF 1.7 None are applicable.
PO 1.8 Watercourses, floodplains (1% AEP flood extent) and wetlands are protected and enhanced by stabilising watercourse banks and reducing sediments and nutrients entering the watercourse.	DTS/DPF 1.8 None are applicable.
PO 1.9 Dams, water tanks and diversion drains are located and constructed to maintain the quality and quantity of flows required to meet environmental and downstream needs.	DTS/DPF 1.9 None are applicable.

Procedural Matters (PM) - Referrals

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 4. PROPOSED CODE POLICY

Part 2 - Zones and Sub Zones

Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

(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.	
PO 1.4 Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.	DTS/DPF 1.4 None are applicable.
PO 1.5 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 consistent with the density and dimensions expressed in any relevant *Minimum Site Area Technical and Numeric Variation* and *Minimum Frontage Technical and Numeric Variation*, or are otherwise generally consistent with the prevailing pattern of development in the locality and suitable for their intended use.	DTS/DPF 2.1 Development will not result in more than 1 dwelling on an existing allotment or Allotments/sites for residential purposes accord with the following: (a) where allotments/sites are connected to mains sewer or a Community Wastewater Management System: (i) site areas (or allotment areas in the case of land division) are not less than the following (average site area per dwelling, including common areas, applies for group dwellings or dwellings within a residential flat building): **Minimum Site Area** Minimum site area is 1,200 sqm *Editorial Note:* *The other Technical and Numeric Variations applicable within the Neighbourhood Zone that are not proposed for the Affected Area have been removed for clarity*

	Editorial Note: *The other Technical and Numeric Variations applicable within the Neighbourhood Zone that are not proposed for the Affected Area have been removed for clarity*

Editorial Note:
The other Technical and Numeric Variations applicable within the Neighbourhood Zone that are not proposed for the Affected Area have been removed for clarity

(ii) site frontages are not less than:

Minimum Frontage
Minimum frontage is 20m

Editorial Note:
The other Technical and Numeric Variations applicable within the Neighbourhood Zone that are not proposed for the Affected Area have been removed for clarity

	Editorial Note: *The other Technical and Numeric Variations applicable within the Neighbourhood Zone that are not proposed for the Affected Area have been removed for clarity*

(b) where allotments/sites are not connected to mains sewer or an approved common waste water disposal service:

(i) site areas are not less than the greater of:

A. 1200m^2

B. the following:

Minimum Site Area
Minimum site area is 1,200 sqm

Editorial Note:
The other Technical and Numeric Variations applicable within the Neighbourhood Zone that are not proposed for the Affected Area have been removed for clarity

Editorial Note:
The other Technical and Numeric Variations applicable within the Neighbourhood Zone that are not proposed for the Affected Area have been removed for clarity

(ii) site frontages are not less than the greater of:

A. 20m

B. the following:

Minimum Frontage
Minimum frontage is 20m

Editorial Note:
The other Technical and Numeric Variations applicable within the Neighbourhood Zone that are not proposed for the Affected Area have been removed for clarity

	Editorial Note: *The other Technical and Numeric Variations applicable within the Neighbourhood Zone that are not proposed for the Affected Area have been removed for clarity* In relation to DTS/DPF 2.1, in instances where: (c) more than one value is returned in the same field, refer to the *Minimum Frontage Technical and Numeric Variation* layer or *Minimum Site Area Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development (d) no value is returned for DTS/DPF 2.1(a)(i) and/or (ii) (i.e. there is a blank field), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy (e) no value is returned for DTS/DPF 2.1(b)(i)(B) and/or 2.1(b)(ii)(B), the value for DTS/DPF 2.1(b)(i)(B) and/or 2.1(b)(ii)(B) is zero.
PO 2.2 Development results in sites suitable for their intended purpose.	DTS/DPF 2.2 Where the site of a dwelling does not comprise an entire allotment: (a) The balance of the allotment accords with site area and frontage requirements specified in DTS/DPF 2.1 (b) If there is an existing dwelling on the allotment that will remain on the allotment after completion of the development it will not contravene: (i) Private open space requirements specified in Design Table 1 - Private Open Space

	(ii) Car parking requirements specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Site coverage	
PO 3.1 Building footprints are generally consistent with the prevailing pattern of development and retain sufficient space around buildings to limit visual impact and enable attractive outlook and access to light and ventilation.	DTS/DPF 3.1 The development does not result in site coverage exceeding 60% of the site area.
Building Height	
PO 4.1 Building height is consistent with the maximum height expressed in any relevant *Building Height Technical and Numeric Variation,* or are generally consistent with the prevailing character of the locality and complement the height of nearby buildings.	DTS/DPF 4.1 Building height (excluding garages, carports and outbuildings) is no greater than: (a) the following: **Maximum Building Height (Metres)** Maximum building height is 5m *Editorial Note:* *The other Technical and Numeric Variations applicable within the Neighbourhood Zone that are not proposed for the Affected Area have been removed for clarity* (b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m. In relation to DTS/DPF 4.1, in instances where: (a) more than one value is returned in the same field, refer to the *Maximum Building Height (Levels) Technical and Numeric Variation* layer or *Maximum Building Height (Meters) Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development. (b) only one value is returned for DTS/DPF 4.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.
Primary Street Setback	
PO 5.1 Buildings are set back from primary street boundaries consistent with the existing streetscape.	DTS/DPF 5.1 The building line of a building set back from the primary street boundary: (a) at least 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), not less than 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 maintain a pattern of separation between buildings and public streets and reinforce a consistent streetscape character.	DTS/DPF 6.1 Building walls are set back at least 900mm from the boundary of the allotment with the secondary street frontage.
Boundary Walls	
PO 7.1 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 side boundary and satisfy (a) or (b) below: (a) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height (b) side boundary walls do not: (i) exceed 3.2m in height from the lower of the natural or finished ground level (ii) exceed 11.5m in length (iii) when combined with other walls on the boundary of the subject development site, exceed a length equal to 45% of the length of the boundary (iv) encroach within 3m of any other existing or proposed boundary walls on the subject land.
PO 7.2 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a low density streetscape character.	DTS/DPF 7.2 Dwelling walls in a semi-detached, row or terrace arrangement are set back from side boundaries shared with allotments outside the development site at least 900mm.
Side Boundary Setback	
PO 8.1 Buildings are set back from side boundaries to provide: (a) separation between dwellings in a way that complements the character of the locality (b) access to natural light and ventilation for neighbours.	DTS/DPF 8.1 Building walls are set back from the side boundary at least: (a) On sites greater than 800m^2: (i) Other than a wall facing a southern boundary 1900mm from both side boundaries (ii) At least 1900mm plus 1/3 of the wall height above 3m for walls facing a southern boundary (b) On sites 800m^2 or less, and other than walls located on a side boundary: (i) at least 900mm where the wall is up to 3m (ii) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m (iii) 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 Buildings are set back from rear boundaries to provide: (a) separation between dwellings in a way that complements the character of the locality (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation.	DTS/DPF 9.1 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 second building level of the dwelling (iii) 5m plus an additional 1m setback added for every 1m height increase above a wall height of 7m. (b) if the size of the site is 301m^2 or more— (i) 4m in relation to the ground floor of the dwelling (ii) 6m in relation to any second building level of the dwelling (iii) 6m plus an additional 1m setback added for every 1m height increase above a wall height of 7m.

Ancillary Buildings and Structures	
PO 10.1 Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.	DTS/DPF 10.1 Ancillary buildings and structures: (a) are ancillary to a dwelling erected on the site (b) have a floor area not exceeding: (i) $60m^2$ on sites less than $800m^2$ (ii) $80m^2$ on sites $800m^2$ or more (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary (ii) within 5.5m from the boundary of the primary street (iii) within 900mm of a boundary of the allotment with a secondary street (d) in the case of a garage or carport, do not exceed 7m or 50% of the site frontage (whichever is the lesser) when facing a primary street or secondary street (e) if situated on a boundary (not being a boundary with a primary street or secondary street) do not exceed 11m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street) all walls or structures on the boundary do not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure (h) have a wall height or post height not exceeding 3m above natural ground level (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, are pre-colour treated or painted in a non-reflective colour (k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less: (i) a total area as determined by the following table:

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

	>450 | 25% (ii) the amount of existing soft landscaping prior to the development occurring.
PO 10.2 Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements and do not result in over-development of the site.	DTS/DPF 10.2 Ancillary buildings and structures do not result in: (a) less private open space than specified in Design Table 1 - Private Open Space (b) less car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number (c) site coverage exceeding 60%.
Concept Plans	
PO 11.1 Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.	DTS/DPF 11.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: *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 11.1, in instances where: (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. (b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 11.1 is met.
Advertisements	
PO 12.1 Advertisements identify the associated business activity, and do not detract from the residential character of the locality.	DTS/DPF 12.1 Advertisements relating to a lawful business activity associated with a residential use do not exceed 0.3m2 and mounted flush with a wall or fence.

Table 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	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).

• Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	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: • American River Subzone Subzone • Future Local Road Widening Overlay • Future Road Widening Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Underground Subzone • Wallaroo Landmark Subzone • Waterfront Subzone	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. 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. The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment 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:

- American River Subzone Subzone
- 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
- Underground Subzone
- Wallaroo Landmark Subzone
- Waterfront Subzone

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. 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) 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.

11. The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment.
12. If the outbuilding is a garage - 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).
13. 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.
14. 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
15. If clad in sheet metal is pre-colour treated or painted in a non-reflective colour.
16. 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.
17. Does not involve the clearance of native vegetation
18. 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
19. 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

	<table><tr><th></th><th></th></tr><tr><td><150</td><td>10%</td></tr><tr><td>150-200</td><td>15%</td></tr><tr><td>201-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table> (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: • Historic Area Overlay • Local Heritage Place 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 11.5m 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: <table><tr><th>Dwelling site area (or in the case of residential flat building or group</th><th>Minimum percentage of site</th></tr></table>

	dwelling(s), average site area) (m^2) |
	<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 • Roxby Downs Subzone • 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),** | **Minimum percentage of site**

	<table><tr><th>average site area) (m^2)</th><th></th></tr><tr><td><150</td><td>10%</td></tr><tr><td>150-200</td><td>15%</td></tr><tr><td>201-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table> (b) the amount of existing soft landscaping prior to the development occurring.
Verandah Except where any of the following apply: • American River Subzone Subzone • 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. The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment. 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: <table><tr><th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)</th><th>Minimum percentage of site</th></tr><tr><td><150</td><td>10%</td></tr><tr><td>150-200</td><td>15%</td></tr><tr><td>201-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table>

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

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

- American River Subzone Subzone
- 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 30m^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 • Underground Subzone • Wallaroo Marina Subzone • Waterfront Subzone	Site coverage DTS/DPF 3.1	Clearance from Overhead Powerlines DTS/DPF 1.1 Design [All development [Earthworks and sloping land]] DTS/DPF 8.1 Design [All Residential development [Ancillary Development]] DTS/DPF 13.1, DTS/DPF 13.2 Infrastructure and Renewable Energy Facilities [Wastewater Services] DTS/DPF 12.2 Transport, Access and Parking [Corner Cut-Offs] DTS/DPF 10.1	American River Subzone [Land Use and Character] 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 1.1, DTS/DPF 1.2, 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 (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 Native Vegetation Overlay [Environmental Protection] DTS/DPF 1.1 Resource Extraction Protection Area Overlay [Protection of Strategic Resources] 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
Carport Except where any of the following apply:	Site coverage DTS/DPF 3.1	Clearance from Overhead Powerlines DTS/DPF 1.1	American River Subzone [Land Use and Character] DTS/DPF 1.1	Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form]

• 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 • Underground Subzone • Wallaroo Landmark Subzone • Waterfront Subzone	Ancillary Buildings and Structures DTS/DPF 10.1, DTS/DPF 10.2	Design [All development [Earthworks and sloping land]] DTS/DPF 8.1 Design [All Residential development [Car parking, access and manoeuvrability]] DTS/DPF 19.3, DTS/DPF 19.4, DTS/DPF 19.5 Infrastructure and Renewable Energy Facilities [Wastewater Services] DTS/DPF 12.2		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 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 3.4, 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
Detached 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	American River Subzone [Land Use and Character] DTS/DPF 1.1	Affordable Housing Overlay [Land Division] DTS/DPF 1.1

- 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
- Underground Subzone
- Wallaroo Landmark Subzone
- Water Resources Overlay
- Waterfront Subzone

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

Side Boundary Setback
DTS/DPF 8.1

Rear Boundary Setback
DTS/DPF 9.1

Design [All development [On-site Waste Treatment Systems]]
DTS/DPF 6.1

Design [All development [Earthworks and sloping land]]
DTS/DPF 8.1

Design [All development [Overlooking / Visual Privacy (in building 3 storeys or less)]]
DTS/DPF 10.1, DTS/DPF 10.2

Design [All Residential development [Front elevations and passive surveillance]]
DTS/DPF 11.1

Design [All Residential development [Outlook and amenity]]
DTS/DPF 12.1

Design [All Residential development [Garage appearance]]
DTS/DPF 14.1

Design [All Residential development [Private Open Space]]
DTS/DPF 17.1

Design [All Residential development [Car parking, access and manoeuvrability]]
DTS/DPF 19.1, DTS/DPF 19.2, DTS/DPF 19.3, DTS/DPF 19.4, DTS/DPF 19.5

Design [All Residential development [Design of Transportable Dwellings]]
DTS/DPF 21.1

Design [Group dwelling, residential flat buildings and battle-axe development [Amenity]]
DTS/DPF 22.4

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

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 • Underground Subzone • Wallaroo Marina Subzone • Water Resources Overlay • Waterfront Subzone	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	Clearance from Overhead Powerlines DTS/DPF 1.1 Design [All development [On-site Waste Treatment Systems]] DTS/DPF 6.1 Design [All Residential development [Garage appearance]] DTS/DPF 14.1 Design [All Residential development [Dwelling additions]] DTS / DPF 16.1 Design [All Residential development [Car parking, access and manoeuvrability]] DTS/DPF 19.3, DTS/DPF 19.4, DTS/DPF 19.5 Infrastructure and Renewable Energy Facilities [Wastewater Services] DTS/DPF 12.2	American River Subzone [Land Use and Character] 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 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 (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 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: • Aircraft Noise Exposure Overlay • Character Area Overlay • Coastal Areas 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 • 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	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 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	American River Subzone [Land Use and Character] 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 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 Hazards (Bushfire - Outback) Overlay [Habitable Buildings] DTS/DPF 1.1

• 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 [Visual privacy] DTS/DPF 11.1, DTS/DPF 11.2 Housing Renewal [Landscaping] DTS/DPF 12.1 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		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
Land division Except where any of the following apply: • Environment and Food Production Area Overlay	None	Land Division [All land division [Allotment configuration]] DTS/DPF 1.1	American River Subzone [Land Use and Character] DTS/DPF 1.1	Limited Land Division Overlay [General] DTS/DPF 1.1
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 • Underground Subzone • Wallaroo Landmark Subzone • Waterfront Subzone	Site coverage DTS/DPF 3.1 Ancillary Buildings and Structures DTS/DPF 10.1, DTS/DPF 10.2	Clearance from Overhead Powerlines DTS/DPF 1.1 Design [All development [Earthworks and sloping land]] DTS/DPF 8.1 Design [All Residential development [Car parking, access and manoeuvrability]] DTS/DPF 19.3, DTS/DPF 19.4, DTS/DPF 19.5 Infrastructure and Renewable Energy Facilities [Wastewater Services] DTS/DPF 12.2	American River Subzone [Land Use and Character] 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 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 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 3.4, 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	None	None	None	None

Overlay • River Murray Flood Plain Protection Area Overlay • State Heritage Area Overlay • State Heritage Place Overlay				
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 • Underground Subzone • Wallaroo Landmark Subzone • Water Resources Overlay • Waterfront Subzone	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	Clearance from Overhead Powerlines DTS/DPF 1.1 Design [All development [On-site Waste Treatment Systems]] DTS/DPF 6.1 Design [All development [Earthworks and sloping land]] DTS/DPF 8.1 Design [All development [Overlooking / Visual Privacy (in building 3 storeys or less)]] DTS/DPF 10.1, DTS/DPF 10.2 Design [All Residential development [Front elevations and passive surveillance]] DTS/DPF 11.1 Design [All Residential development [Outlook and amenity]] DTS/DPF 12.1 Design [All Residential development [Garage appearance]] DTS/DPF 14.1 Design [All Residential development [Private Open Space]] DTS/DPF 17.1 Design [All Residential development [Car parking, access and manoeuvrability]] DTS/DPF 19.1, DTS/DPF 19.2, DTS/DPF 19.3, DTS/DPF 19.4, DTS/DPF 19.5 Design [All Residential development [Design of Transportable Dwellings]] DTS/DPF 21.1 Design [Group dwelling, residential flat buildings and battle-axe development [Amenity]] DTS/DPF 22.4 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	American River Subzone [Land Use and Character] 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 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 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
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 • Underground Subzone • Wallaroo Landmark Subzone • Waterfront Subzone	Site coverage DTS/DPF 3.1 Ancillary Buildings and Structures DTS/DPF 10.1, DTS/DPF 10.2	Clearance from Overhead Powerlines DTS/DPF 1.1 Design [All development [Earthworks and sloping land]] DTS/DPF 8.1 Infrastructure and Renewable Energy Facilities [Wastewater Services] DTS/DPF 12.2	American River Subzone [Land Use and Character] 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 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 Scenic Quality Overlay [Earthworks] DTS/DPF 4.1 State Significant Native Vegetation Areas Overlay [Environmental Protection] DTS/DPF 1.1 Water Resources Overlay [Water Catchment] DTS/DPF 1.5

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	Applicable Policies

Development	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Ancillary accommodation	Site coverage PO 3.1	Clearance from Overhead Powerlines PO 1.1 Design [All development [Earthworks and sloping land]] PO 8.1, PO 8.4 Design [All Residential development [Ancillary Development]] PO 13.1, PO 13.2 Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.2 Transport, Access and Parking [Corner Cut-Offs] PO 10.1	American River Subzone [Land Use and Character] PO 1.1 Roxby Downs Subzone [Land Use and Intensity] PO 1.1 Underground Subzone [Land Use and Intensity] PO 1.1, PO 1.2 Underground Subzone [Side and Rear Boundary Setbacks] PO 2.1, PO 2.2 Underground Subzone [Earthworks] PO 3.1 Wallaroo Landmark Subzone [Built Form and Character] PO 2.1, PO 2.3 Wallaroo Landmark Subzone [Building Height and Setbacks] PO 3.1, PO 3.2, PO 3.3 Wallaroo Landmark Subzone [Site Coverage] PO 4.1 Waterfront Subzone [Land Use and Intensity] PO 1.1 Waterfront Subzone [Built Form and Character] PO 2.3, PO 2.4 Waterfront Subzone [Site Coverage] PO 3.1	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 10.1, PO 10.2	Clearance from Overhead Powerlines PO 1.1 Design [All development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4 Design [All Residential development [Car parking, access and manoeuvrability]] PO 19.3, PO 19.4, PO 19.5 Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.2	American River Subzone [Land Use and Character] PO 1.1 Wallaroo Landmark Subzone [Built Form and Character] PO 2.1, PO 2.3 Wallaroo Landmark Subzone [Building Height and Setbacks] PO 3.1, PO 3.2, PO 3.3 Wallaroo Landmark Subzone [Site Coverage] PO 4.1 Waterfront Subzone [Land Use and Intensity] PO 1.1 Waterfront Subzone [Built Form and Character] PO 2.3, PO 2.4 Waterfront Subzone [Site Coverage] PO 3.1	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 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 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

				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 [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 Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] 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, PO 5.4 River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 6.1, PO 6.2, PO 6.3, PO 6.4 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 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
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
Detached 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, PO 7.2 Side Boundary Setback PO 8.1	Clearance from Overhead Powerlines PO 1.1 Design [All development [On-site Waste Treatment Systems]] PO 6.1 Design [All development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5 Design [All development [Overlooking / Visual Privacy (in building 3 storeys or less)]] PO 10.1, PO 10.2 Design [All Residential development [Front elevations and passive surveillance]] PO 11.1, PO 11.2 Design [All Residential development [Outlook and	American River Subzone [Land Use and Character] PO 1.1	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 Aircraft Noise Exposure Overlay

	Rear Boundary Setback PO 9.1 Concept Plans PO 11.1	amenity]] PO 12.1 Design [All Residential development [Garage appearance]] PO 14.1 Design [All Residential development [Massing]] PO 15.1 Design [All Residential development [Private Open Space]] PO 17.1 Design [All Residential development [Car parking, access and manoeuvrability]] PO 19.1, PO 19.2, PO 19.3, PO 19.4, PO 19.5, PO 19.6 Design [All Residential development [Waste storage]] PO 20.1 Design [All Residential development [Design of Transportable Dwellings]] PO 21.1 Design [Group dwelling, residential flat buildings and battle-axe development [Amenity]] PO 22.2, PO 22.3, PO 22.4 Design [Group dwelling, residential flat buildings and battle-axe development [Carparking, access and manoeuvrability]] PO 24.4 Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2 Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3 Site Contamination PO 1.1 Transport, Access and Parking [Vehicle Parking Rates] PO 5.1 Transport, Access and Parking [Corner Cut-Offs] PO 10.1		[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 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 (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 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 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 5.2, PO 5.3 Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1 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 Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3 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, PO 3.5 Hazards (Flooding) Overlay [Environmental Protection] 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 [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 [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 [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 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
Dwelling addition	Land Use and Intensity PO 1.1 Site coverage PO 3.1 Building Height PO 4.1 Primary Street Setback PO 5.1 Secondary Street Setback PO 6.1 Boundary Walls PO 7.1, PO 7.2 Side Boundary Setback PO 8.1 Rear Boundary Setback PO 9.1	Clearance from Overhead Powerlines PO 1.1 Design [All development [On-site Waste Treatment Systems]] PO 6.1 Design [All development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4 Design [All development [Overlooking / Visual Privacy (in building 3 storeys or less)]] PO 10.1, PO 10.2 Design [All Residential development [Front elevations and passive surveillance]] PO 11.1 Design [All Residential development [Outlook and amenity]] PO 12.1 Design [All Residential development [Garage appearance]] PO 14.1 Design [All Residential development [Massing]] PO 15.1 Design [All Residential development [Private Open Space]] PO 17.1 Design [All Residential development [Car parking, access and manoeuvrability]] PO 19.1, PO 19.2, PO 19.3, PO 19.4, PO 19.5, PO 19.6 Design [All Residential development [Waste storage]]	American River Subzone [Land Use and Character] PO 1.1 Roxby Downs Subzone [Land Use and Intensity] PO 1.1 Underground Subzone [Land Use and Intensity] PO 1.1, PO 1.2 Underground Subzone [Side and Rear Boundary Setbacks] PO 2.1, PO 2.2 Underground Subzone [Earthworks] PO 3.1 Wallaroo Landmark Subzone [Built Form and Character] PO 2.1, PO 2.2 Wallaroo Landmark Subzone [Building Height and Setbacks] PO 3.1, PO 3.2, PO 3.3 Wallaroo Landmark Subzone [Site Coverage] PO 4.1 Waterfront Subzone [Land Use and Intensity] PO 1.1 Waterfront Subzone [Built Form and Character] PO 2.1, PO 2.2, PO 2.4 Waterfront Subzone [Site Coverage] PO 3.1	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 [Alterations and Additions] PO 3.1, PO 3.2 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

		PO 20.1 Design [All Residential development [Design of Transportable Dwellings]] PO 21.1 Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.2 Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3 Transport, Access and Parking [Vehicle Parking Rates] PO 5.1		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 (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 [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, 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 5.2, PO 5.3 Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1 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 [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3 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 4.2 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 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 3.5, 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, 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	American River Subzone [Land Use and Character] PO 1.1	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 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 6.1, 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 [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 [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 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 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
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				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 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 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 [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 Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] 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, PO 5.4 River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 6.1, PO 6.2, PO 6.3, PO 6.4 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 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
Residential flat building	Land Use and Intensity PO 1.1	Clearance from Overhead Powerlines PO 1.1	American River Subzone [Land Use and Character] PO 1.1	Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3

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		PO 24.1, PO 24.2, PO 24.3, PO 24.4, PO 24.5, PO 24.6 Design [Group dwelling, residential flat buildings and battle-axe development [Soft Landscaping]] PO 25.1, PO 25.2 Design [Group dwelling, residential flat buildings and battle-axe development [Site Facilities / Waste Storage]] PO 26.1, PO 26.2, PO 26.3, PO 26.4, PO 26.5, PO 26.6 Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2 Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2 Site Contamination PO 1.1 Transport, Access and Parking [Vehicle Parking Rates] PO 5.1 Transport, Access and Parking [Corner Cut-Offs] PO 10.1		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 6.1, 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 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 Noise and Air Emissions Overlay [Siting and Design] 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, 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 1.4, 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 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8
Retaining wall	None	Design [All development [Fences and Walls]] PO 9.1, PO 9.2	American River Subzone [Land Use and Character] PO 1.1	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 [Public Road Junctions] PO 9.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.5, PO 1.7, PO 1.8
Row 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, PO 7.2 Side Boundary Setback PO 8.1 Rear Boundary Setback PO 9.1 Concept Plans PO 11.1	Clearance from Overhead Powerlines PO 1.1 Design [All development [On-site Waste Treatment Systems]] PO 6.1 Design [All development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5 Design [All development [Overlooking / Visual Privacy (in building 3 storeys or less)]] PO 10.1, PO 10.2 Design [All Residential development [Front elevations and passive surveillance]] PO 11.1, PO 11.2 Design [All Residential development [Outlook and amenity]] PO 12.1 Design [All Residential development [Garage appearance]] PO 14.1 Design [All Residential development [Massing]] PO 15.1 Design [All Residential development [Private Open Space]] PO 17.1 Design [All Residential development [Car parking, access and manoeuvrability]] PO 19.1, PO 19.2, PO 19.3, PO 19.4, PO 19.5, PO 19.6 Design [All Residential development [Waste storage]] PO 20.1 Design [All Residential development [Design of Transportable Dwellings]] PO 21.1 Design [Group dwelling, residential flat buildings and battle-axe development [Amenity]] PO 22.2, PO 22.3, PO 22.4 Design [Group dwelling, residential flat buildings and battle-axe development [Carparking, access and manoeuvrability]] PO 24.4 Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2 Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3 Site Contamination PO 1.1 Transport, Access and Parking [Vehicle Parking Rates] PO 5.1	Roxby Downs Subzone [Land Use and Intensity] PO 1.1 Underground Subzone [Land Use and Intensity] PO 1.1, PO 1.2 Underground Subzone [Side and Rear Boundary Setbacks] PO 2.1, PO 2.2 Underground Subzone [Earthworks] PO 3.1 Wallaroo Landmark Subzone [Land Use and Intensity] PO 1.1 Wallaroo Landmark Subzone [Built Form and Character] PO 2.1, PO 2.2 Wallaroo Landmark Subzone [Building Height and Setbacks] PO 3.1, PO 3.2, PO 3.3 Wallaroo Landmark Subzone [Site Coverage] PO 4.1 Waterfront Subzone [Land Use and Intensity] PO 1.1 Waterfront Subzone [Built Form and Character] PO 2.1, PO 2.2, PO 2.4 Waterfront Subzone [Site Coverage] PO 3.1	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 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 4.5, PO 4.6, PO 4.7 Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4 Coastal Flooding Overlay

		Transport, Access and Parking [Corner Cut-Offs] PO 10.1		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 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 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 5.2, PO 5.3 Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1 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 Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3 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, PO 3.5 Hazards (Flooding) Overlay [Environmental Protection] 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
Semi-detached 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, PO 7.2 Side Boundary Setback PO 8.1 Rear Boundary Setback PO 9.1 Concept Plans PO 11.1	Clearance from Overhead Powerlines PO 1.1 Design [All development [On-site Waste Treatment Systems]] PO 6.1 Design [All development [Carparking Appearance]] PO 7.1 Design [All development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5 Design [All development [Overlooking / Visual Privacy (in building 3 storeys or less)]] PO 10.1, PO 10.2 Design [All Residential development [Front elevations and passive surveillance]] PO 11.1, PO 11.2 Design [All Residential development [Outlook and amenity]] PO 12.1 Design [All Residential development [Garage appearance]] PO 14.1 Design [All Residential development [Massing]] PO 15.1 Design [All Residential development [Private Open Space]] PO 17.1 Design [All Residential development [Car parking, access and manoeuvrability]] PO 19.1, PO 19.2, PO 19.3, PO 19.4, PO 19.5, PO 19.6 Design [All Residential development [Waste storage]] PO 20.1 Design [All Residential development [Design of Transportable Dwellings]] PO 21.1 Design [Group dwelling, residential flat buildings and battle-axe development [Amenity]] PO 22.2, PO 22.3, PO 22.4 Design [Group dwelling, residential flat buildings and battle-axe development [Carparking, access and manoeuvrability]] PO 24.4 Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2 Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3 Site Contamination PO 1.1 Transport, Access and Parking [Vehicle Parking Rates]	American River Subzone [Land Use and Character] PO 1.1 Roxby Downs Subzone [Land Use and Intensity] PO 1.1 Underground Subzone [Land Use and Intensity] PO 1.1, PO 1.2 Underground Subzone [Side and Rear Boundary Setbacks] PO 2.1, PO 2.2 Underground Subzone [Earthworks] PO 3.1 Wallaroo Landmark Subzone [Land Use and Intensity] PO 1.1 Wallaroo Landmark Subzone [Built Form and Character] PO 2.1, PO 2.2 Wallaroo Landmark Subzone [Building Height and Setbacks] PO 3.1, PO 3.2, PO 3.3 Wallaroo Landmark Subzone [Site Coverage] PO 4.1 Waterfront Subzone [Land Use and Intensity] PO 1.1 Waterfront Subzone [Built Form and Character] PO 2.1, PO 2.2, PO 2.4 Waterfront Subzone [Site Coverage] PO 3.1	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 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, PO 1.2 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 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

		PO 5.1 Transport, Access and Parking [Corner Cut-Offs] PO 10.1		[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 (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 3.3 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 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 5.2, PO 5.3 Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1 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 [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3 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, 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
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 10.1, PO 10.2	Clearance from Overhead Powerlines PO 1.1 Design [All development [Earthworks and sloping land]] PO 8.1 Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.2	American River Subzone [Land Use and Character] PO 1.1 Wallaroo Landmark Subzone [Built Form and Character] PO 2.1, PO 2.3 Wallaroo Landmark Subzone [Building Height and Setbacks] PO 3.1, PO 3.2, PO 3.3 Wallaroo Landmark Subzone [Site Coverage] PO 4.1 Waterfront Subzone [Land Use and Intensity] PO 1.1 Waterfront Subzone [Built Form and Character] PO 2.3, PO 2.4 Waterfront Subzone [Site Coverage] PO 3.1	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 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 storeys or greater 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) jetty, pontoon or boat berth (or any combination thereof) within the *Waterfront Subzone* (j) outbuilding (k) pergola (l) private bushfire shelter (m) residential flat building (n) retaining wall (o) shade sail (p) solar photovoltaic panels (roof mounted) (q) swimming pool or spa pool (r) tree damaging activity (s) verandah (t) water tank.	Except development that: 1. exceeds the maximum building height specified in Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on 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 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
4. Any development involving any of the following (or of any combination of any of the following): (a) consulting room (b) office (c) shop.	Except development that: 1. exceeds the maximum building height specified in Neighbourhood Zone DTS/DPF 4.1 or 2. does not satisfy Neighbourhood Zone DTS/DPF 1.2 or 3. involves a building wall (or structure) that is proposed to be situated on 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 3.2m measured from the lower of the natural or finished ground level (other than where the

	proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
5. Any development involving any of the following (or of any combination of any of the following): (a) 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. 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.

American River Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	An area where a mix of residential and holiday homes including small, compact shack development, low density residential and elevated homes are set within a bush setting containing critical habitat for the Glossy Black Cockatoo.

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 Character	
PO 1.1 Development, including land division that maintains the rural surrounds and native vegetation in the township and that particularly avoids Glossy Black Cockatoo habitat of Drooping Sheoak (Allocasuarina verticillata).	DTS/DPF 1.1 Development including land division does not result in the removal of Drooping Sheoak (Allocasuarina verticillata) or fragmentation of stands of Drooping Sheoak (Allocasuarina verticillata).

Roxby Downs Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO1	

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

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

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

Underground Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Housing that contributes to the existing local context and development pattern primarily in the form of underground dwellings.

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 Underground dwellings located in areas that are best suited for subterranean development.	DTS/DPF 1.1 None are applicable.
PO 1.2 Underground dwellings designed and constructed to avoid impacts beyond the development site.	DTS/DPF 1.2 None are applicable.
Side and Rear Boundary Setbacks	
PO 2.1 Underground dwellings constructed in a manner that minimises alteration to the natural landform, including the removal of vegetation.	DTS/DPF 2.1 None are applicable.
PO 2.2 Underground dwellings are set back from allotment boundaries to provide adequate separation between dwellings.	DTS/DPF 2.2 Underground dwellings are set back at least 2m from side and rear boundaries.
Earthworks	
PO 3.1	DTS/DPF 3.1

Incomplete excavation is returned to the naturally occurring landform.	None are applicable.

Wallaroo Landmark Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO1	A high quality medium density residential development presenting an attractive built form overlooking the Wallaroo Marina.

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 comprising medium density residential development.	DTS/DPF 1.1 None are applicable.
Built Form and Character	
PO 2.1 Development that fronts or overlooks the marina or public open space designed to take advantage of waterfront views while providing attractive frontages to public streets.	DTS/DPF 2.1 None are applicable.
PO 2.2 Service areas associated with dwellings such as open storage and clothes drying screened from public view.	DTS/DPF 2.2 None are applicable.
PO 2.3 Outbuildings designed and sited to minimise their visibility from the waterfront and do not dominate the appearance of public places.	DTS/DPF 2.3 None are applicable.
Building Height and Setbacks	
PO 3.1 Building height that achieves the highest intensity of built form with frontage to the marina and lower scale behind.	DTS/DPF 3.1 Building height is not less than 4 levels or 12m.
PO 3.2 Buildings setback from primary street frontages to reinforce a consistent and attractive streetscape character.	DTS/DPF 3.2 Buildings are no closer to the primary street boundary than: (a) 4.0m (b) 5.5m in the case of a garage or where the main facade of the building is set back more than 5m.
PO 3.3 Buildings provided with minimal setback to the marina to ensure a cohesive frontage to the marina and public walkway.	DTS/DPF 3.3 Buildings setback a maximum 1.0 metre from the marina basin frontage.

Site Coverage	
PO 4.1 Building footprints with a dual frontage to public streets and the waterfront consistent with established waterfront residential development.	DTS/DPF 4.1 Development not resulting in a total building footprint on the site exceeding 90%.

Waterfront Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO1	Residential development located with a coastal frontage or within a marina that provides opportunities for water-based recreation. Development is sited and designed to complement a waterfront environment.

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 Dwellings and ancillary buildings that complement a residential waterfront character.	DTS/DPF 1.1 None are applicable.
PO 1.2 Marinas include constructed waterways, mooring facilities, pontoons and small jetties to accommodate recreational activities and mooring of small boats associated with residential allotments.	DTS/DPF 1.2 None are applicable.
Built Form and Character	
PO 2.1 Dwellings on sites/allotments that front or overlook water or public space designed to take advantage of waterfront views while providing attractive frontages to public streets.	DTS/DPF 2.1 None are applicable.
PO 2.2 Service areas associated with dwellings such as open storage and clothes drying screened from public view.	DTS/DPF 2.2 None are applicable.
PO 2.3 Outbuildings designed and sited to minimise their visibility from the waterfront and do not dominate the appearance of public places.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development setback from canals to establish a consistent character that includes soft landscaping along canal frontages.	DTS/DPF 2.4 None are applicable.

Site Coverage	
PO 3.1 Building footprints on sites with a dual frontage to a public street and the waterfront consistent with the residential waterfront character while maximising use of available land in waterfront locations.	DTS/DPF 3.1 Development on sites: (a) with a dual frontage to the waterfront and a public street (b) 300m^2 or less not resulting in a total building footprint on the site exceeding 90%.

Part 3 - Overlays

Affordable Housing Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

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 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	Development of a class to which Schedule 9

		the provision of dwellings or allotments for affordable housing.	clause 3 item 20 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Part 3 - Overlays

Coastal Areas Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	The natural coastal environment (including environmentally important features such as mangroves, wetlands, saltmarsh, sand dunes, cliff tops, native vegetation, wildlife habitat, shore and estuarine areas) is conserved and enhanced.
DO 2	Provision is made for natural coastal processes; and recognition is given to current and future coastal hazards including sea level rise, flooding, erosion and dune drift to avoid the need, now and in the future, for public expenditure on protection of the environment and development.

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 is divided only if it or the subsequent development and use of the land will not adversely affect the environmental values or ability of the land or adjoining land to adapt to changing coastal processes.	DTS/DPF 1.1 Land division for minor adjustment of allotment boundaries removes an anomaly in the current boundaries with respect to the location of buildings or structures.
PO 1.2 Land is not divided unless a layout is achieved whereby roads, parking areas and development sites for each allotment are at least 0.3m above the standard sea flood risk level, unless the land has, or can be provided with, appropriate and acceptable coastal protection measures.	DTS/DPF 1.2 None are applicable.
PO 1.3 Other than small-scale infill land division in a predominantly urban zone, land division adjacent to the coast incorporates an existing or proposed public reserve (not including a road or erosion buffer) of a size adequate to provide for natural coastal processes, public access and recreation.	DTS/DPF 1.3 None are applicable.
Hazard Risk Minimisation	
PO 2.1 Buildings sited over tidal water or that are not capable of being raised or protected by flood protection measures in the future are protected against the standard sea flood risk level and 1m of sea level rise.	DTS/DPF 2.1 Building floor levels are at least 1.25m above the standard sea flood risk level.
PO 2.2 Development, including associated roads and parking areas, but not minor structures unlikely to be adversely affected by flooding, is protected from the standard sea flood risk level and 1m of sea level rise.	DTS/DPF 2.2 Development incorporates finished ground and floor levels not less than: **Finished Ground and Floor Levels** Minimum finished floor level is 2.6m AHD

Minimum finished floor level is 20.4m AHD
Minimum finished floor level is 3m AHD
Minimum finished floor level is 3.45m AHD
Minimum finished floor level is 4.15m AHD
Minimum finished floor level is 4.35m AHD
Minimum finished floor level is 5.3m AHD
Minimum finished ground level is 1.7m AHD; Minimum finished floor level is 1.95m AHD
Minimum finished ground level is 1.75m AHD; Minimum finished floor level is 2m AHD
Minimum finished ground level is 1.85m AHD; Minimum finished floor level is 2.1m AHD
Minimum finished ground level is 1.9m AHD; Minimum finished floor level is 2.15m AHD
Minimum finished ground level is 2.2m AHD; Minimum finished floor level is 2.45m AHD
Minimum finished ground level is 2.3m AHD; Minimum finished floor level is 2.55m AHD
Minimum finished ground level is 2.3m AHD; Minimum finished floor level is 2.6m AHD
Minimum finished ground level is 2.4m AHD
Minimum finished ground level is 2.4m AHD; Minimum finished floor level is 2.65m AHD
Minimum finished ground level is 2.45m AHD; Minimum finished floor level is 2.7m AHD
Minimum finished ground level is 2.5m AHD; Minimum finished floor level is 2.65m AHD
Minimum finished ground level is 2.5m AHD; Minimum finished floor level is 2.7m AHD
Minimum finished ground level is 2.5m AHD; Minimum finished floor level is 2.75m AHD
Minimum finished ground level is 2.55m AHD; Minimum finished floor level is 2.8m AHD
Minimum finished ground level is 2.6m AHD; Minimum finished floor level is 2.85m AHD
Minimum finished ground level is 2.6m AHD; Minimum finished floor level is 2.86m AHD
Minimum finished ground level is 2.65m AHD; Minimum finished floor level is 2.9m AHD
Minimum finished ground level is 2.7m AHD; Minimum finished floor level is 2.95m AHD
Minimum finished ground level is 2.75m AHD; Minimum finished floor level is 3m AHD
Minimum finished ground level is 2.85m AHD; Minimum finished floor level is 3.1m AHD
Minimum finished ground level is 2.85m AHD; Minimum finished floor level is 3.15m AHD
Minimum finished ground level is 2.9m AHD; Minimum finished floor level is 3.15m AHD
Minimum finished ground level is 2.95m AHD; Minimum finished floor level is 3.2m AHD
Minimum finished ground level is 2m AHD; Minimum finished floor level is 2.25m AHD
Minimum finished ground level is 3.1m AHD; Minimum finished floor level is 3.35m AHD
Minimum finished ground level is 3.15m AHD; Minimum finished floor level is 3.4m AHD
Minimum finished ground level is 3.2m AHD; Minimum finished floor level is 3.45m AHD
Minimum finished ground level is 3.25m AHD; Minimum finished floor level is 3.5m AHD
Minimum finished ground level is 3.3m AHD; Minimum finished floor level is 3.55m AHD
Minimum finished ground level is 3.35m AHD; Minimum finished floor level is 3.6m AHD
Minimum finished ground level is 3.4m AHD; Minimum finished floor level is 3.65m AHD
Minimum finished ground level is 3.45m AHD; Minimum finished floor level is 3.7m AHD
Minimum finished ground level is 3.5m AHD; Minimum finished floor level is 3.7m AHD
Minimum finished ground level is 3.5m AHD; Minimum finished floor level is 3.75m AHD
Minimum finished ground level is 3.55m AHD; Minimum finished floor level is 3.8m AHD
Minimum finished ground level is 3.6m AHD; Minimum finished floor level is 3.85m AHD
Minimum finished ground level is 3.65m AHD; Minimum finished floor level is 3.9m AHD
Minimum finished ground level is 3.7m AHD; Minimum finished floor level is 3.95m AHD
Minimum finished ground level is 3.75m AHD; Minimum finished floor level is 4m AHD
Minimum finished ground level is 3m AHD; Minimum finished floor level is 3.25m AHD
Minimum finished ground level is 4m AHD; Minimum finished floor level is 4.25m AHD
Minimum finished ground level is 2.05m AHD; Minimum finished floor level is 2.3m AHD
Minimum finished ground level is 2.8m AHD; Minimum finished floor level is 3.05m AHD
Minimum finished ground level is 3.05m AHD; Minimum finished floor level is 3.3m AHD
Minimum finished ground level is 3.8m AHD; Minimum finished floor level is 4.05m AHD

In instances where no value is specified (i.e. there is a blank field):

(a) finished ground levels allow for sea level rise by being raised 0.3m or more above the standard sea flood risk level

(b) finished floor levels are 0.55m or more above the standard sea flood risk level

(c) practical measures can be implemented to provide future protection against an additional sea level rise of 0.7m plus an allowance to accommodate 100 years

	of land subsidence.
PO 2.3 Development will not create or aggravate coastal erosion or require coast protection works that cause or aggravate coastal erosion.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development is set back a sufficient distance from the coast to provide an erosion buffer in addition to a public reserve that will allow for at least 100 years of coastal retreat for single buildings or small-scale developments, or 200 years of coastal retreat for large scale developments unless: (a) the development incorporates appropriate private coastal protection measures to protect it from anticipated erosion or (b) there are formal commitments to protect the existing or proposed public reserve and development from anticipated coastal erosion.	DTS/DPF 2.4 None are applicable.
PO 2.5 Additions or alterations to, or replacement of, a dwelling do not increase the risk of effects from natural coastal processes such as flooding, sea-level rise, sand drift and erosion.	DTS/DPF 2.5 None are applicable.
Coast Protection Works	
PO 3.1 Development avoids the need for coast protection works through measures such as setbacks to protect development from coastal erosion, sea or stormwater flooding, sand drift or other coastal processes.	DTS/DPF 3.1 None are applicable.
PO 3.2 Development does not compromise the structural integrity of any sea wall or levee bank or the ability to maintain, modify or upgrade any sea wall or levee bank.	DTS/DPF 3.2 None are applicable.
PO 3.3 Unavoidable coast protection works are the subject of binding agreements to cover the cost of future construction, operation, maintenance and management measures and will not: (a) have an adverse effect on coastal ecology, processes, conservation, public access and amenity (b) require commitment of public resources including land (c) present an unacceptable risk of failure relative to potential hazard resulting from failure.	DTS/DPF 3.3 None are applicable.
Environment Protection	
PO 4.1 Development will not unreasonably affect the marine and onshore coastal environment by pollution, erosion, damage or depletion of physical or biological resources; interference with natural coastal processes; or the introduction of and spread of marine pests or any other means.	DTS/DPF 4.1 None are applicable.
PO 4.2 Development avoids delicate or environmentally sensitive coastal areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact	DTS/DPF 4.2 None are applicable.

strata of native vegetation.	
PO 4.3 Development allows for ecological and natural landform adjustment to changing climatic conditions and sea levels, by allowing landward migration of dunes, coastal wetlands, mangrove and samphire areas.	DTS/DPF 4.3 None are applicable.
PO 4.4 Development avoids, or in built up areas minimises, impacts on important habitat areas that support the nesting, breeding and movement/migration patterns of fauna, including threatened shorebirds.	DTS/DPF 4.4 None are applicable.
PO 4.5 Development is designed so that wastewater is disposed of in a manner that avoids pollution or other detrimental impacts on the marine and on-shore environment of coastal areas.	DTS/DPF 4.5 Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development or on-site wastewater systems set back a minimum of 100m from the Mean High Water Mark at spring tide.
PO 4.6 Development is designed so that stormwater runoff is disposed of in a manner that avoids pollution or other detrimental impacts on the marine and on-shore environment of coastal areas.	DTS/DPF 4.6 None are applicable.
PO 4.7 Development involving the removal of shell grit, cobbles or sand, other than for coastal protection works purposes, is not undertaken.	DTS/DPF 4.7 Development does not involve the removal of shell grit or sand.
Access	
PO 5.1 Development maintains or enhances appropriate public access to and along the foreshore.	DTS/DPF 5.1 None are applicable.
PO 5.2 Public access through sensitive coastal landforms, particularly sand dunes, wetlands and cliffs, is restricted to defined pedestrian paths and constructed to minimise adverse environmental impact.	DTS/DPF 5.2 None are applicable.
PO 5.3 Access roads to the coast, lookouts and places of interest: (a) do not detract from the amenity or the environment (b) are designed for slow-moving traffic (c) are minimised in number.	DTS/DPF 5.3 None are applicable.
PO 5.4 Development on land adjoining a coastal reserve is sited and designed to be compatible with the purpose, management and amenity of the reserve and to prevent inappropriate access to or use of the reserve.	DTS/DPF 5.4 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

Except where the development is, in the opinion of the relevant authority, minor in nature and would not warrant a referral when considering the purpose of the referral, the following: (a) excavation and/or filling where the total volume of material excavated and/or filled exceeds $9m^3$ (b) dwellings and habitable buildings that: (i) do not meet DTS/DPF 2.2 or (ii) are within 100m of the mean high water mark (c) other than within a Rural Settlement Zone: (i) buildings with a floor area greater than $60m^2$ or (ii) tourist accommodation, including a caravan park or (iii) division of land that would create 1 or more additional allotments (d) off-shore structures (e) coast protection works (f) infrastructure within 100m landward of the mean high water mark.	Coast Protection Board.	To provide expert assessment and direction to the relevant authority on: • the risk to development from current and future coastal hazards (including sea-level rise, coastal flooding, erosion, dune drift and acid sulfate soils); • coast protection works; • potential impacts from development on public access and the coastal environment (including important coastal features).	Development of a class to which Schedule 9 clause 3 item 3 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Part 3 - Overlays

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

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 livability, 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.
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 township with similar land sizes.
1.4	Protect areas of rural, landscape character, environmental importance, mining or food production significance from the expansion of urban areas, towns and settlements.	The Affected Area is not of any environmental importance, or mining or food production significance. The surrounding land has previously been divided in a similar fashion and will form the constant semi-rural character the area currently exhibits.
1.9	Plan neighbourhoods to support walking and cycling, particularly in Greater Adelaide and regional townships.	The Affected Area is in close proximity to the Streaky Bay town centre and is near a shared use pathway through the adjacent wetlands.
2	**Design Quality** *Objective: To elevate the design quality of South Australia's built environment and public realm.*	
2.3	The development of environmentally sustainable buildings and places by applying Water Sensitive Urban Design and energy efficiency design solutions.	The future development of the area will apply water sensitive urban design by incorporating on-site waste water reuse through irrigation and harvesting and reuse of stormwater.

State Planning Policy		Code Amendment Outcome
4	**Biodiversity** *Objective: to maintain and improve our states biodiversity and its life supporting functions.*	
4.1	Minimise impacts of development on areas with recognised natural character and values, such as native vegetation and critical habitat so that critical life-supporting functions to our state can be maintained.	The Affected Area has no known native vegetation or critical habitat areas.
4.4	Enhance the biodiversity of urban areas and townships through a connected and diverse network of green infrastructure systems along streetscapes, major watercourses, linear parks, open space, the coast and other strategic locations.	The Code Amendment will result in the Affected Area being developed for residential purposes and in turn, is likely to include a greater variety of soft landscaping, in accordance with the Planning and Design Code, which in turn will increase biodiversity.
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.*	
5.5	Avoid development in hazard-prone areas or, where unavoidable, ensure risks to people and property are mitigated to an acceptable or tolerable level through cost-effective measures.	Relevant overlays and policies will be applied to the area to mitigate any potential natural hazards, such as bushfire protection and flooding.
5.11	Regional Plans should include performance targets for urban greening and tree canopy enhancement in Greater Adelaide and regional townships.	Relevant policies will apply to enhance landscaping for residential development.
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.	Larger allotments proposed to accommodate the needs of a range of demographics and lifestyle needs.
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 Affected Area is located within close proximity to the town centre and the coast, which provides future residents with a viable walkable neighbourhood.

State Planning Policy		Code Amendment Outcome
6.3	Develop healthy neighbourhoods that include diverse housing options; enable access to local shops, community facilities and infrastructure; promote active travel and public transport use; and provide quality open space, recreation and sporting facilities.	The Affected Area will allow for the development of a healthy neighbourhood that will allow for the access to local shops and community facilities.
6.4	The growth of regional centres and towns within the existing footprint or outside towns where there is demonstrated demand and the land is serviced with infrastructure.	The investigations have identified a demand for residential lifestyle allotments and the Code Amendment will address this demand. The land will not be serviced with reticulated water or sewerage infrastructure due to the constraints of the existing system. However, there are suitable means of providing this infrastructure on-site as part of the future development of the area. Electricity supply will be provided to each of the dwellings.
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 provides sites for the construction of detached dwellings, and will appeal to a wide range of the community such as holiday makers, permanent residents, and retirees.
6.11	Residential development that does not fragment valuable primary production land, create land use conflicts or encroaches on sensitive environmental assets and places of high landscape value.	The Affected Area is not a viable area to be utilised for primary production due to the proximity to dwellings to the west and south. The Code Amendment includes an Interface Management Overlay to ensure that future dwellings are designed in a manner that does not present conflicts with the farming uses to the north.
13	**Coastal Environment** *Objective: to protect and enhance the coastal and marine environment and ensure that development is not at risk from coastal hazards.*	
13.2	Development that is not at risk from current and future coastal hazards (including sea-level rise, coastal flooding, erosion, inundation, dune drift and acid sulfate soils) consistent with the hierarchy of ‘avoid’, ‘accommodate’ and ‘adapt’.	As the land is already elevated, there would be minimal impact to any coastal hazards. Relevant Overlays and Provisions will apply to the area to mitigate any potential hazard.

State Planning Policy		Code Amendment Outcome
13.6	Maintain or enhance the scenic amenity of important natural coastal landscapes, views and vistas.	The scenic amenity of the existing coastal vista will be enhanced with the development of the land.
14	**Water Security and Quality** *Objective: to ensure South Australia's water supply is able to support the needs of current and future generations.*	
14.3	Safeguard our water supply and supporting infrastructure to meet the needs of a growing population and economy while maintaining a healthy environment and enabling safe access to alternative water sources for 'fit-for-purpose' use.	Water supply will be provided by on-site stormwater harvest and re-use, ensuring that the development of the Affected Area will not place additional pressure on water supply.
15	**Natural Hazards** *Objective: to build the resilience of communities, development and infrastructure from the adverse impacts of natural hazards.*	
15.1	Identify and minimise the risk to people, property and the environment from exposure to natural hazards including extreme head events; bushfire; terrestrial and coastal flooding; soil erosion; drought; dune drift; acid sulfate soils; including taking into account the impacts of climate change.	The Code Amendment will include appropriate overlays and provisions to mitigate any natural hazard impacts such as flooding and bushfire. The Affected Area is located within the Hazards (Bushfire - General Risk) Overlay, the development of the land is unlikely to increase the threat of bushfire.

(2) REGIONAL PLANS

The Regional Plan

The key principles of the Eyre and Western Regional Plan which are most relevant to this Code Amendment are:

1. Recognise, protect and restore the regions environmental assets
2. Protect people, property and the environment from exposure to hazards
3. Increase the capacity of the region to adapt and become resilient to the impacts of climate change
5. Protect and strengthen the economic potential of the regions primary production land
13. Provide residential land and diverse, affordable and sustainable housing to meet current and future needs

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. These policies and an assessment of the Code Amendment against these policies is provided below:

Eyre and Western Regional Plan Policies		Code Amendment Outcome
1.	**Recognise, protect and restore the regions environmental assets**	
1.1	Protect the quality and function of water-dependent ecosystems by preventing adverse impacts of land-use and development, such as the overuse of resources, erosion, impeded surface and subsurface water flows, land degradation and clearing, and pollution. This will include: • ensuring that development is adequately set back from watercourses and incorporates water-sensitive urban design (WSUD) measures to avoid adverse impacts on the natural hydrological cycle (such as soil erosion and diffuse pollution) and to achieve water quality and water efficiency benefits. • applying WSUD techniques in new developments (including residential, retail, commercial, institutional, industrial and transport). • encouraging land-use and development policies that prioritise use of water (including for environmental use).	The Water Resources Overlay will be retained to ensure that the future development of the Affected Area will not impact the adjacent watercourses. The future development will include WSUD techniques including stormwater harvesting and reuse for each of the dwellings.
1.2	Implement and increase water improvement and harvesting initiatives where appropriate.	The future development will include WSUD techniques including stormwater harvesting and reuse for each of the dwellings.
1.3	Locate and design buildings, roads and open space to retain natural flows, drainage patterns, and hydrological cycles by applying WSUD principles at the earliest stages.	The Water Resources Overlay will be retained to ensure that the future development of the Affected Area will not impact the adjacent watercourses.
1.4	Introduce WSUD measures into new development and public open spaces and encourage their use in existing development.	The future development will include WSUD techniques including stormwater harvesting and reuse for each of the dwellings.
1.5	Maximise wastewater re-use opportunities and, where necessary, plan for effective wastewater disposal through mains	Wastewater will be treated and managed onsite enabling the reuse of treated wastewater on the land.

Eyre and Western Regional Plan Policies		Code Amendment Outcome
	sewers and community wastewater management systems (CWMS).	
1.8	Protect coasts, dunes, estuaries and marine areas of conservation, landscape value and environmental significance by limiting development in these areas. In limited circumstances development may require such a location—such as development of state significance—in which case the social and economic benefits must be demonstrated to outweigh the adverse environmental and amenity impacts.	The Code Amendment will not encroach on the adjacent Conservation Zone or coastal land.
1.11	Contain growth and development where possible to identified urban lands.	The Code Amendment relates to the Deferred Urban Zone which is expected to accommodate the future growth of the Streaky Bay township.
1.12	Locate and design development to prevent the further loss, degradation and / or fragmentation of native vegetation, any loss of species and / or ecological communities.	The Affected Area is devoid of any native vegetation and will not result in the degradation or fragmentation of native vegetation.
1.15	Maximise opportunities to increase biodiversity into the urban form at streetscape level and through open space.	The Code Amendment will create opportunities for residential development and in turn, will create more opportunities for soft landscaping associated with dwellings.
1.17	Manage development that may detract from significant landscapes that can be viewed from tourist routes, walking trails, the beach and/or the sea to: • protect views to, from, and along the ocean and scenic coastal areas. • minimise the alteration of natural land forms. • be visually compatible with the character of surrounding areas. • restore and enhance visual quality in visually degraded areas where feasible.	The Code Amendment will allow for low density residential development to which will have a limited impact to the existing vistas.

Eyre and Western Regional Plan Policies		Code Amendment Outcome
2	**Protect people, property and the environment from exposure to hazards**	
2.1	Protect people, property and the environment from exposure to hazards by designing and planning for development in accordance with the following risk hierarchy: • avoidance – avoid permanent development in and adjacent to areas at unacceptable risk from hazards • adaptation – design buildings and infrastructure to minimise long-term risk • protection – protect existing development or minimise the potential impact of any hazard for new developments.	The Affected Area is in a Hazards (Bushfire – General Risk) Overlay, similar to the adjacent residential area, and does not pose an unacceptable risk.
2.3	Integrate consistent and rigorous risk-reduction and hazard-avoidance policies, standards and actions into Strategic Management Plans and Development Plans.	The Hazards (Bushfire – General Risk) Overlay will apply to the Affected Area which includes policies that seek to reduce bushfire risk for habitable buildings.
2.8	Identify and map coastal areas at risk of inundation due to sea-level rise, storm surge, flooding and wave activity, and develop necessary management plans	Inundation of sea level rise, flooding, and wave activity is minimal as the land is situated higher than sea level.
3	**Increase the capacity of the region to adapt and become resilient to the impacts of climate change**	
3.2	Facilitate the incorporation of sustainable energy and water supply, conservation and efficiencies into development and subdivision designs and planning.	No water or sewer infrastructure has been provided as part of the division of the land. Policies will be applicable to sites to provide self-sufficient waste water systems and access to water.
5	**Protect and strengthen the economic potential of the regions primary production land.**	

Eyre and Western Regional Plan Policies		Code Amendment Outcome
5.2	Avoid potential conflicts between productive agricultural land and other land uses by: • preventing fragmentation of viable agricultural land • consolidating housing (including rural living allotments) and industrial development within township areas, unless directly related to primary industry • managing interfaces with residential and other sensitive uses • limiting and carefully locating rural living zones.	Potential conflicts with the adjacent farming land to the north will be minimised by the Code Amendment by including an Interface Management Overlay to ensure that future dwellings will be designed to minimise these impacts.
13	**Provide residential land and diverse, affordable and sustainable housing to meet current and future needs**	
13.1	Ensure there is an ongoing supply of land available for residential development.	The Code Amendment provides an on-going supply of land for the current demand.
13.3	Ensure that appropriately serviced towns provide a range of housing types and densities to cater for the region's changing population demographics and to enable people to stay in their communities as their housing needs change.	The Code Amendment will allow for the division of land that provides land sizes to accommodate the growing needs of the population, and their change in housing needs, particularly for larger lifestyle allotments.

APPENDIX 6. INVESTIGATIONS

INVESTIGATIONS

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, and include the following:

- A review of the land supply and demand analysis of all residential, country living or rural living allotments post the preparation of the Streaky Bay Township Masterplan in 2010, including a review land sales over the last three years (**land supply and demand analysis**);
- A review of investigations undertaken with SA Water concerning potential supply of water to the Affected Area providing estimated supply and augmentation costs (**water supply**);
- Investigate options for waste water disposal including the ability and economic feasibility to connect to the District Council of Streaky Bay CWMS or if on-site wastewater management systems are deemed suitable over the District Council of Streaky Bay CWMS, investigate the capability of land for on-site wastewater disposal systems (**waste water management**);
- Undertake an infrastructure analysis that identifies potential issues that will have to be addressed in any subsequent development, and provide a strategy which offers a funding solution for each of these issues. The analysis will include an estimate of the cost to land owners to provide on-site infrastructure such as waste water disposal, rainwater harvesting and electricity connection noting a SAPN supply feed has been established on Loveshack Route (**infrastructure funding**);
- Investigate whether the safety and efficiency of movement on roads will be compromised by the proposed rezoning (**impact on roads**);
- Identification of any potential rural / residential interface issues (**rural and residential interface**);
- Identification of the impacts of development of the Affected Area on coastal land and the Conservation, including the potential impact of the septic tank effluent on the marine environment (**coastal land impacts**);
- Identification of the impacts of development on native vegetation (**native vegetation**);
- Investigate the suitability of sites to be serviced for waste and recycling collection, consider any design and policy responses to ensure there is a cost-effective waste and recycling collection solution for envisaged forms of development (**waste and recycling collection**);
- Consider adopting the policies guiding development on the adjacent land (i.e., the Land Management Agreement) (**review of land management agreements applicable to adjacent land**);
- Review the existing bushfire risk classification for the affected area having regard to topography, vegetation cover, nature of the proposed use and its developed state. If necessary, develop an appropriate policy framework to support the reclassification (**review of bushfire risk classification**); and
- Consider the 2010 Master Plan leading to the implementation of the Kennedy Road Rural Living Zone to identify possible potentially contaminating activities on the land proposed for rezoning (**suitability of the land for residential purposes**).

Each of these investigations are considered under the respective headings (shown in bold) below.

Land Supply and Demand Analysis

The Streaky Bay Township Master Plan, adopted in 2010, recommended the rezoning of land to 'Residential' as a 'high priority', including the Affected Area. Since this time, the Residential West Development Plan Amendment rezoned approximately 9 hectares within the Country Living Zone to the Residential Zone in 2012 (now referred to as the Neighbourhood Zone).

An analysis of vacant land and 'developable land' has been undertaken by Future Urban to confirm the amount of residential land supply within the Streaky Bay township and the adjacent Rural Living Zones. A copy of this analysis forms **Appendix 6A**. This analysis confirms the following:

- There are 297 vacant residential allotments across the Neighbourhood Zone, Rural Neighbourhood Zone and Rural Living Zone, excluding 'developable land';
- 'Developable land' was identified as allotments capable of being divided into:
  - » 2 or more allotments within the Rural Living Zone; or
  - » 4 or more allotments within the Rural Neighbourhood Zone and Neighbourhood Zone.
- If all 'developable land' within the Rural Living Zone was developed (excluding 10% of this land, to allow for supporting infrastructure such as roads), up to 274 allotments could be created;
- If all 'developable land' within the Rural Neighbourhood Zone was developed (excluding 32.5% of this land, to allow for supporting infrastructure such as roads, stormwater retention/detention and public open space), up to 382 allotments could be created; and
- If all 'developable land' within the Neighbourhood Zone was developed (excluding 32.5% of this land, to allow for supporting infrastructure such as roads, stormwater retention/detention and public open space), up to 500 allotments could be created.

It is important to note that:

- It is unlikely that all 'developable land' will be developed; and
- It is unlikely that all allotments created will be as small as the minimum allotment size, acknowledging that in Streaky Bay, most allotments exceed the minimum allotment size. For example, the allotments along Andersons Road generally exceed 4 hectares where the minimum allotment size is 3 hectares and many of the allotments within the Neighbourhood Zone exceed 900 square metres where the minimum allotment size is 600 square metres.

As a result, it is unlikely that the number of allotments stated above will actually be created and therefore, the number of allotments stated above is not an accurate reflection of land supply.

Table 1 overleaf illustrates the impact on the number of new allotments if 30%, 50% or 100% of land owners develop their land and if the average allotment sizes are greater than the minimum allotment size.

For the purposes of this review, it is assumed that 50% of land owners will seek to develop their land in the medium term. In addition, it is assumed that the average allotment size will exceed the minimum allotment size based on the current patterns of development within Streaky Bay. This would result in the creation of the following allotments:

- 187 allotments in the Neighbourhood Zone;
- 107 allotments in the Rural Neighbourhood Zone; and
- 103 allotments in the Rural Living Zone.

Table 1 *Land Supply Scenarios*

Zone	Amount of Developable Land (inc. land required for infrastructure) (hectares)	Amount of Developable Land (exc. land required for infrastructure) (hectares)	% of land developed	Area of land developed	Average size of new allotments (m^2)	Number of New Allotments
Neighbourhood Zone (minimum allotment size 600m^2)	44.4	29.97	100%	29.97	600	500
			100%	29.97	800	375
			100%	29.97	1000	300
			50%	14.985	600	250
			50%	14.985	800	187
			50%	14.985	1000	150
			30%	8.991	600	150
			30%	8.991	800	112
			30%	8.991	1000	90
Rural Neighbourhood Zone (minimum allotment size 2800m^2)	158.5	106.9875	100%	106.9875	2800	382
			100%	106.9875	5000	214
			100%	106.9875	10000	107
			50%	53.49375	2800	191
			50%	53.49375	5000	107
			50%	53.49375	10000	53
			30%	32.09625	2800	115
			30%	32.09625	5000	64
			30%	32.09625	10000	32
Rural Living Zone (minimum allotment size 30000m^2)	913.3	821.97	100%	821.97	30000	274
			100%	821.97	40000	205
			100%	821.97	50000	164
			50%	410.985	30000	137
			50%	410.985	40000	103
			50%	410.985	50000	82
			30%	246.591	30000	82
			30%	246.591	40000	62
			30%	246.591	50000	49

Botten Levinson Lawyers have undertaken a review of land supply and demand within Streaky Bay having regard to the type of allotments available on the market. A copy of this analysis forms **Appendix 6B**.

In summary, this analysis found that:

> '*Whilst there is a significant amount of land available for residential development within the Council estate and the Clearwater estate they only provide residential type/sized allotments and generally do not have highly attractive views over Blancheport Bay and Streaky Bay township.*
>
> *There is no longer any land available for lifestyle allotments. This is demonstrative of the desire of the market which has expressed a clear and (strong) preference for this form of development which includes larger allotments, despite the fact that mains water is not available. Indeed if mains water was available, which can only be provided at a prohibitive cost, it is reasonably expected that all or nearly all of the land on the Gibson Peninsula would have been developed with dwellings. Despite that, the sale take up rate is substantially higher for the other two land divisions where residential development can take place.'*

Based on the above, there is demand for residential lifestyle allotments between 2000 to 2200 square metres, particularly those with desirable views. Therefore, whilst there is sufficient land supply within Streaky Bay, this supply does not appear to cater to all aspects of the market.

In addition to the above, the creation of 30-40 full time jobs at the nearby Poochera halloysite-kaolin project may create additional demand for residential land within Streaky Bay.

The approved Code Amendment Proposal to Initiate indicated that the Affected Area would be rezoned to a Neighbourhood Zone. This Zone will cater for residential lifestyle allotments to address the identified demand.

Recommended Policy Change

Rezoning the Affected Area from the Deferred Urban Zone to the Neighbourhood Zone.

Water Supply

A water main exists along Cape Bauer Drive approximately 240 metres to the south of the Affected Area.

A Utility Security Study has been prepared by Jeff Tate Consulting and The Energy Project which forms **Appendix 6C**. This study confirms that:

- Potable water supply is constrained by the capacity of the SA Water pipeline
- SA Water has been refusing new water connections outside of the Streaky Bay township
- New water connections are being refused due to the lack of capacity and the potential uptake of non-activated water services within the township (i.e. on vacant sites)
- SA Water are continuing to investigate a water desalination plant at Sleaford Bay on the Eyre Peninsula.

Accordingly, an extension to the existing water main is unlikely to provide potable water to the future development of the Affected Area and an alternative means to water supply will be required.

The General Development Policies within the Planning and Design Code expect that dwellings are connected to a reticulated water scheme, mains water supply or an appropriate rainwater tank or

storage system. Infrastructure and Renewable Energy Facilities Designated Performance Feature (DPF) 11.2 outlines the following is an appropriate rainwater tank or storage system:

'a rainwater tank or tanks capable of holding at least 50,000 litres of water which is:

a) exclusively for domestic use

b) connected to the roof drainage system of the dwelling'

Given the above is an accepted means of providing water supply within the Planning and Design Code, it is an acceptable means of providing water supply to the future dwellings in the Affected Area. It is worth noting that water supply has been provided in this manner to the adjacent dwellings in the Rural Living Zone and is utilised in other areas such as the Rural Living Zone in Boston and the Neighbourhood Zone in Meadows.

There are no supply and augmentation costs associated with on-site water harvest and reuse, with the exception of the rainwater tanks for storage. These tanks are not cost prohibitive and could be easily sourced and installed as part of the future development of each allotment by the future purchasers of the new allotments when constructing their dwelling.

Infrastructure and Renewable Energy Facilities Performance Outcome (PO) 11.2 is applicable to dwellings within the Neighbourhood Zone enabling this to be considered as part of the assessment of future dwelling development applications.

Recommended Policy Change

The future development will be able to have on-site water supply and no change to the policy is required to facilitate this.

Waste Water Management

Botten Levinson Lawyers and the District Council of Streaky Bay have prepared an investigation of the waste water disposal options for the Affected Area, which forms **Appendix 6D**. This analysis confirms:

- That the allotments on the adjacent residential development currently manage their waste water via on-site systems and are not connected to the District Council of Streaky Bay Community Waste Water Management System (CWMS);
- The percolation tests for the adjacent land confirm that the soil in the locality is readily able to deal with the waste water produced;
- The cost of connecting the Affected Area to the CWMS is expected to be $1.9 million; and,
- This cost is unfeasible, particularly noting the implausibility of the land being connected to a reticulated water supply.

In addition to the above, it is also worth noting that:

- The above costs do not consider the limitations on the current CWMS, particularly noting that upgrades to the capacity of the CWMS would require an assessment of interface with nearby sensitive receivers (Streaky Bay Area School is within 200 metres of the waste water treatment lagoon and dwellings are within 250 metres).
- Management of waste water on-site has the added benefit of providing irrigation to landscaping on-site, reducing the reliance on harvested stormwater.

As a result of the above factors, on-site waste water management systems are deemed to be suitable for the future development of the Affected Area.

The Planning and Design Code includes policy relating to on-site waste water management, including applying a minimum allotment size of 1,200 square metres for allotments that are not connected to a CWMS. It is appropriate to reinforce this minimum allotment size with a Technical and Numeric Variation.

Tables 2 and 3 of the Neighbourhood Zone assign the applicable policies for Deemed-to-Satisfy and Performance Assessed development respectively. In relation to waste water, the applicable policies within these Tables ensure that:

- Development applications for land division in the Affected Area have a minimum allotment size that can accommodate an on-site waste water management system in addition to the dwelling, outbuildings and on-site water storage
- Dwellings and ancillary structures do not encroach on the waste water system

Therefore, no change is required to the policy content or applicable policies within Tables 2 or 3 of the Neighbourhood Zone.

Recommended Policy Change

A Technical and Numeric Variation Overlay will be applied to the Affected Area to ensure that allotments are a minimum of 1,200 square metres in order to accommodate on-site waste water systems.

Infrastructure Funding

A Utility Security Study was undertaken by Jeff Tate Consulting and The Energy Project which forms **Appendix 6C**. This study confirmed the following:

- Streaky Bay is powered by SA Power Networks electricity distribution network, bottled gas and a range of liquid fuels.
- Potable water supply to Streaky Bay is constrained by the capacity of the SA Water pipe line, noting that there is no current capacity to augment the Poochera to Streaky Bay water supply without considerable capital investment.
- Council provides kerbside collection of general waste and collection costs, low volumes, availability of markets and distance from any such markets are impediments to affordable recycling programs.
- Streaky Bay has some coverage from both Telstra and Optus (4G and 3G).

In addition to the above, the investigation into waste water disposal options prepared by Botten Levinson Lawyers and the District Council of Streaky Bay (**Appendix 6D**) confirms that the Affected Area does not have access to the District Council of Streaky Bay CWMS.

Based on the above, waste water management, water supply and gas supply will be ‘funded’ by the future owners of the new allotments created within the Affected Area by suppling and installing systems that service their dwelling.

Electricity supply will be funded by the developer of the Affected Area, noting that an SAPN supply feed has been established on Loveshack Route. As the developer is a single land owner, no Infrastructure Agreement or funding mechanism is considered necessary to coordinate the delivery of infrastructure for the Affected Area.

Recommended Policy Change

No change to policy is required and no Infrastructure Agreement is considered necessary.

Impact on Roads

The Affected Area has a frontage to Loveshack Route to the west, Back Beach Road to the south and Cape Bauer Drive to the east. These three roads are local, sealed roads owned and managed by the District Council of Streaky Bay. Concept plans prepared for the Affected Area suggest that the future development will obtain access from Loveshack Route and Cape Brauer Drive.

The future development of the Affected Area has an estimated yield of between 65 and 75 allotments for residential purposes and traffic movements will be distributed through the future access points to the adjacent roads.

Due to the relatively low number of allotments that will be created, the safety and efficiency of movement on roads is unlikely to be compromised.

Recommended Policy Change

No change to the policy is proposed.

Rural and Residential Interface

The Affected Area is adjacent the following Zones:

- Conservation Zone to the east
- Neighbourhood Zone to the south
- Rural Living Zone to the west
- Deferred Urban Zone to the north

The low-impact uses anticipated within the Rural Living Zone and Conservation Zone are unlikely to result in conflict with the residential uses anticipated within the Neighbourhood Zone.

The Deferred Urban Zone anticipates uses for farming purposes and there may be some conflict with the residential uses anticipated within Neighbourhood Zone, particularly in relation to noise, dust and spray drift, until such time as the Deferred Urban Zone to the north is rezoned for residential purposes.

The Planning and Design Code includes an Interface Management Overlay. 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 manage interface issues between the Neighbourhood Zone and the Deferred Urban Zone, until the adjacent land is rezoned for residential purposes.

Tables 2 and 3 of the Neighbourhood Zone assign the applicable policies for Deemed-to-Satisfy and Performance Assessed development respectively. We note that these tables apply the above Overlay and PO as follows:

- Not applicable to Deemed-to-Satisfy ancillary accommodation (noting that no ancillary accommodation within the Affected Area would be Deemed-to-Satisfy due to the entire area being within the Hazards (Bushfire – General Risk) Overlay) regardless of the Interface Management Overlay)
- Dwellings and dwelling additions within the Interface Management Overlay cannot be Deemed-to-Satisfy (noting that no dwellings within the Affected Area would be Deemed-to-Satisfy due to the entire area being within the Hazards (Bushfire – General Risk) Overlay) regardless of the Interface Management Overlay)
- The Overlay is not applicable to ancillary structures such as outbuildings, verandahs and carports
- 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, semi-detached dwellings
  - » Dwelling additions

Therefore, it is recommended that the above Overlay is applied along the northern boundary of the Affected Area in order to manage the interface between rural and residential uses, until such time as the remainder of the Deferred Urban Zone is rezoned.

The extent (or depth) of the Overlay should be sufficient to manage this interface, noting the following:

- The land to the north is in the Deferred Urban Zone and is intended to be rezoned for residential purposes;
- A dwelling exists on the land to the north, which is associated with the farming activities;
- The existing agricultural buildings are approximately 100 metres from the shared boundary;
- There is no Interface Management Overlay or buffer between the allotments within the Rural Living Zone and the Deferred Urban Zone; and
- The allotments within the Rural Living Zone are large (generally exceeding 2500 square metres).

Due to the above, a 20 metre depth is considered sufficient to manage the interface between the lawful farming activities to the north and the future residential development on the land, noting that dwellings could be built within this Overlay if PO 1.1 is achieved.

As a result of the above, this Code Amendment proposes to apply the Interface Management Overlay for a width of 20 metres along the entire northern boundary of the Affected Area.

Recommended Policy Change

Apply the Interface Management Overlay for a width of 20 metres along the entire northern boundary of the Affected Area.

Coastal Land Impacts

Coastal land, which is identified by the Coastal Areas Overlay, exists to the east of the Affected Area as shown by Figure 4. The Affected Area is approximately 30 metres to the coastal Mean High Water Mark (MHWM) and is separated from the coastal land by Cape Bauer Drive.

The adjacent coastal land was also subject to the Streaky Bay Samphire Wetland Concept Study in 2003 which identified some modifications to the existing wetland including a series of environmental enhancements and substantially improved visitor amenities.

Figure 4 *Coastal Areas Overlay*

Impacts are on the adjacent coastal land are likely to be limited to stormwater and waste water run-off from the Affected Area, down to the coast.

In relation to stormwater, the Planning and Design Code includes applicable policies that enable stormwater to be assessed as part of the land division application to ensure that the volume and quality of water runoff is appropriate.

In relation to waste water, the On-site Wastewater Systems Code states that a land based waste water system should be at least 100 metres from MHWM along coastal foreshore areas. Part of the Affected Area is within 100 metres of the MHWM.

The Coastal Areas Overlay provides the following guidance in relation to waste water systems:

Performance Outcome 4.5	*Designated Performance Feature 4.5*
Development is designed so that wastewater is disposed of in a manner that avoids pollution or other detrimental impacts on the marine and on-shore environment of coastal areas.	*Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development or on-site wastewater systems set back a minimum of 100m from the Mean High Water Mark at spring tide.*

Given the Affected Area will not be connected to an approved common wastewater disposal service, the on-site waste water systems will need to be a minimum of 100 metres from the MHWM. In order to ensure that this is considered as part of the future development of the land, the Coastal Areas Overlay should be applied to the land that falls within 100 metres of the MHWM.

The above Performance Outcome is applicable to the following forms of development within the Neighbourhood Zone:

- Ancillary accommodation
- Detached dwelling
- Dwelling addition
- Group dwelling
- Land division
- Residential flat building
- Row dwelling
- Semi-detached dwelling

Accordingly, no further policy changes are required in order to ensure that the above policy is considered as part of the future land division or residential development of the land.

Recommended Policy Change

Apply the Coastal Areas Overlay to all areas within 100 metres of the coastal Mean High Water Mark.

Native Vegetation

There is no known native vegetation in the Affected Area. There are areas of native vegetation identified to the east and west of the Affected Area as shown in Figure 5 below.

Figure 5 *Areas of Native Vegetation near the Affected Area (source: Nature Maps)*

The Native Vegetation Overlay applies to the Affected Area, noting that this Overlay applies to all areas within South Australia where native vegetation is protected by the *Native Vegetation Act 1993* and does not indicate whether native vegetation exists. No changes are proposed to this Overlay.

As part of any development applications for land within the Overlay, including a land division application, the Applicant or developer will be required to meet the relevant policies within this Overlay which seek to retain and enhance any identified areas of native vegetation.

As a result, in the event that native vegetation does exist on or in the vicinity of the Affected Area, the existing Overlay provides sufficient protection for the native vegetation.

Recommended Policy Change

No policy change recommended. The Native Vegetation Overlay will continue to apply to the land.

Waste and Recycling Collection

The District Council of Streaky Bay offer a weekly collection service of household waste from a 140 litre mobile garbage bin to both residential and business premises. The future residential development in the Affected Area is a logical extension of the Streaky Bay township and sites with road access capable of accommodating a refuse vehicle could utilise this service.

Recommended Policy Change

No policy change recommended.

Review of Land Management Agreements applicable to Adjacent Land

The Affected Area is subject to a Land Management Agreement (LMA) which guides future development on the land by imposing the following requirements:

- No second hand transportable buildings unless they have been re-clad with the materials prescribed within the LMA
- Buildings greater than 15 square metres in size will discharge all roof water to a rainwater tank
- Rainwater tanks shall be plumbed to dwellings

In addition, LMAs affect the adjacent land to the east and the south. The land to the east is referred to Loveshack Ridge and the land to the south is referred to as Blanche Port Rise.

The Loveshack Ridge LMA imposes the following requirements:

- Dwellings exceed 100 square metres
- Dwellings shall be constructed using materials prescribed within the LMA
- Sheds or garages cannot be used for temporary or permanent accommodation
- No more than one dwelling on the land
- No second-hand transportable buildings unless they have been re-clad with the materials prescribed within the LMA
- Buildings greater than 15 square metres in size will discharge all roof water to a rainwater tank
- Rainwater tanks shall be plumbed to dwellings

The Blanche Port Rise LMA imposes all of the above requirements, as well as the following requirements:

- No further division of the land
- Development will meet the Blanche Port Rise Design Guidelines, which impose the following requirements:
  - » Views shall not be restricted
  - » Building heights for some allotments are restricted to 5 metres, particularly those closest to the coast
  - » Front setback of 6 metres to roads and 5 metres to an open space reserve
  - » External materials in accordance with the guideline and should be new
  - » No more than 1 metre of excavation or fill
  - » Finished floor levels not to exceed 0.15 metres above levels prescribed by the guideline
  - » Garages shall not be constructed prior to dwellings
  - » Sheds, garages and other ancillary structures shall not be used for human habitation
  - » Fencing cannot exceed 1.8 metres, will be pre-painted and position post and rail in accordance with the guideline
  - » Buildings cannot be used for a business or commercial nature
  - » Native vegetation is protected
  - » Dwellings shall be connected to a 45,000 litre rain water storage tank
  - » Trees planted and their height are prescribed by the guideline
  - » The keeping of birds and poultry is prohibited

Some of the above requirements seek to control matters that are excluded from the definition of development (by schedule 4 of the *Planning Development and Infrastructure (General) Regulations 2017*) such as fencing below 2.1 metres and the keeping of domestic animals including chickens. These matters cannot be influenced by policy within the Planning and Design Code.

Many of the remaining matters are already controlled by the Planning and Design Code and the *Planning Development and Infrastructure Act 2016* and do not require further changes to policy. For example, setbacks, use of buildings for accommodation and/or commercial uses and use of rainwater tanks for water supply.

The matters not covered by the current policy within the Planning and Design Code area in relation to:

- Building height
- Maintaining views
- Materials, including avoidance second hand materials and the materiality for temporary accommodation (i.e. enabling 'sheds' to be used for accommodation purposes if approved for this purpose)
- Minimum floor areas for dwellings
- The prevention of small-scale commercial uses (the Code anticipates small scale commercial activities within the Neighbourhood Zone)

In relation to building height, it is recommended that a technical and numeric variation be applied to development along Cape Bauer Drive to continue the current scale of buildings along this esplanade and enable opportunities for views to the coast for allotments that do not present to Cape Bauer Road.

In relation to the remaining matters, the scope of this Code Amendment is limited by a condition imposed by the Minister for Planning and Local Government which states:

> '*The scope of the proposed Code Amendment does not include the creation of new planning rules, and is limited to the spatial application of zones, subzones, overlays, or technical and numerical variations provided for under the Planning and Design Code'*

As a result, new policy cannot be added as part of this Code Amendment to respond to the requirements of the adjacent LMAs.

Recommended Policy Change

Technical and numeric variation to be applied along the eastern boundary of the Affected Area to apply a maximum building height of 5 metres.

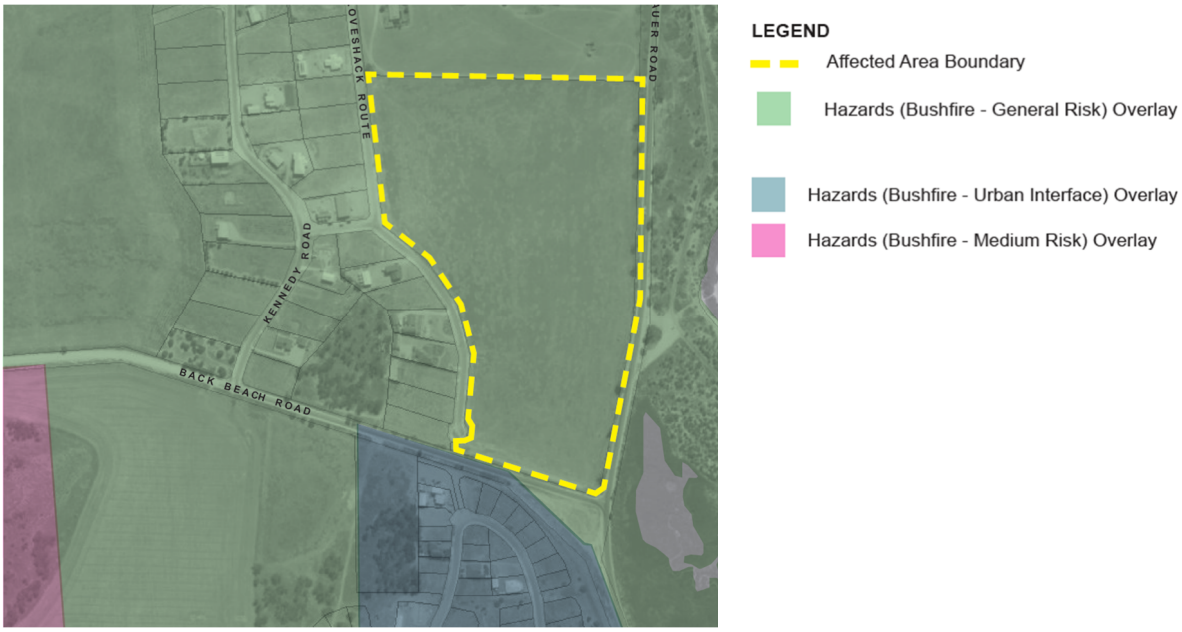
Review of Bushfire Risk Classification

The Affected Area is currently within the Hazards (Bushfire – General Risk) Overlay as shown by Figure 6. The Hazards (Bushfire – General Risk) Overlay also applies to land to the east and north of the Affected Area.

The typography and vegetation cover of the Affected Area are similar to the adjacent land to the east, which is also within the Hazards (Bushfire – General Risk) Overlay. The nature of the proposed use is also similar to the land to the east (i.e. low density residential development).

As a result, no changes are proposed to the existing Hazards (Bushfire – General Risk) Overlay.

Figure 6 *Hazards (Bushfire) Overlay Boundaries*



Recommended Policy Change

No change recommended.

Suitability of the Land for Residential Purposes

The Proposal to Amend the Planning and Design Code committed to the following investigation:

> *Consider the 2010 Master Plan leading to the implementation of the Kennedy Road Rural Living Zone to identify possible potentially contaminating activities on the land proposed for rezoning*

Due to the high-level nature of a master plan, the Streaky Bay Master Plan did not consider potentially contaminating activities in great depth when suggesting Zone changes. However, the land has been used for farming (broad acre cropping) which is a class 3 potentially contaminating activity.

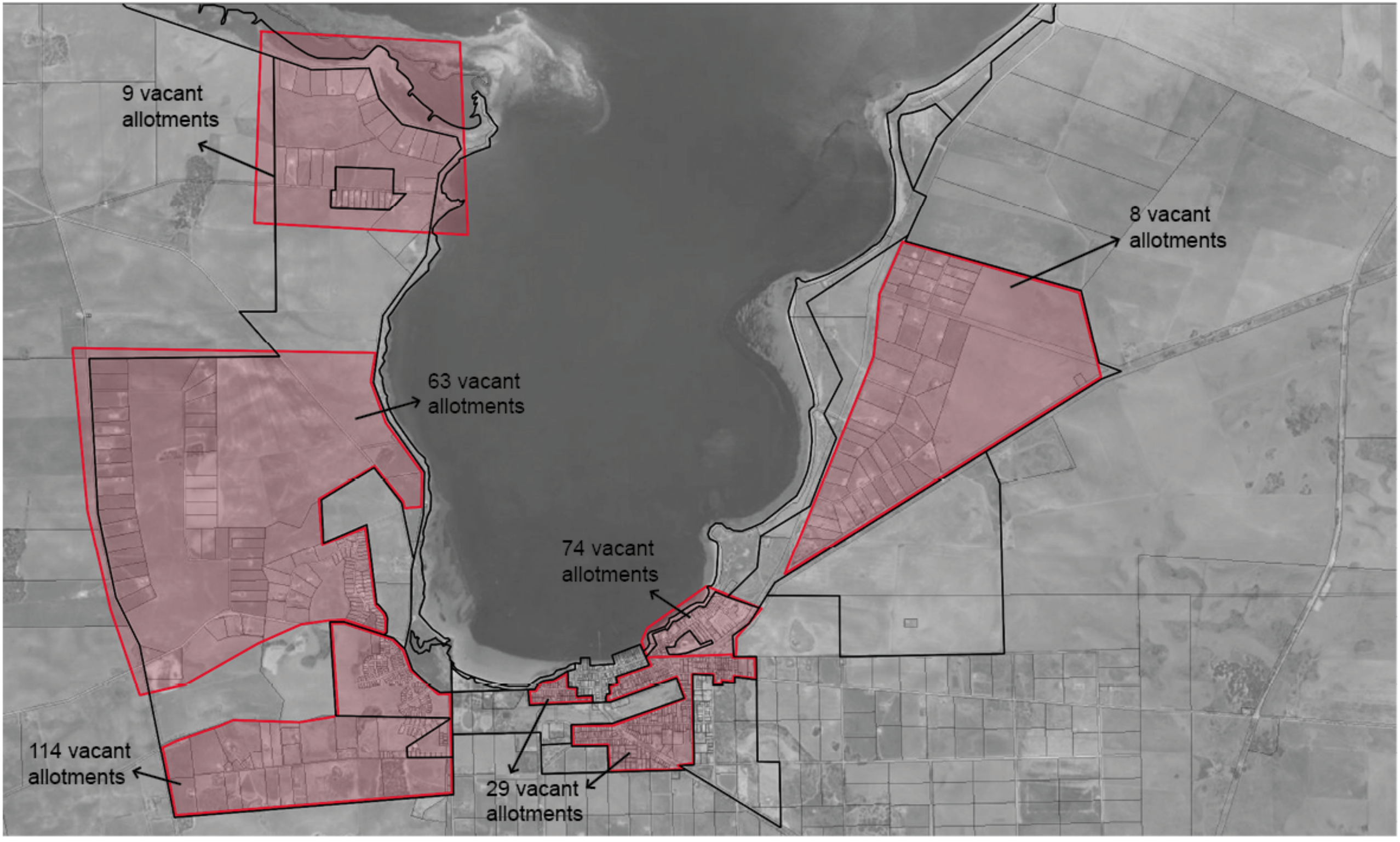
Practice Direction 14 Site Contamination Assessment provides a framework for considering site contamination at the development assessment stage for a land division that creates residential allotments. This Practice Direction and schedule 8 of the *Planning Development and Infrastructure (General) Regulations 2017* requires a site contamination declaration form and preliminary site investigation report be provided as part of the development application.

Accordingly, the suitability of the land for residential purposes from a site contamination perspective will form part of the assessment of a future development application.

Recommended Policy Change

No change recommended.

APPENDIX 6A. VACANT AND DEVELOPABLE LAND YIELD ANALYSIS BY FUTURE URBAN



Vacant Land Analysis

Streaky Bay Code Amendment

LEGEND

Zone Boundaries

Total: 297 vacant residential/rural living allotments (excluding developable allotments shown in the 'developable land yield analysis')

July 2021

Revision A

Not to Scale

FUTURE URBAN

Note: Approximate allotment yield is calculated as follows:

$$\frac{\left(\text{allotment size} - \text{land subject to constraints} - \text{land req. for infrastructure}\right)}{\text{minimum allotment size}}$$

Land required for infrastructure is approximately 10% of allotment size in Rural Living Zone and approximately 32.5% in Neighbourhood and Rural Neighbourhood Zone

13
6
RURAL AQUACULTURE
64
RURAL
RURAL LIVING
45
50
3
2
DEFERRED URBAN
COASTAL WATERS & OFFSHORE ISLANDS
CONSERVATION
CARAVAN & TOURSIT PARK
RURAL
6
7
18
RURAL LIVING
31
DEFERRED URBAN
4
EMPLOYMENT (BULK HANDLING)
TOWNSHIP ACTIVITY CENTRE
OPEN SPACE
CARAVAN & TOURIST PARK
315
25
NEIGHBOURHOOD
RECREATION
NEIGHBOURHOOD
DEFERRED URBAN
*see enlargement 1
*see enlargement 2
STRATEGIC EMPLOYMENT
34
34
14
19
21
56
24
29
12
12
65
29
19
24
12
22
12
RURAL NEIGHBOURHOOD

Developable Land Yield Analysis

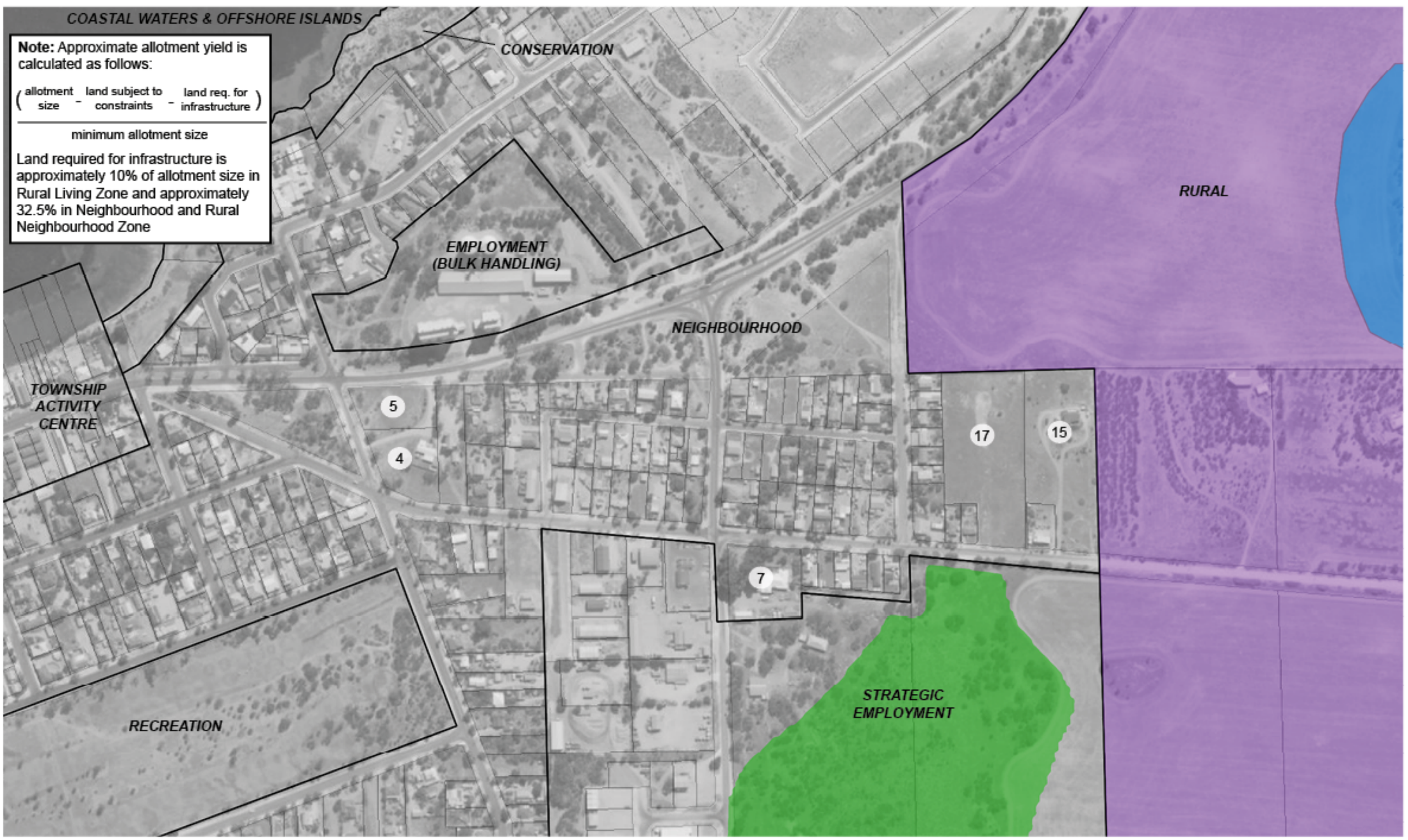
Streaky Bay Code Amendment

LEGEND

- Zone Boundaries
- Areas of native vegetation
- Limited Land Division Overlay
- (4) approximate allotment yield (*refer to note)
- Water Resources Overlay
- Constrained sites (ie. land locked / native vegetation)
- Sites potentially requiring remediation

July 2021
Revision A
Not to Scale

FUTURE URBAN



Note: Approximate allotment yield is calculated as follows:

$$\frac{\left(\text{allotment size} - \text{land subject to constraints} - \text{land req. for infrastructure}\right)}{\text{minimum allotment size}}$$

Land required for infrastructure is approximately 10% of allotment size in Rural Living Zone and approximately 32.5% in Neighbourhood and Rural Neighbourhood Zone

Enlargement 1

Streaky Bay Code Amendment

LEGEND

- Zone Boundaries
- Areas of native vegetation
- Limited Land Division Overlay
- (4) approximate allotment yield (*refer to note)
- Water Resources Overlay

July 2021
Revision A
Not to Scale

FUTURE URBAN

Note: Approximate allotment yield is calculated as follows:

$$\frac{\left(\text{allotment size} - \text{land subject to constraints} - \text{land req. for infrastructure}\right)}{\text{minimum allotment size}}$$

Land required for infrastructure is approximately 10% of allotment size in Rural Living Zone and approximately 32.5% in Neighbourhood and Rural Neighbourhood Zone

RECREATION

NEIGHBOURHOOD

DEFERRED URBAN

RURAL

STRATEGIC EMPLOYMENT

9
16
15
5
5
7
7
9
4
53
7
7

Enlargement 2

Streaky Bay Code Amendment

LEGEND

- Zone Boundaries
- Areas of native vegetation
- Limited Land Division Overlay
- (4) approximate allotment yield (*refer to note)
- Water Resources Overlay
- Constrained sites (ie. land locked / native vegetation)
- Sites potentially requiring remediation

July 2021
Revision A
Not to Scale

FUTURE URBAN

APPENDIX 6B. LAND SUPPLY AND DEMAND REVIEW PREPARED BY BOTTEN LEVINSON LAWYERS

Land Supply

As at 2016 Census, the population of Streaky Bay is 1378.

Streaky Bay is a typical country township which is identified by typical residential type streets and has all services available to it i.e. mains water, power, telecommunications.

To assist in the growth of the District, it is appropriate to provide new allotments that the market regards as highly desirable.

Council development

In about 2000, the Council identified land to the West of the main part of the town adjacent to Blancheport Bay as being suitable for housing. The Council obtained all relevant approvals and established a "housing estate" in that area. The Council estate comprises three sections and a total of 117 allotments were approved. Thus far 117 allotments have been created.

Roads and other infrastructure were established and since that time, a total of 64 dwellings have been established in that estate. However many allotments remain unsold.

The allotments are typically of the size one finds in a township or within the greater Adelaide area i.e. typical residential allotments in the range of 706-1226 sqm.

To the east of the township is another land division Clearwater Cove Estate which was first approved in the early 2000s. Some infrastructure was established at that time. 81 allotments were approved. 81 allotments have been created. Again the allotments are of a traditional residential size – typically less than 1000sqm in area, with some over 1000sqm including some over 2,000sqm. However as at January 2021, 6 dwellings have been established in that estate with 3 dwellings currently under construction. The vast majority of allotments have not been sold.

Gibson Peninsula

In 2003, planning consent was granted to establish 10 allotments on Kennedy Road on Gibson Peninsula. Gibson Peninsula is on the western side of Blancheport Bay, a short distance from the Council housing estate.

Following the grant of that land division, a second land division approval was granted creating 65 allotments. By and large, the allotments on Gibson Peninsula are in the order of 2000-2200 sqm and have been marketed as "lifestyle allotments" or "rural living".

As at January 2021, all 74 allotments have been sold to third parties. 33 dwellings have been established on the Gibson Peninsula together with a number of allotments where 'outbuildings' have been established which will ultimately be used in conjunction with dwellings.

Thus the 'build-rate' as a proportion of the allotments is over 50%, with over 40% being established with dwellings.

The reasons for this may be many and varied but no doubt include:

1. The cost of the land
2. The lifestyle attraction afforded by land of that size
3. New dwellings being established
4. The location on the immediate outskirts of town – being a 2 km drive to the main street & post office.
5. The highly attractive views over Blancheport Bay and Streaky Bay township because of the elevated position of Streaky Bay.

The "sale take up" rate of the land on Gibson Peninsula can be contrasted to that in terms of both the

1. Council housing estate with a number of allotments not yet sold.

2. the Clearwater Development on the eastern side of the town where 9 of 81 have been developed and where the vast majority of allotments have not been sold to third parties.

Whilst there is a significant amount of land available for residential development within the Council estate and the Clearwater estate they only provide residential type/sized allotments and generally do not have highly attractive views over Blancheport Bay and Streaky Bay township.

There is no longer any land available for *lifestyle allotments*. This is demonstrative of the desire of the market which has expressed a clear and (strong) preference for this form of development which includes larger allotments, despite the fact that mains water is not available. Indeed if mains water was available, which can only be provided at a prohibitive cost, it is reasonably expected that all or nearly all of the land on the Gibson Peninsula would have been developed with dwellings. Despite that, the sale take up rate is substantially higher for the other two land divisions where residential development can take place.

<u>Solution -create more allotments on the Gibson Peninsula</u>

The attributes of the land on Gibson Peninsula are such that it is highly desirable for that land to be developed as is evidenced by:

1. the sale of all 74 allotments to third parties
2. The *take up rate* of establishing dwellings or other substantial outbuildings on the land.

in stark contrast to the Clearwater development.

There is no reason to believe that what has been developed will not be successfully duplicated on the allotments proposed, noting in particular that development on Loveshack Route has only been permitted on the western side because of the existing zoning.

Further, there is anecdotal evidence to suggest there is ongoing demand for further lifestyle allotments to be created on Gibson Peninsula that will lead to further investment within the area of Streaky Bay itself. That will consolidate the township by providing extra population

which will then utilise the services in the township and further reinforce the economy of Streaky Bay in terms of retail facilities and other services provided within the township.

All of these aspects will lead to the strengthening of the township Streaky Bay and its economy without any financial impost on government at any level.

APPENDIX 6C UTILITY SECURITY STUDY PREPARED BY JEFF TATE CONSULTING AND THE ENERGY PROJECT

Streaky Bay District Council

Report: Utility Security Study

30 June 2020

85 Halifax Street, Adelaide SA 5000 • mailbox@energyproject.com.au • www.energyproject.com.au • ABN 62 153 059 253

Contents

1 Executive Summary

1.1 Introduction

The Energy Project (TEP) and Jeff Tate Consulting are pleased to provide this report to the District Council of Streaky Bay (Council). TEP is an Adelaide-based, specialist energy consultancy that provides energy advice to business customers and program advice to governments. Jeff Tate Consulting assisted the Council recently with the preparation of its draft Strategic Plan.

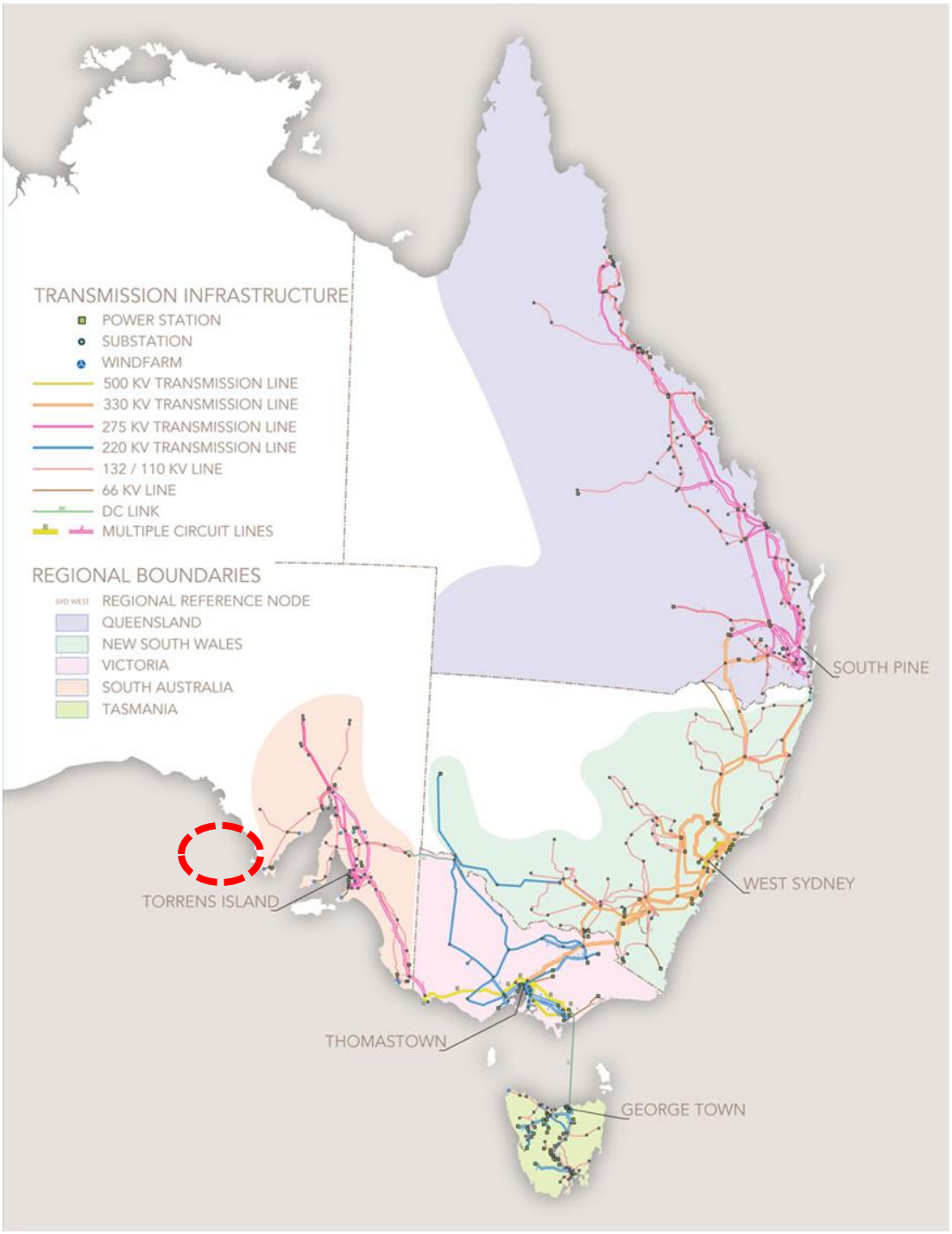


Figure 4: Map of National Electricity Market

Streaky Bay is at the 'edge of the grid' for energy, water, waste and telecommunications. This is best demonstrated by Figure 5 which shows the region's position in the interconnected east coast electricity grid of the National Electricity Market (NEM). As a result, the region is faced with a range of utilities issues - for Council itself and for the community.

The draft Streaky Bay Strategic Plan includes priority actions of:

- identify and pursue local, regional and state options to improve the availability of water, supply of electricity, and improve internet and mobile phone access; and
- work with the community to identify and implement ways to manage waste that are affordable and meet community aspirations to the extent that is achievable.

The objective of this project was to identify and quantify the potential benefits of infrastructure projects that Council can pursue in more detail. The focus was primarily on energy, and its interactions and potential synergies with other utilities.

Figure 5 provides an overview of utility inputs and outputs to the region.

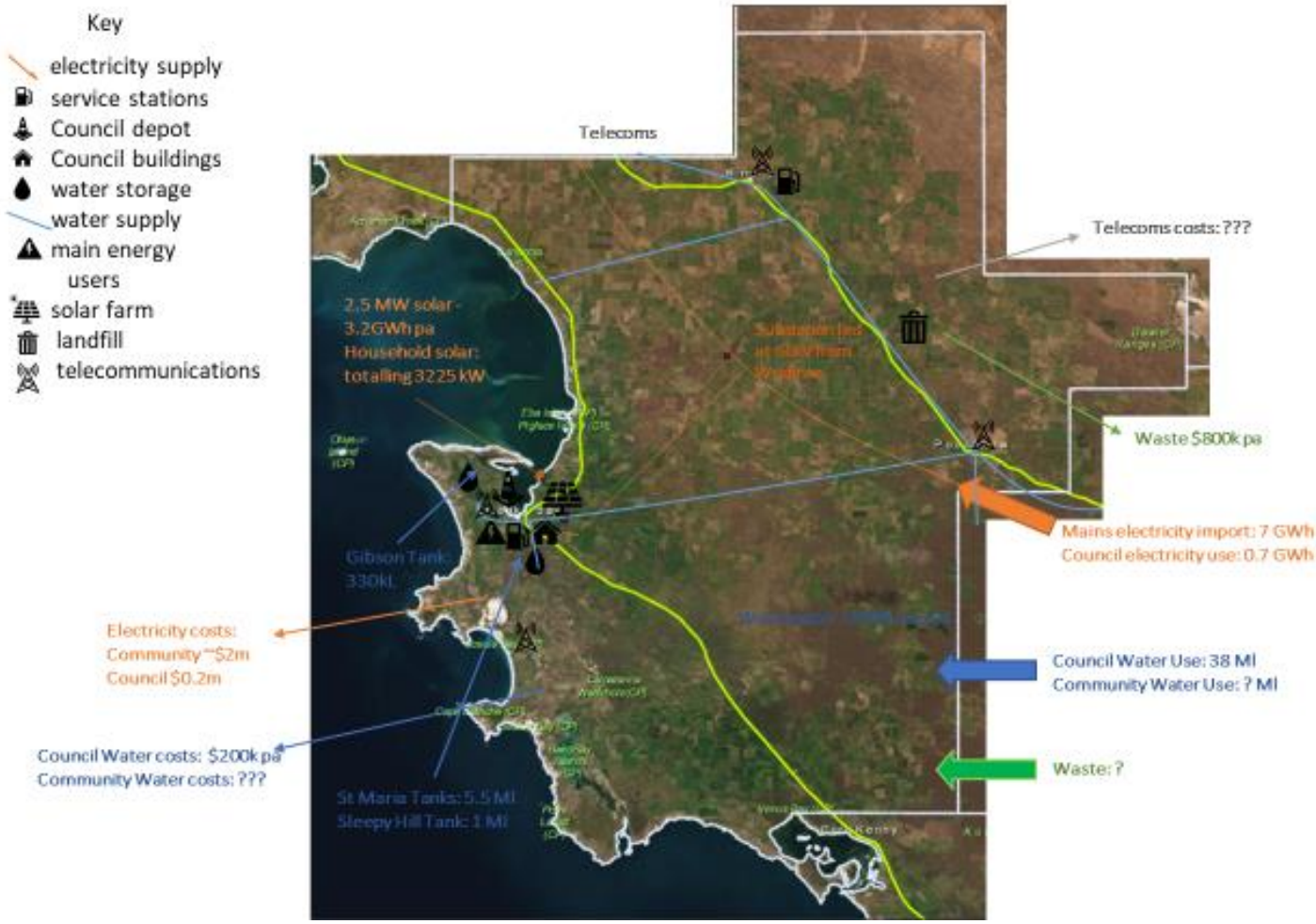


Figure 15: Utility inputs and outputs

1.2 Energy

Section 5 identifies three specific issues related to electricity as follows:

- Streaky Bay is located at the very edge of the national grid as shown in Figure 5. This has implications for reliability and energy security. Infrastructure projects that support the grid will be particularly beneficial.
- Streaky Bay has a very peaky electricity load profile - 50% of demand is only there for less than 2.5% of the year. Peak periods occur in summer in peak tourist season, in the late afternoon and evening. This has implications for the cost of electricity and reliability. Projects that shift demand away from peak periods will be beneficial.
- Streaky Bay has a very high penetration of solar power, to the extent that reverse power flow occurs regularly. In general, further solar power projects are not recommended. Projects that shift load into the middle of the day to utilise solar power will be beneficial.

Coupled with more general information regarding the National Electricity Market we have identified the following opportunities.

1.2.1 Community battery

We recommend Council pursue opportunities for a community battery, starting with testing community support and development of a feasibility study. A community battery will:

- Strengthen the grid, improving reliability and energy security.
- Enable load to be shifted from peak periods to other times of the day, particularly the middle of the day when there is an excess of solar power.
- Support any future transition to a stand-alone power system

Council would need to partner with others to deliver such a project. Support from SA Power Networks, SA Government and the Australian Renewable Energy Agency (ARENA) would likely be critical.

Role of Council: **Facilitator, Advocate**

1.2.2 Community load shift

Streaky Bay has a very high penetration of solar, and more could be done to make use of it.

In Section 6 we identified the hot water load as approximately 0.5MW for one hour each night for an annual total of around 280 MWh. This time period no longer represents ‘off peak’ prices and could likely be supplied at lower cost during solar hours.

We recommend Council facilitate a load shifting program, including a community education campaign. Targeted loads to include hot water amongst others.

Role of Council: **Facilitator, Advocate**

1.2.3 Reduce and shift grid electricity consumption at Council facilities

Council is a significant electricity consumer in their own right, accounting for over 10% of the total electricity supplied through the local sub-station. We recommend Council demonstrate leadership by reducing grid electricity consumption at Council facilities outside of "solar hours". This can be done through energy efficiency upgrades and/or load shifting to match the excess solar on the local grid.

Role of Council: **Asset Owner**

1.2.4 Local Government Partnership

We note that Streaky Bay has a close but indirect relationship with Adelaide City Council (ACC) through the 3MW Solar Farm being developed adjacent the substation. In the context of ACC pursuing Carbon Neutrality by 2025, opportunities exist for Streaky Bay to tap into resources such as community education and support for local energy initiatives. We recommend consideration of a partnership approach with ACC to support the recommendations above.

Role of Council: **Facilitator, Advocate**

1.3 Water

Water supply to the Council area is constrained by the capacity of the SA Water pipeline.

Council is a significant water consumer in its own right (approximately 38 ML per annum). In addition, approximately 100ML of treated wastewater annually from the Community Wastewater Management Scheme (CWMS). We recommend a structured three step process to understand current operations and costs incurred, opportunities for improvement and a cost-benefit analysis.

More specifically, we recommend:

- Council focus on the key opportunity for Council operations of improving water efficiency through targeted irrigation and fixture upgrades, including the efficiency of reuse from the CWMS.

  Role of Council: **Asset Owner**
- A cautious approach utilising specialist advice to considering stormwater harvesting projects given the risks involved. As a first step we recommend learning from the experiences of other bodies such as the City of Salisbury about the risks and opportunities associated with stormwater harvesting especially in a low rainfall area.

  Role of Council: **Asset Owner**
- The SA Water mains supply arrangement be reviewed to see if this existing system can be optimised, possibly through the introduction of additional storage tanks. This appears to be the most promising way of resolving looming water shortages.

Role of Council: **Advocate, Facilitator**

- Council determine the extent of community knowledge and implementation of water efficiency measures and consider the establishment of a community-wide water efficiency program.
  Role of Council: For Council operations – **Asset Owner**; for community – **Information channel, Advocate, Facilitator**

1.4 Waste

The annual cost to Council for waste management is $800,000. This is a significant cost burden for a small local government. Collection costs, low volumes, availability of markets and distance from any such markets are major impediments to affordable recycling programs.

As with water, we recommend a structured three step process to understand current operations and costs incurred, opportunities for improvement and a cost-benefit analysis.

Role of Council: For Council operations – **Asset Owner**; for community – **Information channel, advocate, facilitator, service provider**

1.5 Telecommunications

The Australian Digital Inclusion Index (https://digitalinclusionindex.org.au/) highlighted the Eyre Peninsula region as having relatively low levels of performance. This has important implications for a wide range of social and economic activities for places like Streaky Bay.

Of particular relevance in the era of COVID-19 are the links to healthcare. We understand that the local Medical Centre has been acquired by Council and is now run by a Community Board. In our view, this provides a critical point of leverage for improved access to phone and internet capacity for the region.

Further, the recently released 20-Year State Infrastructure Strategy for South Australia includes an objective of "Connected and productive regions" and a number of priorities aligned with digital connective and regional economic and social development[1].

It is recommended that Council work with the Medical Centre Board to improve the region's internet access in order to increase the potential of attracting additional GPs and allied health services to the area utilising the Centre. This could include pursuing 'mobile black spot' funding[2]. and the potential to extend the 'GigCity' initiative from Whyalla to get fibre broadband to the region[3].

Role of Council: **Information channel, advocate, facilitator**

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[1] https://www.infrastructure.sa.gov.au/our-work/20-year-strategy
[2] https://www.communications.gov.au/what-we-do/phone/mobile-services-and-coverage/mobile-black-spot-program
[3] https://gigcity.com.au/

2 Introduction

The Energy Project (TEP) and Jeff Tate Consulting are pleased to provide this report to the District Council of Streaky Bay (Council). TEP is an Adelaide-based, specialist energy consultancy that provides energy advice to business customers and program advice to governments. Jeff Tate Consulting recently assisted the Council with the preparation of its draft Strategic Plan.

Streaky Bay is faced with a range of utilities issues - for Council itself and for the community. Examples include:

- increasing energy costs
- electricity reliability
- water supply, particularly for new developments
- telecommunications reliability
- waste management.

The objective of this piece of work was to identify and quantify the potential benefits of infrastructure projects that Council can pursue in more detail. The focus was primarily on energy, and its interactions and potential synergies with other utilities.

This work is consistent with the Streaky Bay Strategic Directions priority actions to “identify and pursue local, regional and state options to improve the availability of water, supply of electricity, and improve internet and mobile phone access” and “work with the community to identify and implement ways to manage waste that are affordable and meet community aspirations to the extent that is achievable”.

3 ABS Regional Profile

The Streaky Bay Local Government Area of over 600,000 hectares is home to around 2,200 people and over 300 businesses. Age profiles illustrate a community with large numbers of small children and those at or around retirement age but a relatively low proportion of those in their 20s, as shown in Figure 2.

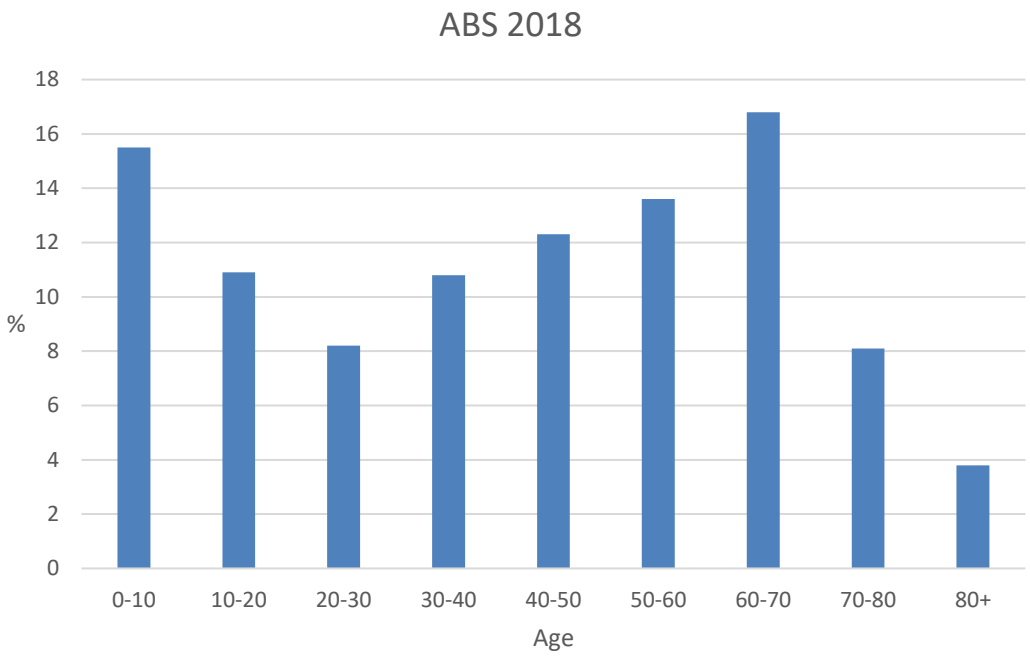


Figure 2: Population by age in Streaky Bay

According to the ABS Census Data for DC Streaky Bay[4] there were only around 800 occupied dwellings in 2016 and a further 400 classified as "unoccupied" highlighting the prevalence of holiday homes in the area.

4 https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/LGA47490?opendocument

4 The role of Council

Jeff Tate Consulting has previously provided the role descriptions in Table 1 to Council, as well as Figure 3 showing resource implications.

Table 1: Council roles

Role	Description
No role	The Council chooses not to have a role in relation to a particular service or activity
Information channel	Information about a service or activity of other bodies is channelled by the Council through, for example, brochures in Council office and other public spaces; links to the other bodies' websites etc
Advocate	The Council may advocate to another government or other organisation for certain things to happen; this could range from a single event (such as writing to a Minister) through to an ongoing campaign
Facilitator	A step further from advocacy where the Council may try to bring parties together to work out a solution to an issue affecting the Council area
Agent	Typically, this would involve the Council delivering a service, funded by a government agency, that is, or likely to be regarded as, the responsibility of another government
Part funder	The Council either provides funding to another body to meet part of the cost of that body providing a function/service activity, or receives funding from another body (usually a government agency) to meet part of the cost of the Council delivering it
Asset owner	As the owner (or custodian, such as through a Trust Deed) of an asset (road, footpath, building, playground etc.), the Council has responsibility for capital, operating and maintenance costs
Regulator	The Council has legislated roles in a range of areas which it is required to fund from its own funds (apart from fees for cost recovery, government grants)
Service provider	The full cost (apart from fees for cost recovery, government grants etc) of a service or activity is met by the Council

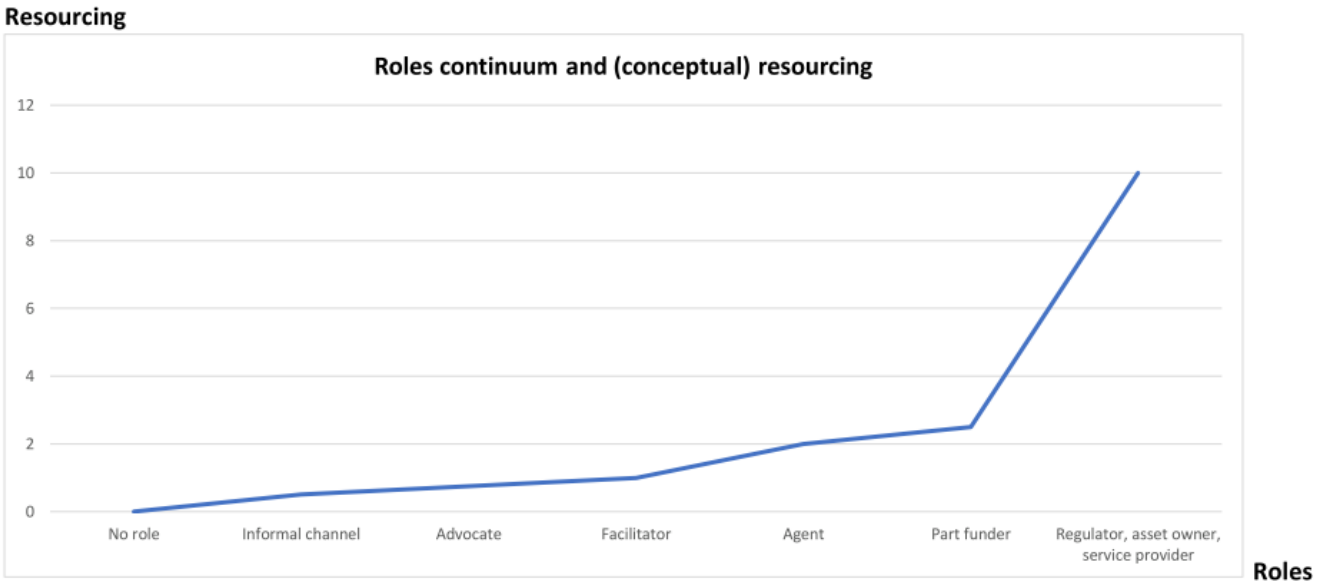


Figure 3: Resourcing implications of roles

In the context of this study we recommend Council keep to the left hand side of the horizontal axis (information channel, advocate, facilitator) except where they are already the asset owner or service provider. Throughout this report, where recommendations are provided, suggested roles for Council are included.

5 Energy analysis

5.1 Introduction

Streaky Bay is powered by SA Power Networks electricity distribution network, bottled gas and a range of liquid fuels. The focus of this study is on grid electricity.

Three key attributes emerge, and are discussed further below:

- location at the very edges of the national grid;
- very peaky load profile - 50% of demand is only there for less than 2.5% of the year; and
- very high penetration of solar power.

Relevant aspects of the National Electricity Market are discussed in Appendix A.

5.2 Edge of the grid

Figure 5, the SA Power Networks Eyre Peninsula Region network map, illustrates how Streaky Bay substation is fed at 66kV from Wudinna via the Tarlton substation[5]. The Streaky Bay substation is located approximately 5km west of the township. Ceduna is the National Electricity grid's only major load west of Streaky Bay.

[5] https://www.sapowernetworks.com.au/industry/annual-network-plans/

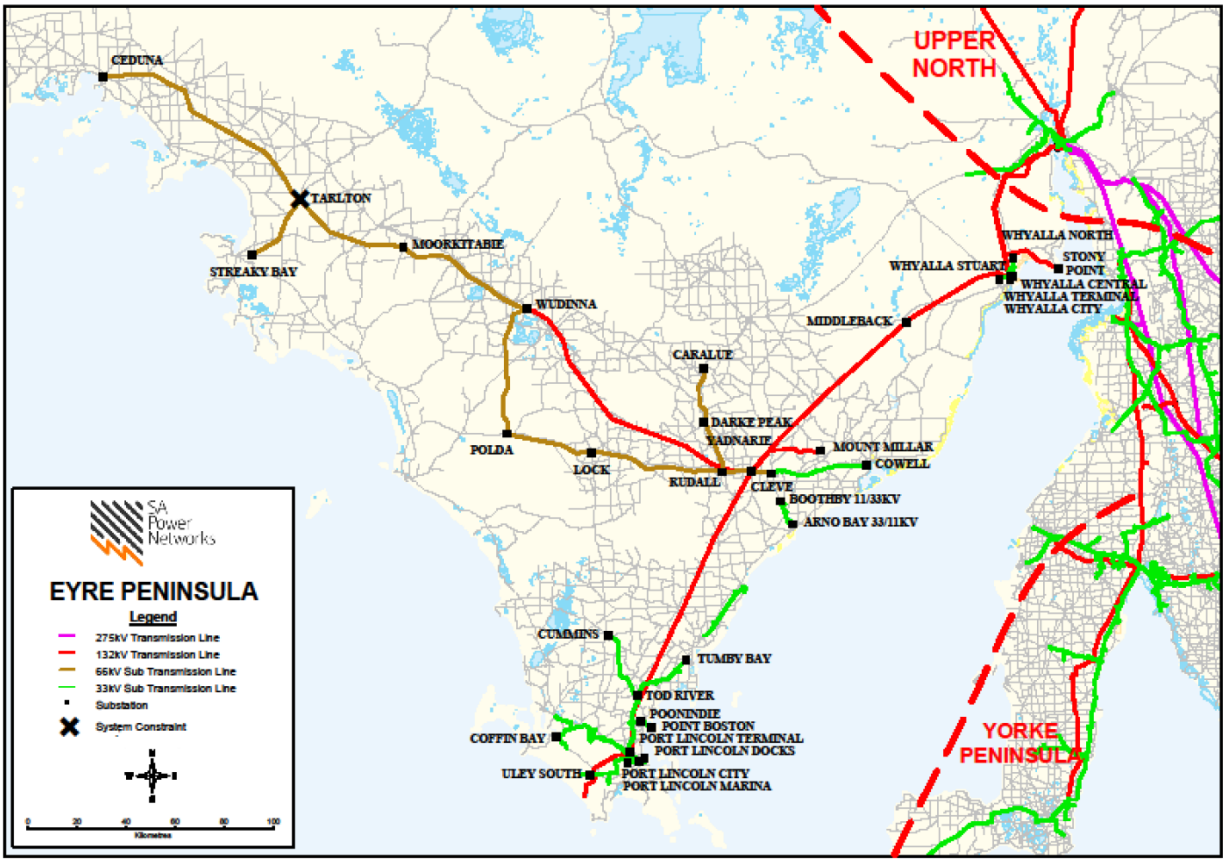


Figure 4: Electricity network map

Figure 5 shows the interconnected east coast electricity grid of the National Electricity Market (NEM)[6]. This clearly illustrates that Streaky Bay is at the edge of the grid in the national context.

[6] https://www.aemc.gov.au/energy-system/electricity/electricity-system/energy-system

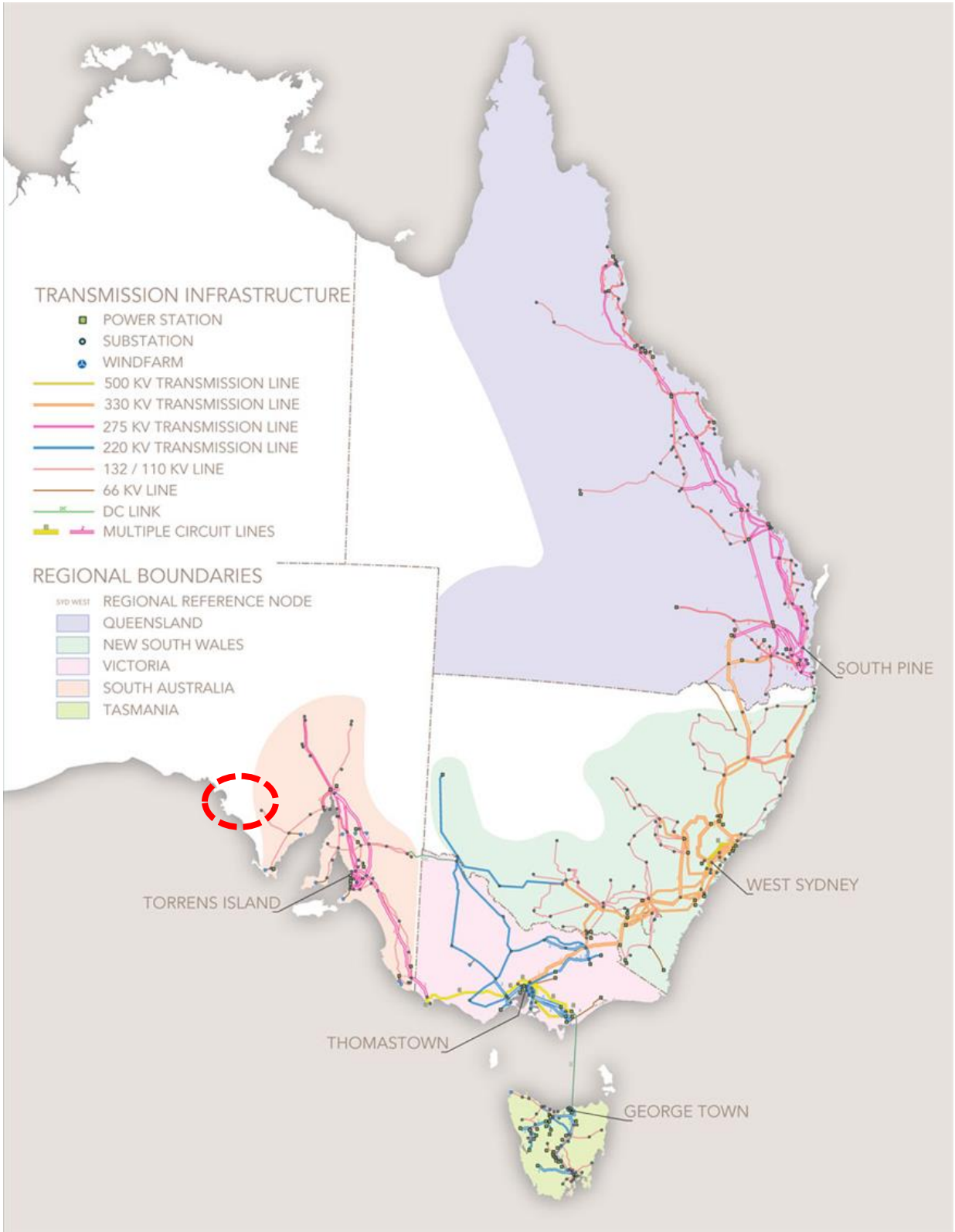


Figure 5: Map of National Electricity Market

Streaky Bay is located in the "Upper North and Eyre Peninsula" region for reliability reporting. Reliability and quality of supply is not publicly reported in finer detail so the experience of Streaky Bay customers is averaged across the region.

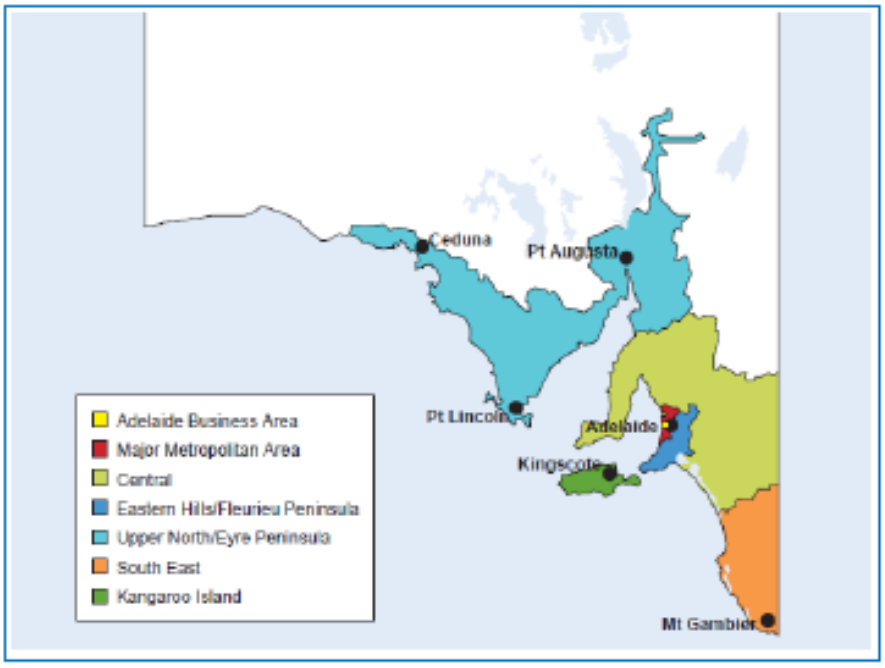


Figure 5: South Australia's electricity reliability performance regions

The most recently published data from the Essential Services Commission of SA (ESCOSA) for the regions is for the period to June 2018. The key electricity distribution network reliability service standards use the following measures:

- Unplanned System Average Interruption Duration Index (USAIDI) – measuring the average annual duration (in minutes) of supply interruptions per customer, and
- Unplanned System Average Interruption Frequency Index (USAIFI) – measuring the average annual number of supply interruptions per customer.

These are shown in Figure and Figure 7 below and illustrate that the region regularly experiences more frequent and longer outages than most others but that, in recent times at least, the performance has been relatively stable.

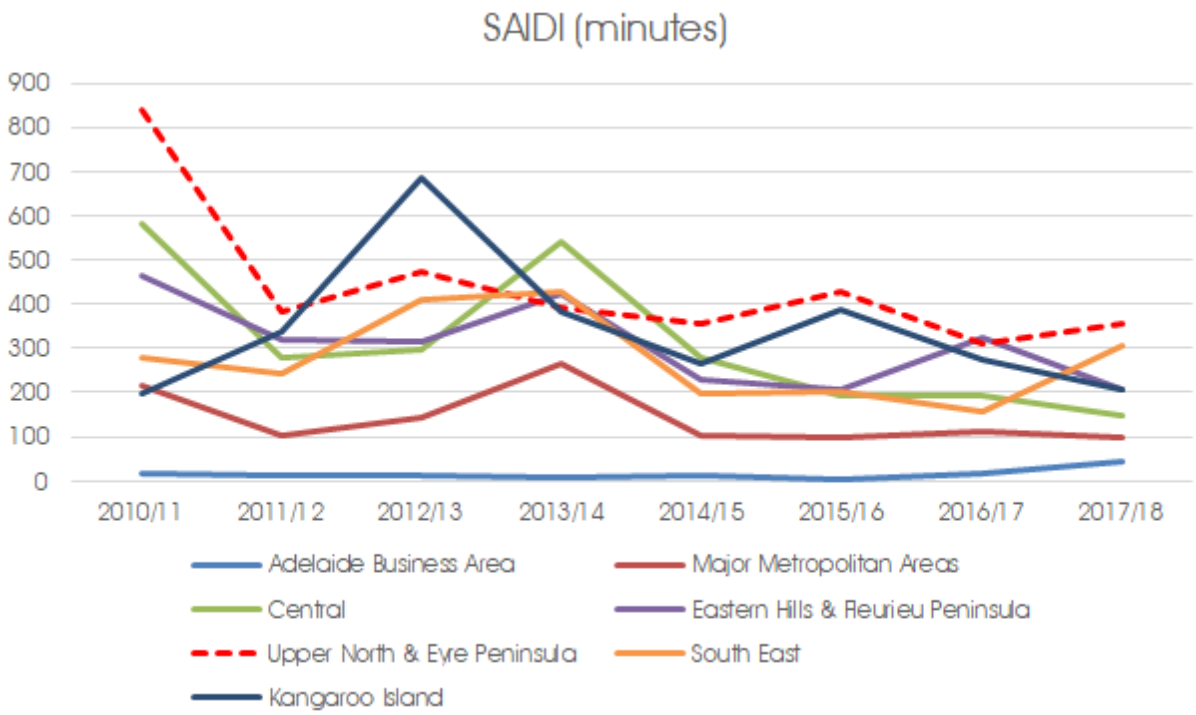


Figure 6: Average annual duration (in minutes) of supply interruptions per customer

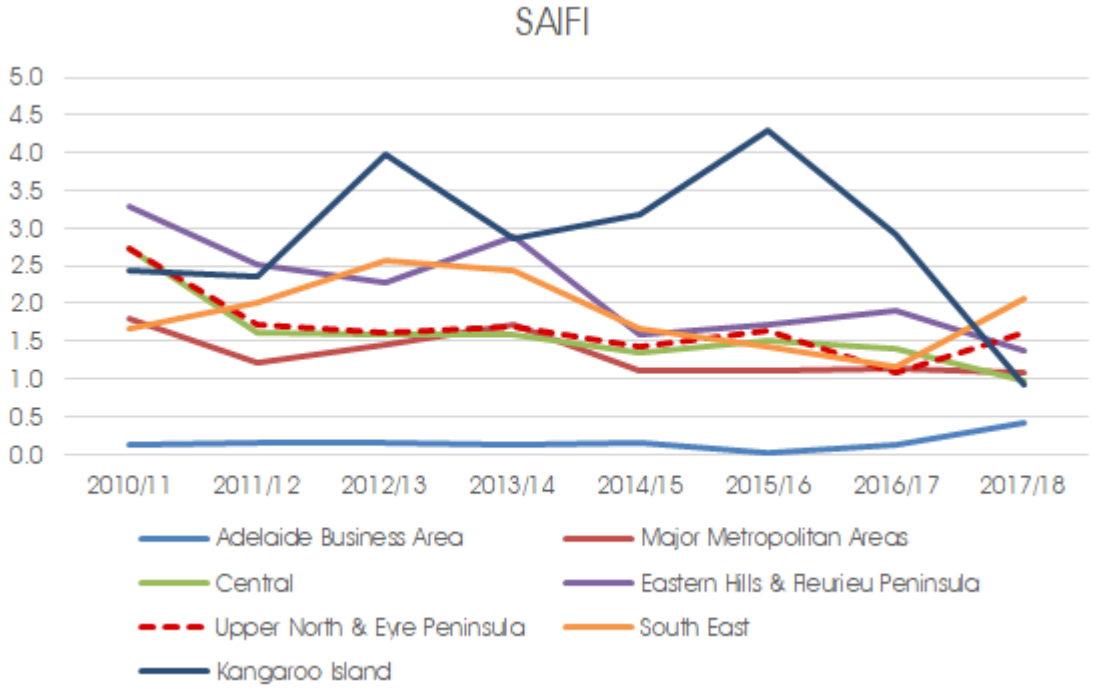


Figure 7: The average annual number of supply interruptions per customer

5.3 Load profile

A review of half-hourly interval data for SA Power Networks Streaky Bay Substation has been performed. Figure 8 reveals significant summer spikes in power use on extremely hot days.

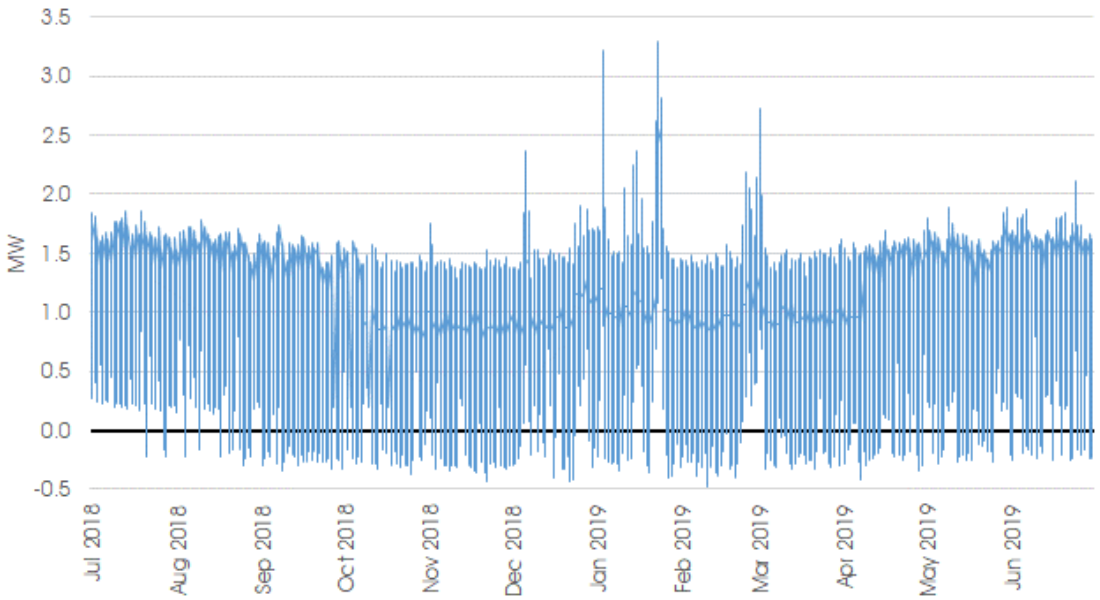


Figure 8: Half hour demand

Figure 9 presents a "load duration curve" for the Streaky Bay Substation and is used to illustrate the utilisation of infrastructure capacity. Demand peaked at 3.27 MW but was below 50% of that (1.64 MW) for 97.5% of the year. Reverse power flow (i.e. exporting from Streaky Bay to the rest of the grid) is a common occurrence in summer and shoulder months – accounting for 9% of all half hour intervals in 2018-19 (nearly 800 hours in total).

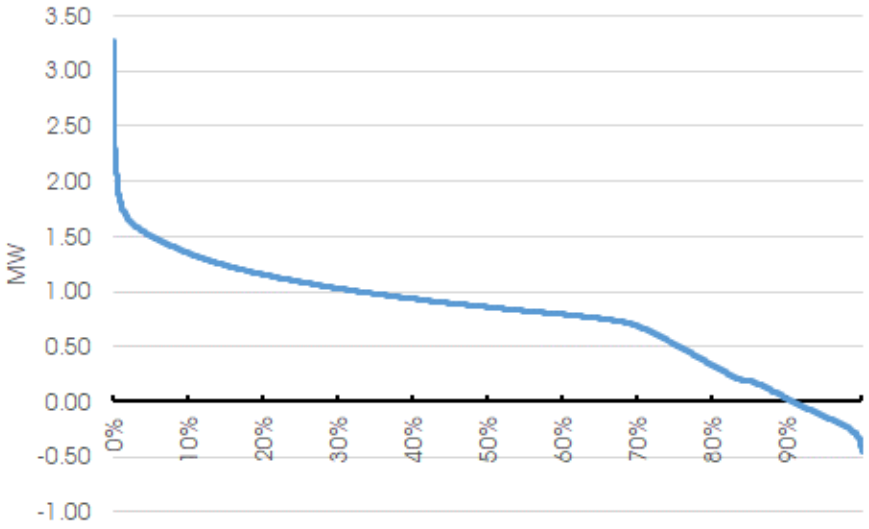


Figure 9: Streaky Bay substation load duration curve 2018-19

Figure 1010 shows average daily load profiles by month. The shape of the curve shows significant penetration of solar power in the middle of the day. For winter months a spike at close to midnight demonstrates boosting of electric storage hot water systems.

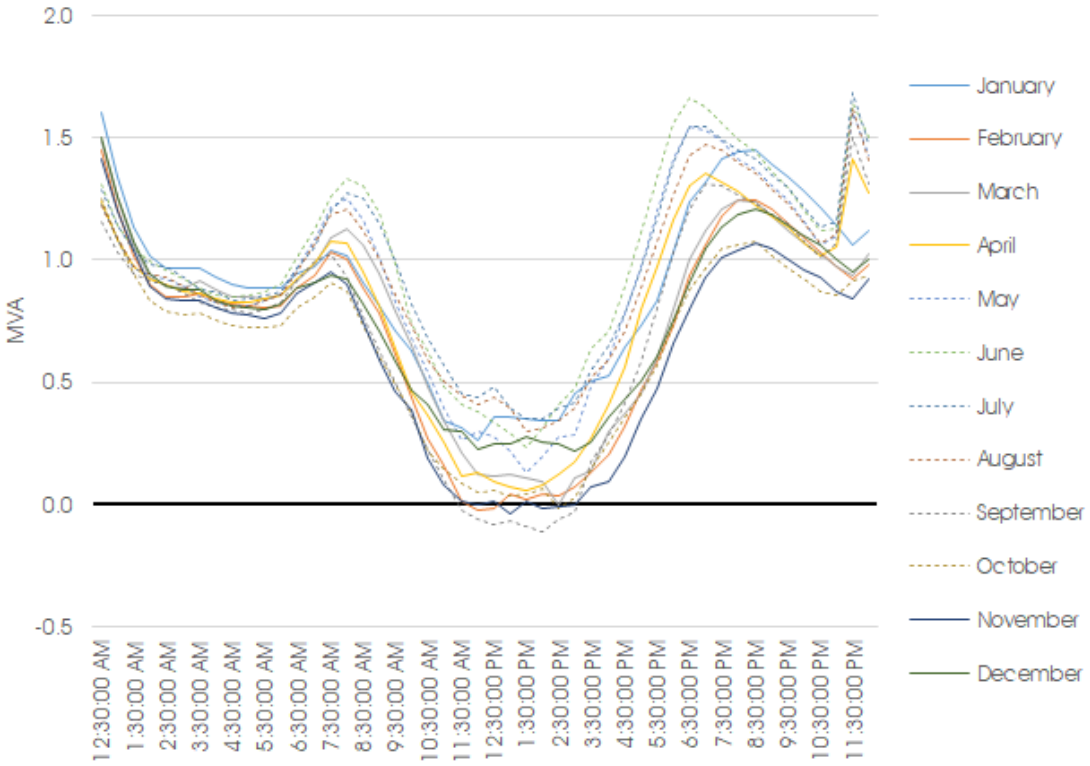


Figure 10: Daily load profiles by month

Figure 61 re-draws these load profiles from midday to midday to emphasise the overnight load from electric storage hot water systems (highlighted by the dashed red ring). An estimate of the hot water load is around 0.5MW for one hour each night for an annual total of around 280 MWh across the year. This time period no longer represents ‘off peak’ prices and could likely be supplied at lower cost during solar hours.

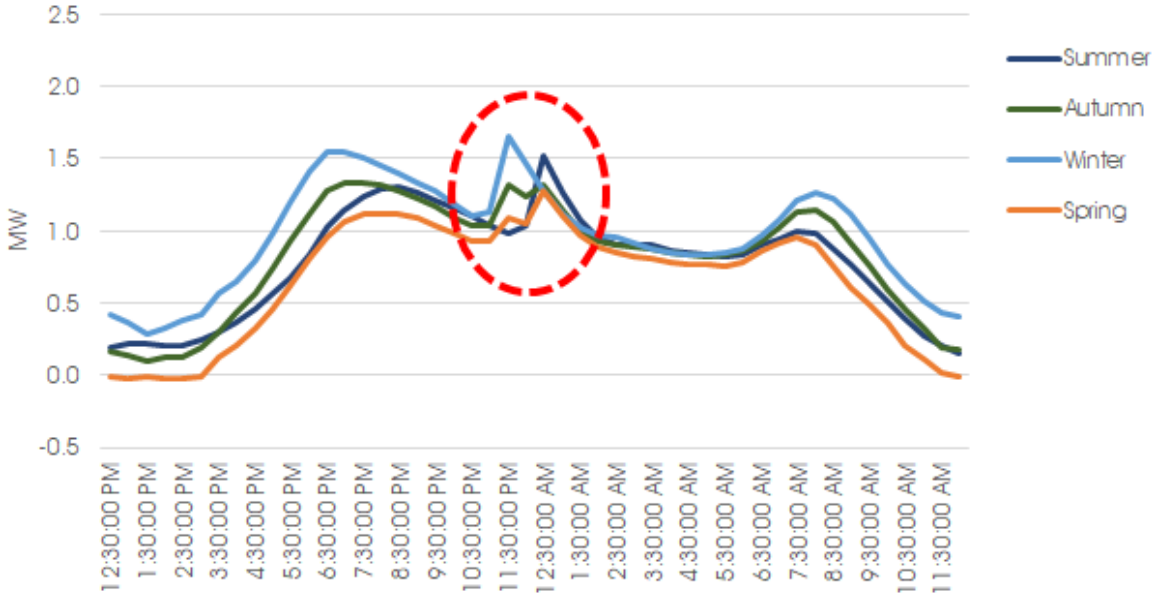


Figure 61: Streaky Bay substation - Average daily load profiles by Season

Figure 712 shows demand profiles for some days of particular interest. Peak demand in 2018-19 occurred on 23 Jan 2019 when it was 46.5°C in Streaky Bay and peak season for tourists. The maximum export day of 10 Feb 2020 was past the holiday season with excellent conditions for solar generation.

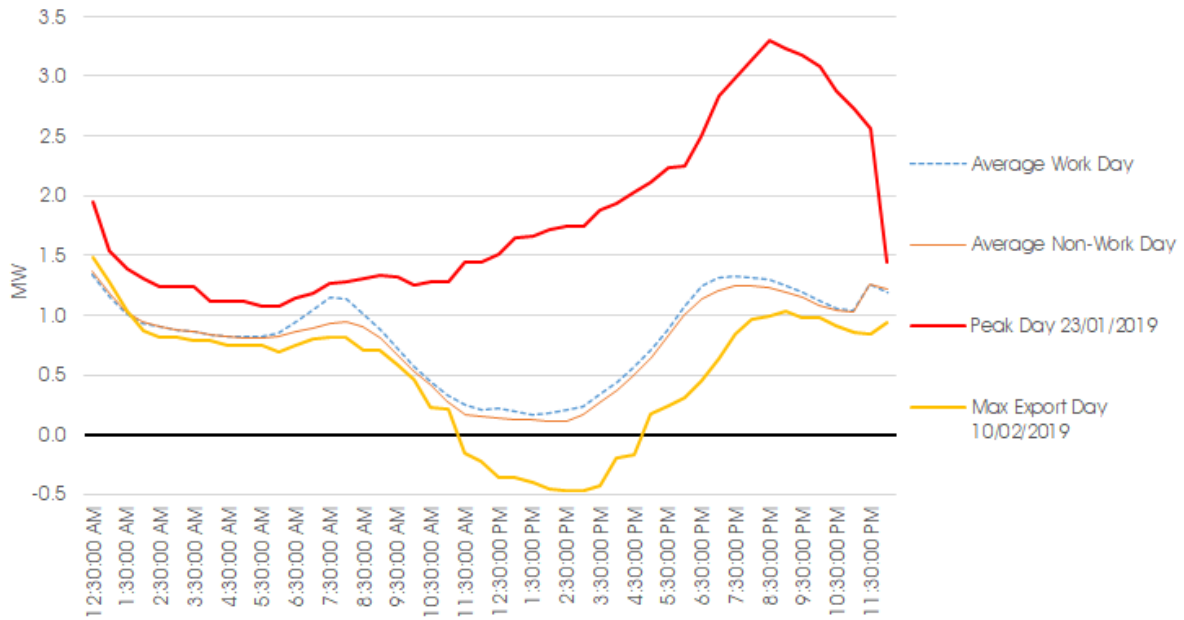


Figure 7: Streaky Bay substation - Selected Electricity Demand profiles

5.4 A lot of solar power

The impact of solar on the need for grid electricity is obvious in the "bite" taken out of the load profiles of Figure 108 and Figure 710.

According to Clean Energy Regulator data, as at end March 2020 there were 567 PV systems totalling 3,225 kW in postcode 5680. According to the ABS Census Data for DC Streaky Bay[7] there are around 1200 residential dwellings – implying around 50% of households have a solar system installed. By contrast, the total for all SA postcodes at the same time is shown in Table 2.

Table 2: Solar uptake comparison

	DC Streaky Bay	SA
PV Systems	567	275,542
PV Capacity (kW)	3,225	1,273,621
Dwellings	1,200	731,000
% of Dwellings with PV	47%	38%
Population (2016)	2,077	1,676,649
PV Capacity per person (kW)	1.6	0.8

Besides this solar capacity on the rooftops of Streaky Bay, a further 3MW of solar capacity is being added at a site adjacent the substation. The new solar farm is due for completion in mid-2020 and has an offtake agreement with Adelaide City Council[8]. According to Flow Power:

> *Feb 2020: More South Australian businesses will have the opportunity to unlock value from solar power, as we bring two new solar projects into our portfolio. Flow Power has acquired the 3MW Streaky Bay Solar Farm and 4.95MW Coonalpyn Solar Farm from developer Tetris Energy.*
>
> *You may have seen us make some big commitments to Australia's renewable energy state in the last year, from opening our Adelaide office and expanding our team to announcing our partnership with the City of Adelaide last week.*

5.5 Council energy consumption

Based on data provided by Council (months of December and March) annual electricity consumption and cost have been estimated as shown in Table 4.

[7] https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/LGA47490?opendocument
[8] https://flowpower.com.au/our-new-solar-farms/ , https://onestepoffthegrid.com.au/city-of-adelaide-inks-deal-to-go-100-renewable-from-july-2020/

Table 3: Estimated Council energy consumption

Elec Consumption	Annual use (kWh)	Annual cost
CWMS (Wells St)	224,000	$ 32,800
Caravan Park	100,000	$ 10,900
Caravan Park (CPK West Camp Kitchen, games)	98,000	$ 10,000
CWMS Mtce (Ripon)	65,000	$ 14,800
VIC	59,000	$ 19,800
CWMS (Jubilee Rd)	32,000	$ 8,200
Halls (Institute/Supper Room)	26,000	$ 13,900
Council Office (Occupancy)	21,000	$ 8,100
SB CWMS 3 (Alfred Tce)	20,000	$ 7,400
SB CWMS (Hospital Dr)	14,000	$ 6,100
Other sites	81,000	$ 49,000
TOTAL	**740,000**	**$ 181,000**

This shows Council consumes approximately 740 MWh of electricity per annum at a cost of approximately $180,000. Ten sites account for most electricity consumption of which the CWMS and two caravan parks are the largest consumers.

5.6 Stand-Alone Power Systems (SAPS).

The Australian Energy Markets Commission (AEMC) published a rule change in May 2020 that will support regulator electricity Distributors such as SA Power Networks using 'Stand Alone Power Systems' (SAPS) to deliver electricity to communities that are at the edges of the grid or in high bushfire risk areas[9]. These are important reforms that may create opportunities for communities like Streaky Bay to one day be supplied by a power grid that is independent from that supplying the rest of the state.

Such an arrangement is not without challenges and the transition from grid supply to SAPS is a significant governance challenge as much as a technical one.

There is significant interest at the moment in community scale batteries - battery energy storage connected directly to the electricity network rather than an individual energy user's 'behind the meter' storage. Real projects are operating in Western Australia and there is much interest in whether these initiatives can be replicated in the National Electrical Market. Stakeholders are engaged in technical, economic, regulatory and philosophical discussions on the role of batteries at this "community scale" in the evolving electricity system.

South Australia represents an important context for such batteries. With relatively high electricity prices, very high penetration of solar and strong Government support for 'behind the meter' batteries (such as the Tesla / SA Housing Trust Virtual Power Plant), and the new 'solar sponge' network tariff from July 2020, it seems plausible that a community scale battery could be viable in SA – either as part of creating a SAPS or in anticipation of a transition from grid supply to a SAPS.

Given Streaky Bay's very high levels of solar and location on the grid, we recommend that consideration be given to attracting a 'shared' battery to the community. An indicative scale for a battery would be in the order of 3MWh capacity. Projects of this scale are being built for $3m to $4m.

[9] www.aemc.gov.au/market-reviews-advice/updating-regulatory-frameworks-distributor-led-stand-alone-power-systems

6 Energy – summary and recommendations

Section 6 identifies three specific issues related to electricity as follows:

- Streaky Bay is located at the very edge of the national grid. This has implications for reliability and energy security. Infrastructure projects that support the grid will be particularly beneficial.
- Streaky Bay has a very peaky load profile - 50% of demand is only there for less than 2.5% of the year. Peak periods occur in summer in peak tourist season, in the late afternoon and evening. This has implications for the cost of electricity and reliability. Projects that shift demand away from peak periods will be beneficial.
- Streaky Bay has a very high penetration of solar power, to the extent that reverse power flow occurs regularly. In general, further solar power projects are not recommended. Projects that shift load into the middle of the day to utilise solar power will be beneficial.

Coupled with more general information regarding the National Electricity Market we have identified the following opportunities.

6.1.1 Community battery

A mid-large scale community battery will:

- Strengthen the grid, improving reliability and energy security.
- Enable load to be shifted from peak periods to other times of the day, particularly the middle of the day when there is an excess of solar power.
- Support any future transition to a stand-alone power system

We recommend Council pursue opportunities for a mid-large scale community battery, starting with testing community support and development of a feasibility study

Council would need to partner with others to deliver such a project. Support from SA Power Networks, SA Government and the Australian Renewable Energy Agency (ARENA) would likely be critical.

Role of Council: **Facilitator, Advocate**

6.1.2 Community load shift

Streaky Bay has a very high penetration of solar, and more could be done to make use of it.

In Section 6 we identified the hot water load as approximately 0.5MW for one hour each night for an annual total of around 280 MWh. This time period no longer represents ‘off peak’ prices and could likely be supplied at lower cost during solar hours.

We recommend Council facilitate a load shifting program, including a community education campaign. Targeted loads to include hot water amongst others.

Role of Council: **Facilitator, Advocate**

6.1.3 Reduce and shift grid electricity consumption at Council facilities

Council is a significant electricity consumer in their own right, accounting for over 10% of the total electricity supplied through the local substation . We recommend Council demonstrate leadership by reducing grid electricity consumption at Council facilities outside of "solar hours". This can be done through energy efficiency upgrades and/or load shifting to match the excess solar on the local grid.

Order of magnitude cost: $200,000. This investment will have a direct return.

Role of Council: **Asset Owner**

6.1.4 Local Government Partnership

We note that Streaky Bay has a close but indirect relationship with Adelaide City Council (ACC) through the 3MW Solar Farm being developed adjacent the substation. In the context of ACC pursuing Carbon Neutrality by 2025, opportunities exist for Streaky Bay to tap into resources such as community education and support for local energy initiatives. We recommend consideration of a partnership approach with ACC to support the other recommendations above.

Role of Council: **Facilitator, Advocate**

7 Analysis of other utilities

7.1 Water

Potable water supply to townships in the Streaky Bay area is constrained by the capacity of the SA Water pipeline. We understand that SA Water has been refusing new water connections outside the Streaky Bay township due to lack of capacity given the potential uptake of non-activated water services (vacant blocks with a connection to the water main). According to the SA Water website there is potential for a small seawater desalination plant to be built on land it has recently purchased at Sleaford Bay.

7.1.1 Council water consumption

Based on data provided by Council (months of February and May) annual water consumption and cost have been estimated as shown in Table 4.

Table 4: Council water consumption

Water Consumption	Annual use (kL)	Annual cost
Toilets Town Centre	7,000	$ 28,500
Doctors Beach Toilet	6,400	$ 22,200
P&G CBD Office Car Park	4,500	$ 16,100
Camp Wirrulla Common Supply	3,700	$ 12,900
P & G CBD (Garden Bed Bay Road)	3,300	$ 11,900
P&G CBD Cutting (Lot 191 Alfred Tce)	2,800	$ 10,500
P&G Reserves (SB Gold Club)	2,200	$ 8,100
Eyre Craft	2,100	$ 6,000
Streaky Bay Cemetery	2,000	$ 7,800
Lions Park Toilets	1,700	$ 6,900
Council House	1,100	$ 4,400
Other sites	1,300	$ 53,700
TOTAL	**38,100**	**$ 189,000**

This shows Council consumes approximately 38 Ml of water per annum at a cost of close to $200,000. Eleven sites account for most water consumption of which the two largest are public toilets.

In addition, approximately 100Ml of treated wastewater annually from the Community Wastewater Management Scheme (CWMS) which is used to irrigate parks and gardens. The cost of treating the wastewater is rightly allocated to the CWMS plant. Irrigating parks and gardens is recognised as a suitable disposal path for the wastewater. There isn't an internal regime in place to allocate a charge to those facilities for the saved cost of mains water.

7.1.2 Stormwater harvesting

We note the interest of the Council in potentially harvesting stormwater to use in place of potable water. In particular, we note the interest in potentially using Robertson's Well for either storage or an aquifer recharge and redraw project.

There are legal requirements in place for harvesting stormwater including the *Natural Resources Management Act 2004,* the *Water Industry Act 2012*, and the *Environment Protection Act 1993*.

Harvesting stormwater is a very specialised field that requires careful and informed decision making. This is particularly important for the Council given the low average rainfall in the area, risks associated with harvesting, and the Council's limited resource base.

The experiences of other bodies can be quite instructive. In South Australia, the City of Salisbury is recognised nationally as a leader in harvesting stormwater for multiple objectives. Those objectives include urban amenity, recreation opportunities, water quality improvements before discharge to the sea, substitution of potable water for their own facilities, economic development, and as a source of additional income. For this latter objective, an advisory Water Board and business unit have been established to manage the supply of non-potable water to residential, business and school customers.

7.1.3 Overall approach

In relation to reducing mains water consumption, we recommend as a priority a three step process:

Step 1 - increase knowledge and understanding of what is currently happening, including impacts on mains water consumption and details of costs. In the case of water that includes the extent and performance of any water efficiency measures that have been implemented, whether the treated wastewater from the CWMS is being put to the best use, and whether the Council's approach to landscaping and plant selection is appropriate; and

Step 2 - identify potential efficiency and effectiveness improvements for what is currently happening.

Step 3 - having identified clearly what can be achieved through establishing a new and improved base of what is currently happening, use a cost benefit approach to assess options for further investments (if they are required) being very clear about the appropriate role for the Council.

7.1.4 Specific recommendations

We recommend Council focus on the key opportunity for Council operations of improving water efficiency through targeted irrigation and fixture upgrades, including the efficiency of reuse from the CWMS.

Role of Council: **Asset Owner**

We recommend a cautious approach utilising specialist advice to considering stormwater harvesting projects given the risks involved. As a first step we recommend learning from the experiences of other bodies such as the City of Salisbury about the risks and opportunities associated with stormwater harvesting especially in a low rainfall area.

Role of Council: **Asset Owner**

We recommend the SA Water mains supply arrangement be reviewed to see if this existing system can be optimised, possibly through the introduction of additional storage tanks. This appears to be the most promising way of resolving looming water shortages.

Roles of Council: **Advocate, Facilitator**

We recommend Council determine the extent of community knowledge and implementation of water efficiency measures, and consider the establishment of a community-wide water efficiency program.

Role of Council: For Council operations – **Asset Owner**; for community – **Information channel, Advocate, Facilitator**

7.2 Waste

The annual cost to Council for waste management is $800,000. Kerbside collection and transport appear to account for only around a quarter of this cost.

Collection costs, low volumes, availability of markets and distance from any such markets are major impediments to affordable recycling programs. There may be potential to increase the processing of green organics for use as mulch for Council operations to help reduce water usage through irrigation.

There is still a lot of uncertainty about future directions for domestic waste management in Australia following the collapse of overseas markets for recyclable materials and renewed interest in creating a circular economy. The place of waste management in creating the circular economy is not clear. Nor are the likely impacts on smaller communities, remote from major centres.

As with water, we recommend as a priority a three step process:

Step 1 - increase knowledge and understanding of what is currently happening with both community and Council waste in relation to volumes of waste and diversion from landfill; costs incurred, costs avoided, and income gained for all stages of the waste management cycle; and the effectiveness of any community programs to reduce waste.

Step 2 - identify potential efficiency, effectiveness, and income improvements for what is currently happening and the likely impacts of changes as a result of circular economy initiatives.

Step 3 - having identified clearly what can be achieved through establishing a new and improved base of what is currently happening, use a cost benefit approach to assess options for further investments (if they are required) being very clear about the appropriate role for the Council.

Role of Council: For Council operations – **Asset Owner**; for community – **Information channel, advocate, facilitator, service provider**

7.3 Telecommunications

The recently released 20-Year State Infrastructure Strategy for South Australia includes an objective of "Connected and productive regions" and a number of priorities aligned with digital connective and regional economic and social development[10].

The Council region has some coverage from both Telstra and Optus as illustrated in the following coverage maps.

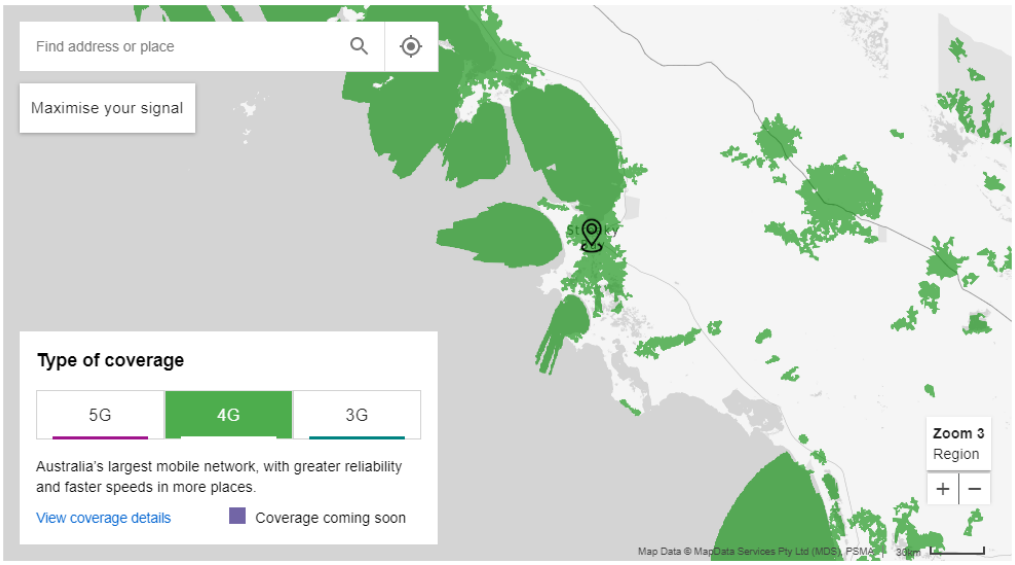


Figure 12: Mobile coverage[11]

[10] https://www.infrastructure.sa.gov.au/our-work/20-year-strategy
[11] https://www.cellmapper.net/map?MCC=505&MNC=1

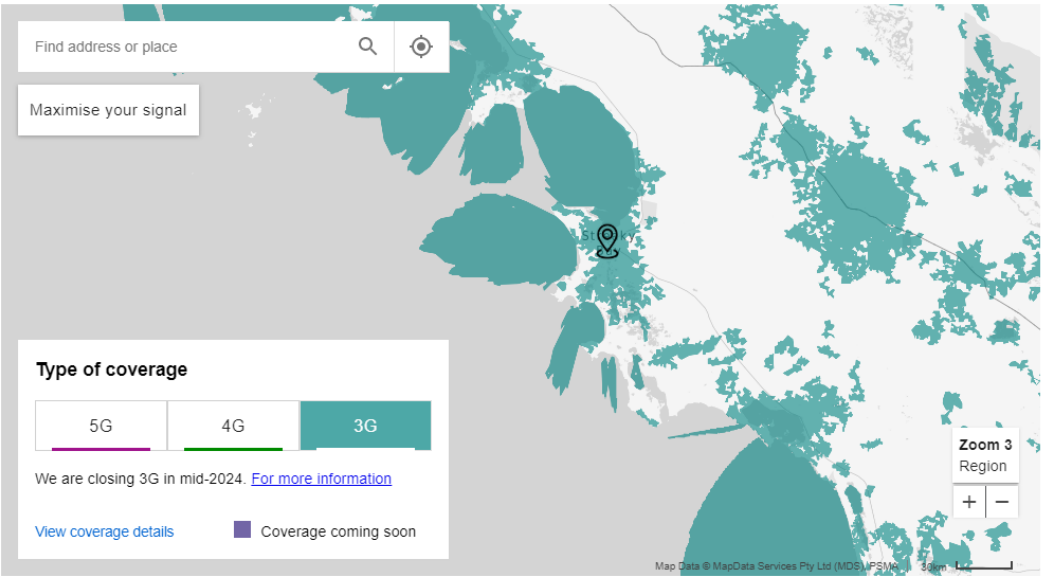


Figure 83: Mobile coverage - Telstra[12]

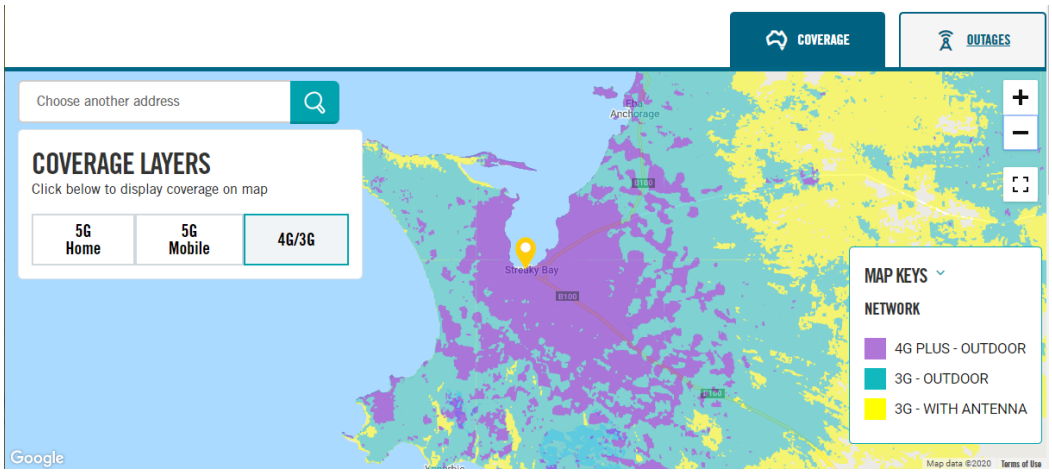


Figure 94: Coverage - Optus[13]

The Australian Digital Inclusion Index (https://digitalinclusionindex.org.au/) highlighted the Eyre Peninsula region as having relatively low levels of performance. This has important implications for a wide range of social and economic activities for places like Streaky Bay.

Of particular relevance in the era of COVID-19 is the links to healthcare. We understand that the local Medical Centre has been acquired by Council and is now run by a Community Board. In our view, this provides a critical point of leverage for improved access to phone and internet capacity for the region.

[12] https://www.telstra.com.au/coverage-networks/our-coverage
[13] www.optus.com.au/shop/mobile/network/coverage?SID=reg:4g:mod1:find

We recommend that Council work with the Medical Centre Board to improve the region's internet access in order to increase the potential of attracting additional GPs and allied health services to the area utilising the Centre. This could include pursuing 'mobile black spot' funding[14]. and the potential to extend the 'GigCity' initiative from Whyalla to get fibre broadband to the region[15].

Role of Council: **Information channel, advocate, facilitator**

[14] https://www.communications.gov.au/what-we-do/phone/mobile-services-and-coverage/mobile-black-spot-program
[15] https://gigcity.com.au/

8 Interactions

Figure provides an overview of utility inputs and outputs to the region.

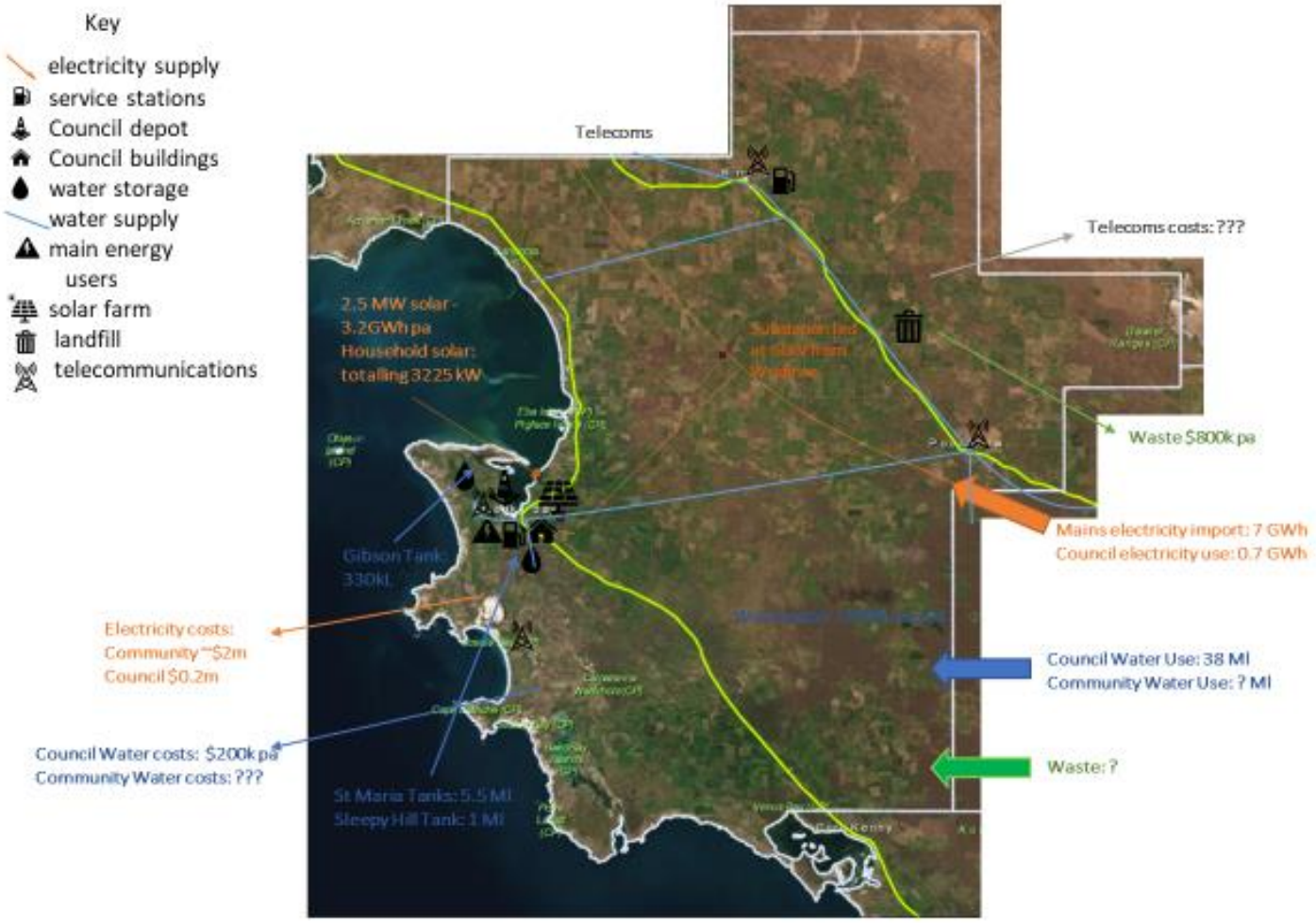


Figure 15: Utility inputs and outputs

Interactions between inputs and outputs include:

- Potable water can be produced from wastewater or seawater using desalination. Desalination is very energy intensive. As more solar power becomes available power is likely to become cheaper in the middle of the day. Is it possible to run a desalination plant when energy is cheap?
- Green/organic waste can be turned into mulch which can reduce irrigation requirements, however this is expensive.
- Telecommunications reliability is partly linked to electricity reliability (without electricity no communications). Strengthening the grid through a community battery may improve telecommunications reliability.
- The CWMS is the largest Council electricity consumer. Can this load be shifted to the middle of the day, or at least out of the peak window (late afternoon, evening) to reduce electricity demand and costs?

- The region is heavily reliant on imported fuel for transport. Over time electrification of vehicles may reduce this energy security risk and utilise excess solar power in the middle of the day.

9 Disclaimer

We have endeavoured to make information contained within this report as accurate as possible, however we do not provide a guarantee.

This report is for intended participants only and should not be shared with third parties without prior consent.

To the maximum extent permitted by law, we:

- make no representation or warranty, express or implied, as to the currency, accuracy, reliability or completeness of the information in this report; and
- are not liable (whether by reason of negligence or otherwise) for any statements, opinions, information or other matters contained in or derived from the report, or any omissions from it or in respect of a person's use of the information in this report.

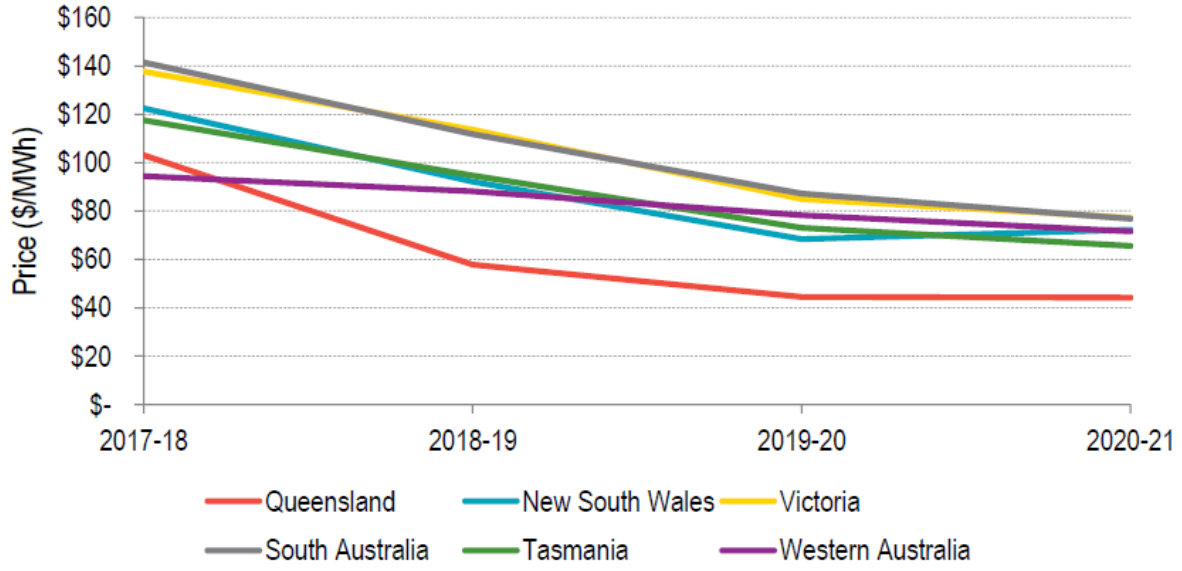
10 Appendix A: Relevant aspects of the National Electricity Market

10.1 Wholesale Pool

The National Electricity Market operates on a compulsory wholesale electricity pool that, from 2021, will settle on a five-minute basis[16]. There is much uncertainty in projecting long term wholesale electricity prices but there are publicly available reports that suggest downward pressure on wholesale prices in coming years. Further, there is strong evidence that this downward pressure will be most pronounced during 'solar hours' of the day.

The Australian Energy Markets Commission (AEMC) publishes annual retail price projections for residential customers[17]. The 2018 Projections included Wholesale Cost Modelling by EY that indicates a fall back to an average wholesale price of around $80/MWh (8c/kWh) by 2021.

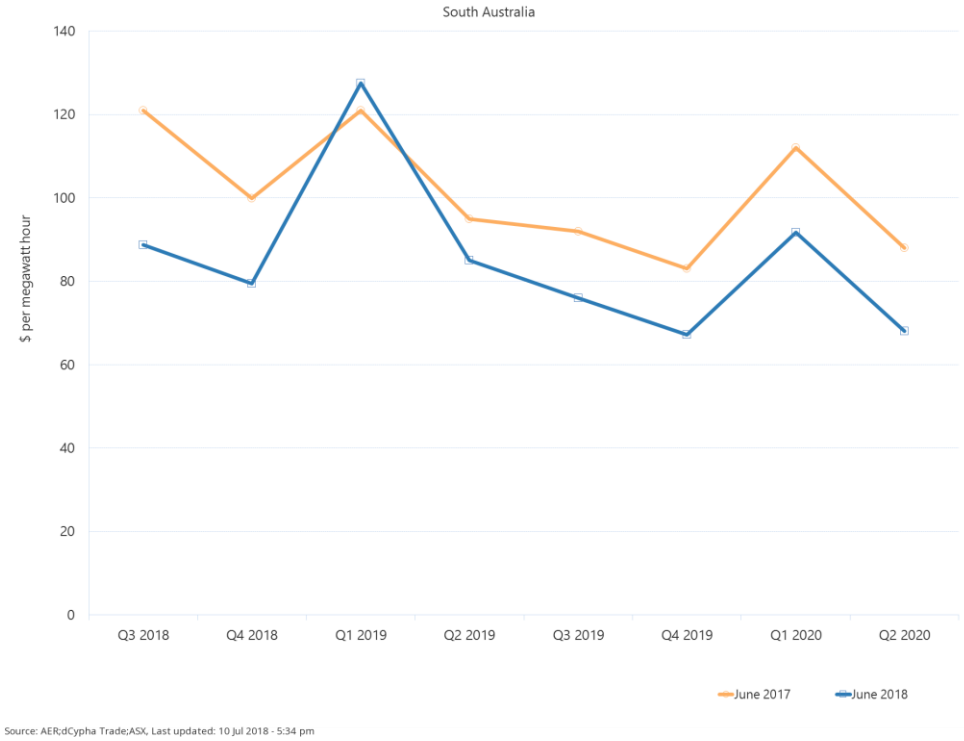
Figure 4: Average wholesale electricity spot market price forecast for the base scenario



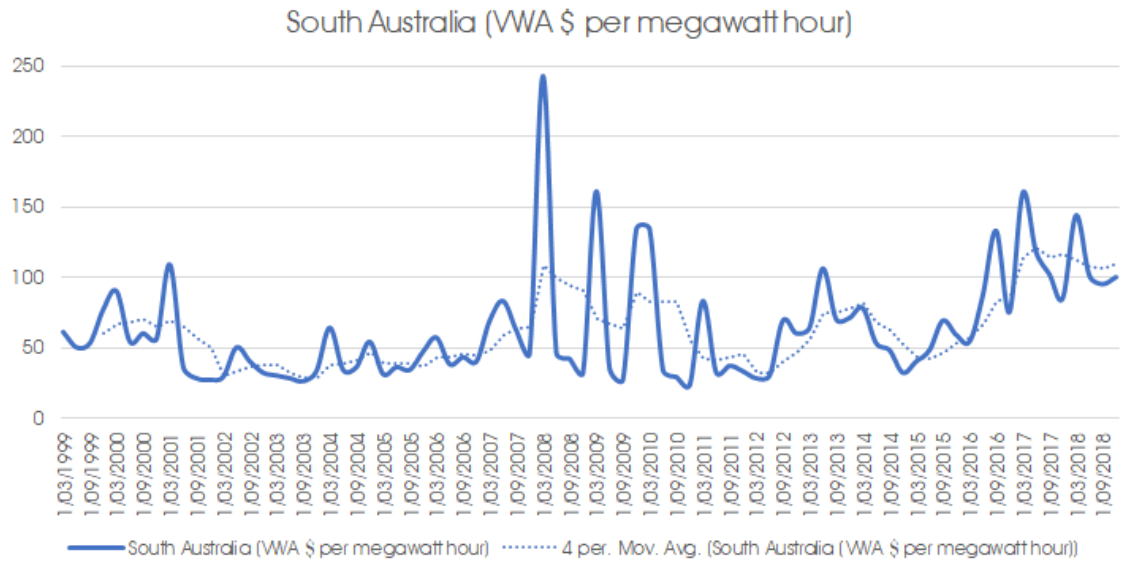
* Note that the Western Australia wholesale electricity price in Figure 4 is based on market modelling and includes the estimated cost associated with the reserve capacity mechanism in addition to wholesale balancing market price
** ACT results are based on NSW price outcome

The AEMC's 2019 report also projected falls of around 10% in wholesale costs from 2018/19 to 2021/22. The Australian Energy Regulator (AER) publishes summary data for the NEM futures market (from sources including the ASX)[18]. For South Australia, the data indicates a clear decline in base futures prices after Q1 2019 similar to that of the EY modelling for the AEMC of around $80/MWh.

[16] www.aemc.gov.au/rule-changes/five-minute-settlement
[17] AEMC 2018 Residential Price Trends, December 2018, 2019 Residential Electricity Price Trends, December 2019 www.aemc.gov.au
[18] www.aer.gov.au/wholesale-markets/wholesale-statistics/south-australia-comparative-base-futures-prices



The following chart is of quarterly volume weighted average spot prices in SA[19]. The dashed line represents the 12-month rolling average price and highlights how the 2017-18 period was well above long-run averages:



Longer term projections are made more difficult by the lack of a settled national energy policy but the trajectory for solar power generation is potentially a stronger guide to the longer-term economics of solar projects and renewables PPAs. This is discussed in the next section.

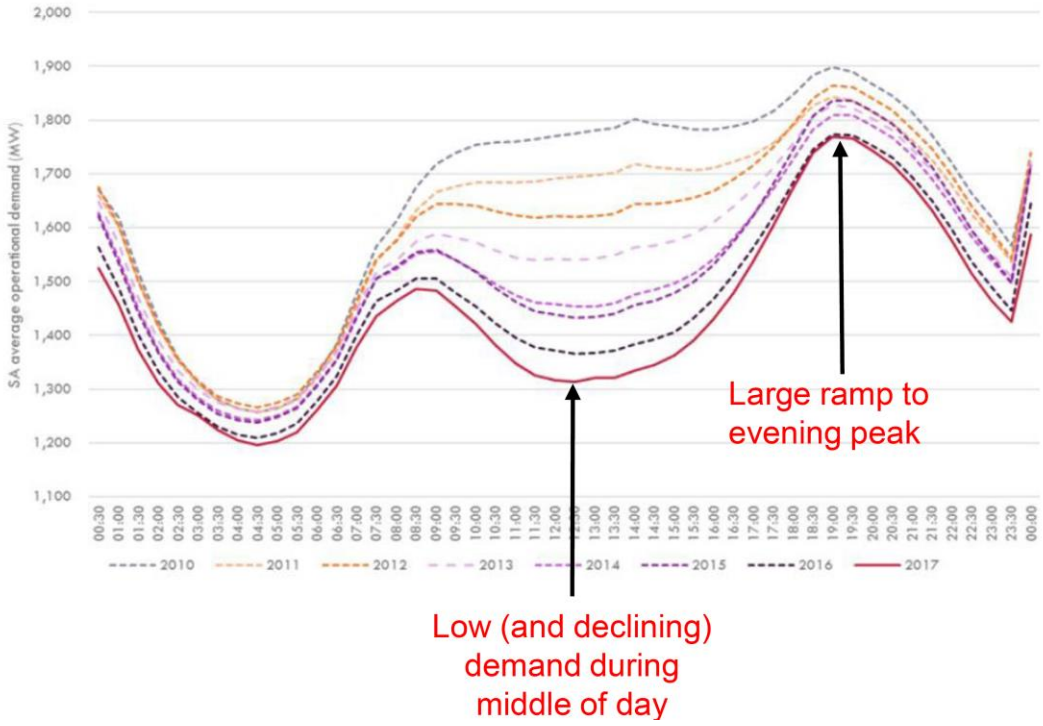
[19] www.aer.gov.au/wholesale-markets/wholesale-statistics/quarterly-volume-weighted-average-spot-prices

10.2 South Australia's 'solar electricity market'

There is evidence that South Australia's growing solar power capacity will place strong downward pressure on revenues for solar projects. AEMO's 2018 South Australian Electricity Report stated (p14):

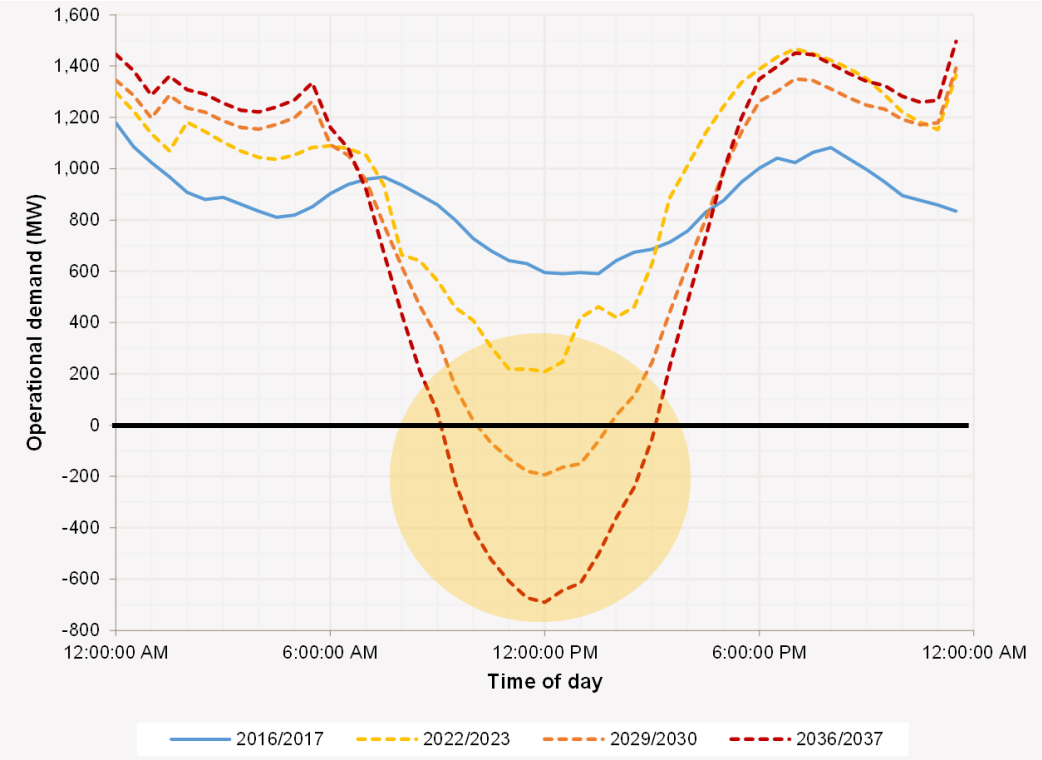
> *"Rooftop PV systems continue to be installed at a very high rate. An additional 155 megawatts (MW) was estimated to have been installed in 2017-18 across business and residential sectors, bringing the total estimated residential and business PV combined capacity in South Australia to 930 MW. Of the two sectors – business and residential – the business sector saw stronger relative growth by a considerable margin."*
>
> (p15) *"Rooftop PV installed capacity is forecast to grow steadily over the next 10 years, reaching 1,432 MW in 2027-28."*

The following chart from the SA Department of Energy and Mining (DEM)[20] illustrates the impact of solar on daytime demand since 2010:



[20] Presentation 3 December 2018, Mr Vince Duffy, Executive Director
www.energymining.sa.gov.au/energy_and_technical_regulation/energy_resources_and_supply/south_australian_demand_management_trials_program

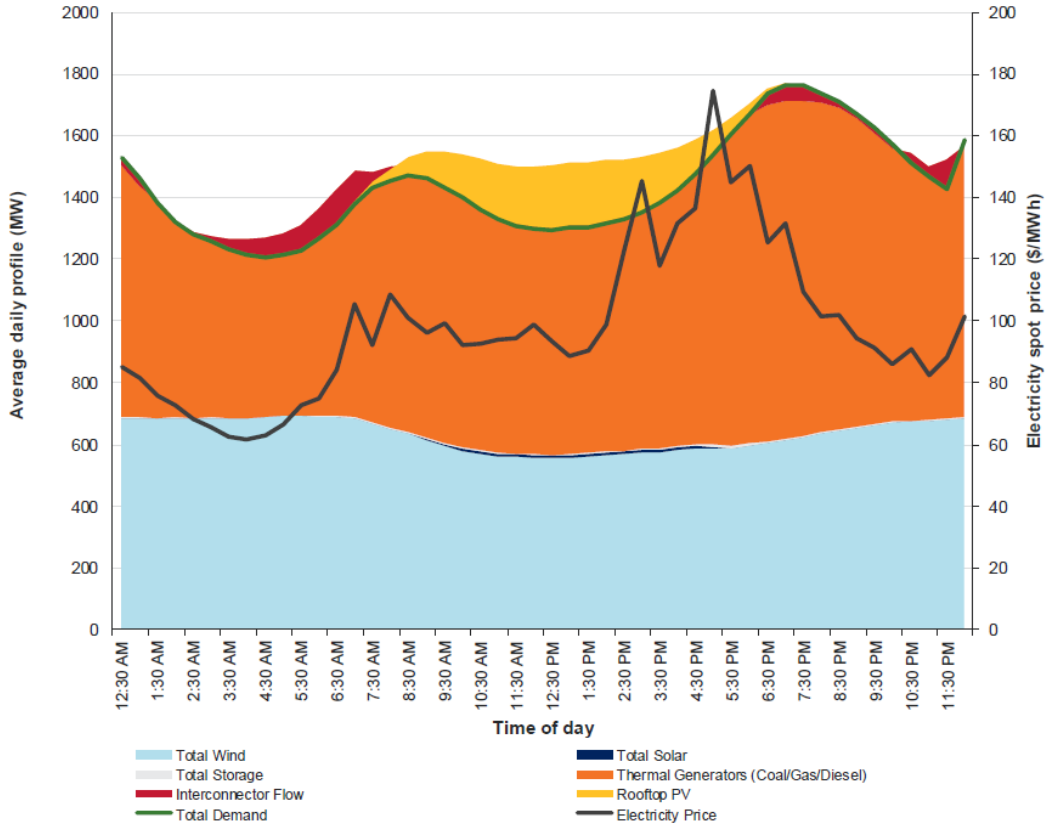
The following chart from DEM illustrates the view within DEM and AEMO that solar production will regularly exceed South Australian demand by the end of the 2020s:



The impact on wholesale prices of solar across the day is also becoming apparent. The following chart from AEMO's 2018 South Australian Electricity Report illustrates the average price across the hours of the day in 2017-18[21]. As is clearly shown, the highest prices are achieved after solar production has peaked. The data behind the chart indicates that the wholesale price for solar, on average, was around $108/MWh in 2017-18.

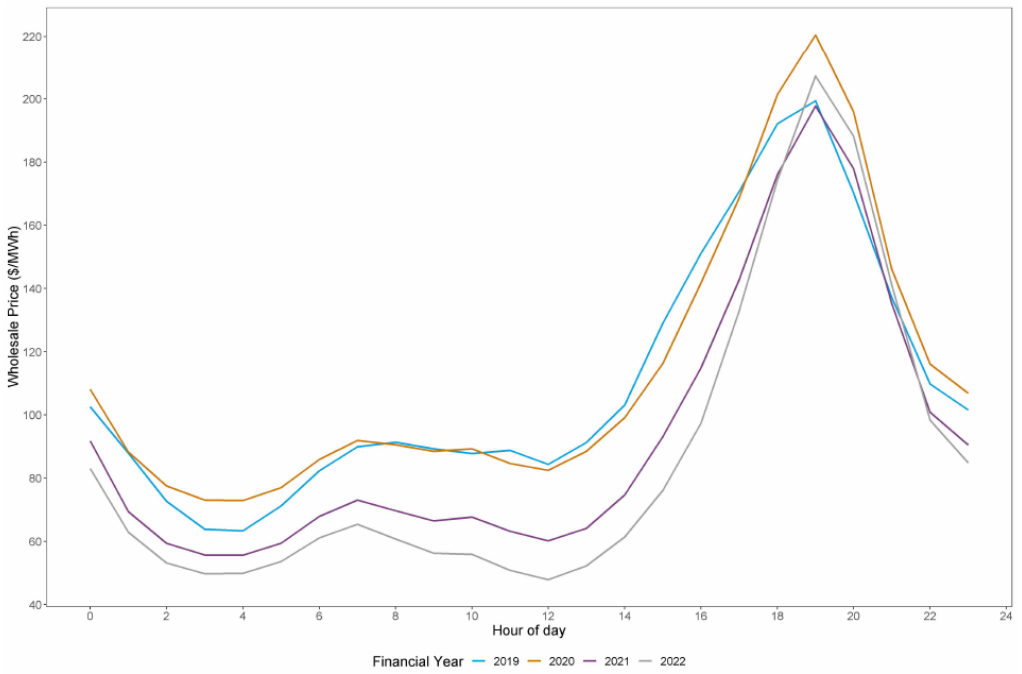
[21] "The average daily supply profile for South Australia, seen in Figure 12, represents the supply (in MW) for each 30-minute trading interval of a day, averaged over the 2017-18 financial year."

Figure 12 Average daily supply profile averaged for the 2017-18 financial year



The AEMC's 2019 Residential Price Trends Report highlighted a continuation of this trend in their Figure 2.10:

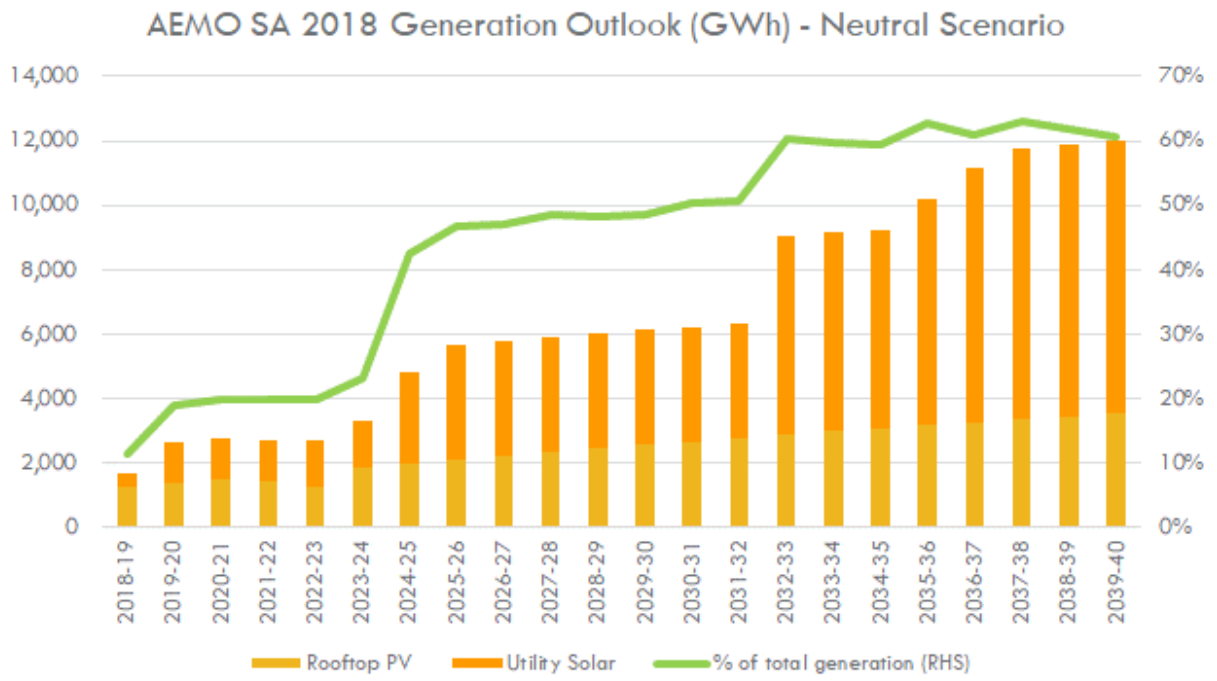
Figure 2.10: Average wholesale electricity prices by hour of day in SA



Source: AEMC analysis

Note: Total committed generation is only that category of generation sourced from AEMO that has reached financial close before the modelling was undertaken. Other new capacity may have been included as new generation within the modelling period. Since the modelling was undertaken, additional projects have been committed to across the NEM which would impact these results.

Looking forward, there is significantly more solar capacity planned – from 'utility scale' solar projects in particular. The 110MW Bungala Solar Farm began generating in 2018[22]. This is the first 'utility scale' solar farm in SA and adds to the state's substantial of rooftop solar. AEMO reports a further 218MW as committed and 2,387MW as 'proposed'. The following chart from AEMO's 2018 Integrated System Plan illustrates how they expect solar to reach 50% of total generation in SA by around 2030[23]:



Given that almost all of this solar capacity will be competing to sell its output during daylight hours, there will be strong downward pressure on wholesale prices for solar projects.

The impact is being felt in the low-voltage parts of the network first as a 'solar trough'. SA Power Networks 2020-25 Regulatory Reset Proposal Overview Section 7: Tariff Structure Statement (page 36) states:

> *"Solar rooftop generation is exceeding localised demand in many parts of our network, creating a solar 'trough' in the middle of mild sunny days. Cost-reflective tariffs that encourage customers to shift electricity use into the 'solar trough' will help manage this emerging issue and avoid augmenting the network to cope with this surplus energy."*

The network tariffs for residential customers proposed for 2020-25 include a new residential tariff for all customers with a smart meter that has peak, off peak and a 'solar sponge' from 10AM to 3PM. Indicative rates for this tariff in 2020-21 are 18c/kWh peak, 7.2c/kWh off peak and only 3.6c/kWh during

[22] http://www.reachsolarenergy.com.au/bungala.html,
[23] http://www.aemo.com.au/Electricity/National-Electricity-Market-NEM/Planning-and-forecasting/Integrated-System-Plan

the solar sponge. This is illustrated below to show the strong incentive that will exist to shift residential consumption to the middle of the day:

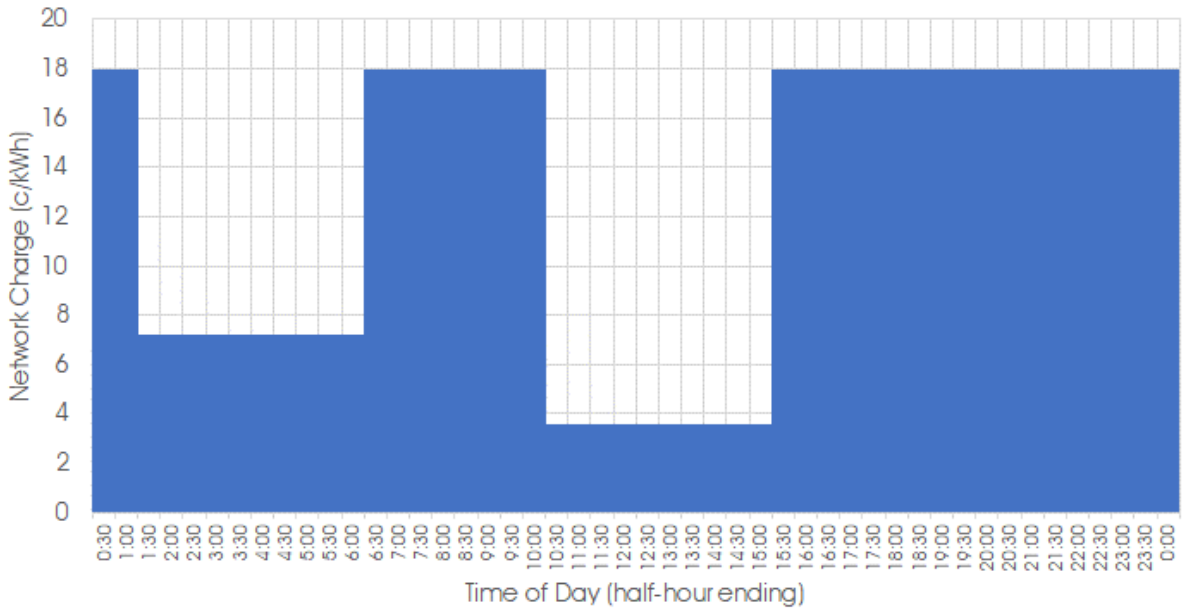


Figure 106: Proposed Residential Network Tariff for 2020-21 (Source: SAPN DRAFT TSS)

The AER Final Determination for SA Power Networks 2020-25 Regulatory Period was published in June 2020 and highlighted the "solar sponge" tariffs. SAPN expect around 40% of households will have a smart meter by 2025 and these will all be assigned to this sort of tariff. Whether or not the price signal reaches households will ultimately be decided by electricity retailers but, in our view, this strong price signal will create opportunities for innovative approaches to reducing household electricity bills.

11 Appendix B: Information provided by Council

11.1 Energy

11.1.1 Council's Operations

- Energy consumption data.
- Main Council facilities: visitor centre, office, depot, community club, CWMS
- Solar installations: Council Office and Council CWMS System (at the Storage Ponds).
- Gas consumption: Little to no gas use.
- Fuel storage: Council has a Diesel Tank, located at the Depot Yard, which holds 10,000 litres.

11.1.2 Community

- Energy users: The largest energy users in the Streaky Bay community are likely to be the Area School, larger shops, accommodation providers, and the Main Street and industrial precincts.
- Fuel Suppliers / Stockists: Fuel (petroleum products or LPG) is sold at two service stations and three stores in the area.
- Community Solar Solution: A Peer to Peer Seale Bay community solar farm is at the concept stage.
- Solar farm Project – targeting Industry, which is being developed by Flow Power and Todae Solar. This is a 3MW solar farm located on Jessie Flat Road.

11.2 Water

11.2.1 Council's Operations

- Water consumption 38Ml
- Wastewater volumes post-treatment approximately 100Ml
- Efficiency programs: Nothing significant.

11.2.2 Description of Water Supply

The townships of Wirrulla and Poochera are fed from the Todd Trunk Main directly and are not affected like Streaky Bay. Streaky Bay is fed from Poochera off the Todd Trunk Main via a 300mm connection, reducing to 250mm. The pipe was installed in class 12 pipe instead of class 16 (i.e 1600kpa) as is the accepted minimum standard. The system begins with 4 x PRVs (Pressure Reducing valves) eventually leading into a Pump Station. These were all previously all bypassed achieving an extra 1.5 litres/second.

The main is also duplicated in a 10km section approximately 30kms out of Streaky Bay which has the effect of moving a small friction loss down the main.

There are three storages in Streaky Bay

- Sleepy Hill Tank – 1Ml
- Mt Maria Tanks 4.5 + 1 = 5.5Ml
- Gibson Tank approximately – 330kl (on Gibson Peninsula.)

11.2.3 Water Supply Constraints

SA Water has been refusing New Water Services that are requested from outside of the Streaky Bay Town limits. The reasoning is that there is no current capacity to augment the Todd Trunk Main – Poochera to Streaky Bay Water Supply, without considerable Capital Investment. It does, however, have the duplication of the Main on its radar but no timeline commitment has been made.

SA Water's concerns currently revolve around the number of non-activated water services (vacant blocks with a connection). They feel that should all of these become activated, it may jeopardise their ability to maintain supply.

Council has held a number of discussions recently with SA Water as follows:

- SA Water intend to surrender Robinson Basin, the site of Streaky Bay's original Water Supply. The water is of poor quality and the basin has not replenished for many years, leading to a number of theories as to why. Council has expressed interest in the property for use as an Aquifer Recharge site, or for a low volume supplement for its Reuse Water system. Further water quality data has been requested from SA Water, as well as any proposed Contracts or Agreements associated with the potential hand over.
- Access to Water Supply on Anderson Rd (Gibson Peninsula). The properties there are located very close to Gibson Tank (around 330kl) and are roughly at the same elevation. SA Water is investigating options of increasing flow and pressure to the area. SA Water has been asked for further detail of the plans, which revolve around augmentation/rebuilding infrastructure associated with Mt Maria Tank (5.5 Ml storage – feeds 70% of Streaky Bay Township, and Gibson Tank).

11.3 Waste

11.3.1 Waste volumes and cost:

- Annual cost to Council is $800,000.
- Council owns and operates the transfer station and owns the landfill site.

- Kerbside Recycling is currently contracted to EP Recycling. Kerbside Collection per week varies from 800 to 1150 (holiday homes, tourism seasons) x 140 litre bins. Street Bins are also collected at a higher frequency. All go to landfill.
- There are also approximately 200 x "Blue top" 240 litre bins which were supplied to the community by EP Recycling for a one-off payment of $185 to cover collection. This may now have become a financial burden on EP Recycling.
- All residual waste is taken to Council's landfill site at Cungena.
- Contractor receives all the CDL income.
- The following report is for April's collection (4/5 week cycle). The costs are outdated – now $3.24 for kerbside and $3.56 for street bins.

❑ Contractors Claim for Payment of Services (invoices to reflect layout below)

NUMBER OF WEEKS IN REPORTING PERIOD 3 (4) (5) (Please Circle)

5 x Tuesday
4 x Wednesday
4 x Thursday

2.1 Kerbside Waste Collection PER MONTH

Area	Bins Per Contract Original	Total Bins Per Variation	Rate per Bin	Actual Number of Bins Collected	Quantity Waste
Streaky Bay	3440		$ 3.05	3020	36.2t
Wirrulla	212		$ 3.05	262	3.1t
Poochera	152		$ 3.05	80	.9t
Haslam	148		$ 3.05	86	1t
Sceale Bay	228		$ 3.05	151	1.8t
Baird Bay	88	1123	$ 3.05	43	.5t
Yanerbie	28		$ 3.05	16	.19t
Fishermans Paradise	64		$ 3.05	30	.3t
Perlubie Landing	132		$ 3.05	101	1.2t
Eba Anchorage	124		$ 3.05	80	.9t
Cungena			$ 3.05	0	—
Rural			$ 3.05	45	.5t

2.2 Street & Park Litter Bin Collection PER MONTH

Area	Bins Per Contract Original	Total Bins Per Variation	Rate per Bin	Actual Number of Bins Collected	Quantity Waste
Streaky Bay	40	20	$ 3.25	700	8.4t
Sceale Bay	2	1	$ 3.25	8	.09t
Haslam	4	1	$ 3.25	26	.3t
Wirrulla	4	3	$ 3.25	15	.18t
Poochera	2	1	$ 3.25	4	.04t
Baird Bay	2	3	$ 3.25	8	.09t

11.3.2 Reuse

- Only very small amounts of waste is reused (green waste mulch etc.)

11.3.3 Recycling

- Recycling is a major issue being challenged by both quantity and distance. Bottles, cans and cardboard are processed. There are few economical options for shipping the cardboard bales. Some timber products are separated for shredding, as well as scrap steel. Recyclable materials are freighted to Adelaide currently.

11.4 Telecommunications

11.4.1 Mobile/Internet reliability

- Telstra and Optus towers located throughout the Council District. Telstra was the only option for many years however Optus has been improving their coverage. There are still many black spots outside of the townships.

11.4.2 Networks & Towers

- It appears Towers are all mains powered with Battery Back Up with up to six hours of operational capacity.
- Only TV news from Melbourne or Queensland accessible.

11.5 Climate Change

Climate Adaption Reports; According to Council's Record Storage System there is no endorsed or finalised report since the Regional Climate Change Adaption Plan for the Eyre Peninsula.

The ABS has also got some pretty handy Stats on Streaky Bay, showing change from 2013 to 2018. A couple of interest follow:

	2013	2014	2015	2016	2017	2018
Number of Businesses - As at 30 June						
Number of non-employing businesses (no.)	--	171	168	173	179	167
Number of employing businesses: 1-4 employees (no.)	--	97	114	111	114	123
Number of employing businesses: 5-19 employees (no.)	--	59	41	46	39	30
Number of employing businesses: 20 or more employees (no.)	--	4	7	3	7	7
Total number of businesses (no.)	--	331	334	334	345	328

	2013	2014	2015	2016	2017	2018
Protected Areas - Total (%)	--	--	--	12.7	--	13
Solar Installations - Accumulative Total from 2001						
Small-scale solar panel system installations (no.)	--	345	368	402	434	474
Increase in solar panel installations from previous year (%)	--	--	6.7	9.2	8	9.2
Solar water heater installations (no.)	--	95	100	102	104	105
Increase in solar water heater installations from previous year (%)	--	--	5.3	2	2	1

Rainfall															
Mean rainfall (mm)	11.0	14.7	14.9	23.7	46.4	61.7	61.0	49.6	35.1	25.6	18.5	14.4	377.4	140	1865 2020
Decile 5 (median) rainfall (mm)	6.4	5.2	8.1	19.2	39.2	56.6	57.2	46.6	32.3	22.2	14.2	10.2	372.7	140	1865 2020
Mean number of days of rain ≥ 1 mm	1.7	1.8	2.0	3.9	7.5	9.3	10.3	8.9	6.4	4.6	3.2	2.4	62.0	139	1878 2020

Also, in 2016, DPTI put together a "Streaky Bay Development Plan" accessible here; http://www.sa.gov.au/developmentplans.

APPENDIX 6D. WATER SUPPLY & WASTEWATER DISPOSAL OPTIONS PREPARED BY BOTTEN LEVINSON LAWYERS AND DISTRICT COUNCIL OF STREAKY BAY

EXISTING DEVELOPMENT – BACKGROUND INFORMATION

A 10-allotment land division was established following consent under the *Development Act* in 2003 on Kennedy Road Streaky Bay. Part of Kennedy Road is sealed.

In 2009, consent was granted for a 65-lot land division which involved the construction of Loveshack Route Streaky Bay. Loveshack Route connects to Kennedy Road. It was constructed to proper engineering standards and included a bitumen surface, the provision of drains, side entry pits, power supply, etc.

22 dwellings have been established on Kennedy Road, all with outbuildings. Also, there is one (1) allotment which has been developed with an outbuilding only. On Loveshack Route, 7 allotments have been developed with dwellings and on Vida May Way, 4 allotments have been developed with dwellings.

SA WATER MAINS WATER SUPPLY TO DEVELOPMENT

SA Water provides a mains water supply to the township and other areas of Streaky Bay. However, the volume is not sufficient to sustain any form of expansion, to the point that SA Water continue to decline requests for new connections outside of the main township area, for example Little Islands and Kennedy Road.

SA Water have stated that it is currently uneconomical to provide Mains Water to the proposed subdivision, and outlying areas, as this involves the augmentation of the existing water main from Poochera, some 60 kilometres from Streaky Bay. Whilst the Todd Trunk Main has the capacity to allow for increased off-take, the "Poochera to Streaky Bay" main is undersized, and not sufficiently pressure rated to allow for any increase of the current supply.

SA Water are preparing a report for Council to highlight the issues, along with their long-term Infrastructure Plans for the area.

ONSITE WATER STORAGE AND CONSUMPTION PROPOSAL

In the Kennedy Road subdivision (existing development to the east of the Affected Area), each site where a dwelling or a shed greater than $15m^2$ is established will discharge roof water to a Rainwater Tank. This Rainwater Tank shall be plumbed to the dwelling.

The Planning and Design Code requires that all dwellings which do not have access to a reticulated water supply shall have a Rainwater Tank with a minimum capacity of 50,000 litres.

Accordingly, onsite stormwater harvest and reuse is considered an appropriate method of water supply to the future dwellings within the Affected Area.

ON SITE COMMUNITY WASTEWATER MANAGEMENT (BIOCYCLE OR SEPTIC) PROPOSAL

Within the existing development each owner/operator has established a bio-cycle system, or a septic tank system for each dwelling. The bio-cycle system comprises of three tanks to collect and treat wastewater, whilst a septic system has 2 tanks and a disposal area.

The processes involved in the bio-cycle system are to treat the wastewater in the main tank and then effectively produce high quality water which then slowly discharges from tank 3. The water is not fit for human consumption but is of such quality that it can and is used for irrigation. The bio-cycle system effectively discharges excess water (output) depending on the level of input. It is a balanced system such that the volume that is input is then output.

Both systems have proven effective for the owners of all the allotments where such wastewater systems have been established. There are no known failures to the existing systems.

Both systems are supported by rainwater tanks that collect water from the roofed areas of any building/outbuilding.

Each time that a wastewater system is established on any of the existing allotments, the soil is tested by way of a percolation test to determine whether the system proposed is appropriate. Council records include reports from engineers dealing with the establishment of both systems in the existing development on Kennedy Road, Loveshack Route and Vida May Way. The percolation tests have demonstrated that the soils are readily able to deal with the wastewater produced. Further the engineers have noted the land rarely experiences intense rainfall events to prevent natural absorption of the water into the soil. However, even if such an event were to occur, it is unlikely that either system would be operating at a high capacity and therefore there is little or no risk that any discharge will not be restricted to the individual site.

As to a septic tank system, a drainage field of no more than 150 m^2 will be satisfactory noting in some instances only 50 or 60m^2 has been required.

It is appropriate that a wastewater a bio-cycle system or a septic tank system for any dwelling can be established which will safely deal with wastewater. Further, the allotment sizes proposed are of significant proportions to facilitate the location of any such system on the land (including any drainage field) so as to not impact on adjacent land.

Generally, the dwellings are likely to be developed as a mix of holiday homes and permanent residences. However, the dwellings are unlikely to be occupied with a high number of occupants. In essence, the wastewater produced from the site will be less than one would find for a typical residential type of development (within a general neighbourhood zone).

It is to be remembered that the Kennedy Road development and the Loveshack Route development have resulted in at least 33 dwellings with wastewater systems using a bio-cycle system. There are no reports of any public health issues arising as a result of the failure of any such system.

There is no reason to believe that by utilising the same tried and tested methodology that any issues will arise in relation to the same system being implemented on the proposed allotments to service future built form development which is expected will likewise incorporate a bio-cycle system.

Bio-cycle Backup System

The existing allotments are provided with mains power as will be any proposed development.

The bio-cycle system has a pump system which has an isolation switch, and an alarm should there be a failure of the wastewater system.

COMMUNITY WASTEWATER MANAGEMENT SYSTEM AND REUSE SYSTEM

Background Information

The District Council of Streaky Bay owns and operates a Wastewater Management and Re-use System. The system could make use of additional inflow into the ponds however the capacity is challenged.

The CWMS catchment ponds are designed to allow for expansion however the process required to ensure standards are met for water reuse process is challenged in achieving the required disinfection Contact Time (CT), prior to reuse distribution. The time required to compliantly undertake the CT

disinfection process is lengthy and needs to be balanced against required outflows. Increased input and delays in disinfection could lead to either ponds exceeding capacity and/or breaches in Department of Health disinfection guidelines. In addition to this, the final holding ponds are also limited in their capacity.

Plans are underway to strategically upgrade and develop the system however this is primarily based on improvements in disinfection, along with supplementation of supply through stormwater input and other measures. This will see benefits in nutrient reduction and salinity.

Current Capacity

The inflow is received into 2 x 167kl Settling Ponds. The Water is then fed into a Holding/Disinfection Pond (60kl) before being fed into a 2 further holding ponds (2 x 167kl). Water is then fed into the 25Ml Reuse Pond. Over summer this pond is often out of water.

The system is challenged by its capacity to disinfect and achieve CT prior to distribution. While the first Settling Ponds have some spare capacity for increased inflows, the system design does not allow for increased outflows, particularly regarding CT. Current outflow expectations can exceed 220kl/day with an inflow of approximately 190kl/day, both varying seasonally.



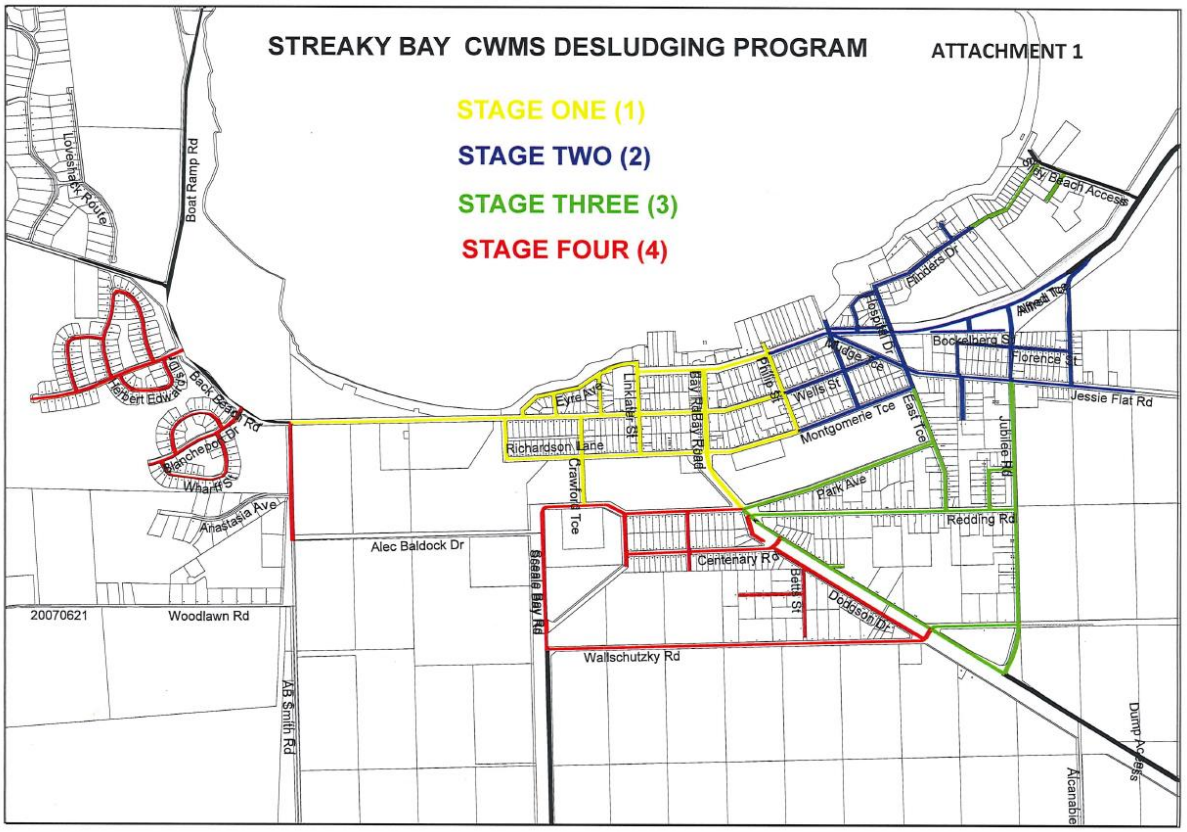



Reuse Pond

TREATMENT PLANT AND REUSE LAGOON LOCATION

Landfill

Treatment and reuse pond and disposal area



Capacity Including Existing Vacant Allotments

There are 217 vacant allotments within the existing connection zone. Working on an average of 150L x 2.5 occupants / day / allotment it is estimated that when all of these allotments come online, either prior or during development of the Affected Area, that the existing total capacity of the retention ponds could sustain that additional supply.

Capacity with the inclusion of the Proposed Code Amendment and Resulting Subdivision

The future development of the Affected Area has an estimated yield of between 65 and 75 additional allotments. In using the same formula as above, 75 allotments discharging 150L x 2.5 occupants / day of wastewater per allotment with a total of 10.3 ML per annum being discharged into the system, it would be anticipated that the current carrying capacity including existing vacant allotments could not be sustained under that additional input. Therefore, the connection of those allotments to the existing system would not be viable.

Cost of Connection and Development of System

Council currently has in place an augmentation fee of $5,640 (ex GST) per allotment for new developments. In addition to this property developer is responsible for costs associated with mains extensions and capacity expansion, this is further explained in Councils Community Wastewater Management Customer Charter Policy (DCSB EM 05.06). A full cost of connection in the adjoining Blancheport Heights system, that may feedback into the holding and re-use facility or direct new line has not been fully costed, however would be estimated in excess of $1.5m, with those costs being borne by the developer in addition to the augmentation fee.

In considering these costs on a per allotment basis, assuming that the costs will be passed on to potential allotment owners, the augmentation fee plus expansion and/or connection of the system requirements would make allotments sit outside of the affordable housing bracket.

In addition to the costs associated with increasing the capacity of the system, this does not consider the limitations of the existing location or the potential need to relocate the system. The existing location shown above is close to sensitive receivers noting that Streaky Bay Area School is within 200 metres of the system and dwellings are within 250 metres. Should the increase in capacity necessitate a greater separation distance from sensitive receivers, the cost of relocating the system would be significant.