

Part 2 - Zones and Sub Zones

Rural Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Housing on large allotments in a spacious rural setting, often together with large outbuildings. Easy access and parking for cars. Considerable space for trees and other vegetation around buildings, as well as on-site wastewater treatment where necessary. Limited goods, services and facilities that enhance rather than compromise rural residential amenity.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
<p>PO 1.1</p> <p>Predominantly residential development with complementary ancillary non-residential uses compatible with a spacious and peaceful lifestyle for individual households.</p>	<p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following:</p> <ul style="list-style-type: none"> (a) Ancillary accommodation (b) Child care facility (c) Consulting room (d) Detached dwelling (e) Office (f) Outbuilding (g) Recreation area (h) Shop
<p>PO 1.2</p> <p>Commercial activities improve community access to services are of a scale and type to maintain residential amenity.</p>	<p>DTS/DPF 1.2</p> <p>A shop, consulting room or office (or any combination thereof) satisfies any one of the following:</p> <ul style="list-style-type: none"> (a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied: <ul style="list-style-type: none"> (i) does not exceed 50m² 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: <ul style="list-style-type: none"> (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.
<p>PO 1.3</p> <p>Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
<p>PO 1.4</p>	<p>DTS/DPF 1.4</p>

<p>Non-residential development located and designed to improve community accessibility to services, primarily in the form of:</p> <ul style="list-style-type: none"> (a) small-scale commercial uses such as offices, shops and consulting rooms (b) community services such as educational facilities, community centres, places of worship, child care facilities 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. 	<p>None are applicable.</p>
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Building Height

<p>PO 2.1</p> <p>Buildings contribute to a low-rise residential character and complement the height of nearby buildings.</p>	<p>DTS/DPF 2.1</p> <p>Building height (excluding garages, carports and outbuildings) is no greater than 2 building levels and 9m and wall height no greater than 7m (not including a gable end).</p>
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Primary Street Setback

<p>PO 3.1</p> <p>Buildings are set back from primary street boundaries consistent with the existing streetscape.</p>	<p>DTS/DPF 3.1</p> <p>Buildings setback from the primary street boundary in accordance with the following table:</p> <table border="1" data-bbox="831 786 1522 1328"> <thead> <tr> <th data-bbox="831 786 1241 808">Development Context</th> <th data-bbox="1241 786 1522 808">Minimum setback</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 808 1241 880">There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.</td> <td data-bbox="1241 808 1522 880">The average setback of the existing buildings.</td> </tr> <tr> <td data-bbox="831 880 1241 987">There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.</td> <td data-bbox="1241 880 1522 987">The setback of the existing building.</td> </tr> <tr> <td data-bbox="831 987 1241 1238">There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site.</td> <td data-bbox="1241 987 1522 1238"> <ul style="list-style-type: none"> (a) Where the existing building shares the same primary street frontage – the setback of the existing building (b) Where the existing building has a different primary street frontage - 8m </td> </tr> <tr> <td data-bbox="831 1238 1241 1328">There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.</td> <td data-bbox="1241 1238 1522 1328">8m</td> </tr> </tbody> </table> <p>For the purposes of DTS/DPF 3.1:</p> <ul style="list-style-type: none"> (a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback (b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table 	Development Context	Minimum setback	There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.	The average setback of the existing buildings.	There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.	The setback of the existing building.	There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site.	<ul style="list-style-type: none"> (a) Where the existing building shares the same primary street frontage – the setback of the existing building (b) Where the existing building has a different primary street frontage - 8m 	There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.	8m
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Secondary Street Setback

<p>PO 4.1</p> <p>Buildings are set back from secondary street boundaries to maintain a pattern of separation between building walls and public thoroughfares and reinforce a streetscape character.</p>	<p>DTS/DPF 4.1</p> <p>Buildings walls are set back at least 2m from the boundary of the allotment with the secondary street frontage.</p>
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Side Boundary Setback

<p>PO 5.1</p> <p>Buildings are set back from side boundaries to allow maintenance and access around buildings and minimise impacts on adjoining properties.</p>	<p>DTS/DPF 5.1</p> <p>Building walls are set back from the side boundaries at least 2m.</p>
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Rear Boundary Setback

<p>PO 6.1</p> <p>Buildings are set back from rear boundaries to provide:</p> <ul style="list-style-type: none"> (a) separation between buildings in a way that complements the established character of the locality (b) access to natural light and ventilation for neighbours (c) open space recreational opportunities (d) space for landscaping and vegetation. 	<p>DTS/DPF 6.1</p> <p>Building walls are set back from the rear boundary at least 6m.</p>
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Ancillary Buildings and Structures

<p>PO 7.1</p> <p>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.</p>	<p>DTS/DPF 7.1</p> <p>Ancillary buildings and structures:</p> <ul style="list-style-type: none"> (a) are ancillary to a dwelling erected on the site (b) have a floor area not exceeding <ul style="list-style-type: none"> (i) 100m² on sites less than 2000m² (ii) 120m² on sites 2000m² or more (c) are not constructed, added to or altered so that any part is situated: <ul style="list-style-type: none"> (i) in front of any part of the building line of the dwelling to which it is ancillary (ii) within 2m of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (iii) within 2m of a side boundary (d) in the case of a garage or carport, have a primary street setback that is at least as far back as the dwelling (e) in the case of a garage or carport, do not exceed 10m or 50% of the site frontage (whichever is the lesser) when facing a primary street or secondary street (f) have a wall height or post height not exceeding 4m above natural ground level (and not including a gable end) (g) have a roof height where no part of the roof is more than 5m above the natural ground level (h) if clad in sheet metal, are pre-colour treated or painted in a non-reflective colour (i) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less: <ul style="list-style-type: none"> (i) a total area as determined by the following table: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #003366; color: white;"> <th style="padding: 5px;">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th style="padding: 5px;">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;"><150</td> <td style="padding: 5px;">10%</td> </tr> <tr> <td style="padding: 5px;">150-200</td> <td style="padding: 5px;">15%</td> </tr> <tr> <td style="padding: 5px;">201-450</td> <td style="padding: 5px;">20%</td> </tr> </tbody> </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%
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201-450	20%								

	<table border="1"> <tr> <td>>450</td> <td>25%</td> </tr> </table>	>450	25%
>450	25%		
	(ii) the amount of existing soft landscaping prior to the development occurring.		

<p>PO 7.2</p> <p>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.</p>	<p>DTS/DPF 7.2</p> <p>Ancillary buildings and structures do not result in:</p> <p>(a) less private open space than specified in Design Table 1 - Private Open Space</p> <p>(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.</p>
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<p>PO 7.3</p> <p>Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.</p>	<p>DTS/DPF 7.3</p> <p>Non-residential ancillary buildings and structures:</p> <p>(a) are ancillary and subordinate to an existing non-residential use on the same site</p> <p>(b) have a floor area not exceeding the following:</p> <table border="1"> <thead> <tr> <th>Allotment size</th> <th>Floor area</th> </tr> </thead> <tbody> <tr> <td>≤500m²</td> <td>60m²</td> </tr> <tr> <td>>500m²</td> <td>80m²</td> </tr> </tbody> </table> <p>(c) are not constructed, added to or altered so that any part is situated:</p> <p>(i) in front of any part of the building line of the main building to which it is ancillary</p> <p>or</p> <p>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</p> <p>(d) in the case of a garage or carport, the garage or carport:</p> <p>(i) is set back at least 5.5m from the boundary of the primary street</p> <p>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:</p> <p>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary</p> <p>(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</p> <p>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary</p> <p>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure</p> <p>(h) have a wall height (or post height) not exceeding 3m (and not including a gable end)</p> <p>(i) have a roof height where no part of the roof is more than 5m above the natural ground level</p> <p>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.</p>	Allotment size	Floor area	≤500m ²	60m ²	>500m ²	80m ²
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≤500m ²	60m ²						
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Site Dimensions and Land Division

<p>PO 8.1</p> <p>Allotments/sites created for residential purposes are consistent with the density and dimensions expressed in any relevant <i>Minimum Allotment Size Technical and Numeric Variation</i> or are of suitable size and dimension to contribute to a pattern of development consistent to the locality and suitable for their intended use.</p>	<p>DTS/DPF 8.1</p> <p>Development will not result in more than 1 dwelling on an existing allotment</p> <p>or</p> <p>Allotments/sites for residential purposes accord with the following:</p> <p>(a) where allotments/sites are connected to mains sewer or a Community Wastewater Management System site areas (or allotment areas in the case of land division) are not less than:</p> <table border="1"> <thead> <tr> <th>Minimum Site Area</th> </tr> </thead> <tbody> <tr> <td>Minimum site area is 1,000 sqm</td> </tr> <tr> <td>Minimum site area is 1 ha</td> </tr> </tbody> </table>	Minimum Site Area	Minimum site area is 1,000 sqm	Minimum site area is 1 ha
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	Minimum Site Area
	Minimum site area is 100 ha
	Minimum site area is 1,200 sqm
	Minimum site area is 1,300 sqm
	Minimum site area is 1,500 sqm
	Minimum site area is 1,800 sqm
	Minimum site area is 2,000 sqm
	Minimum site area is 2 ha
	Minimum site area is 2,500 sqm
	Minimum site area is 2,800 sqm
	Minimum site area is 3,000 sqm
	Minimum site area is 4,000 sqm
	Minimum site area is 8,000 sqm
	(b) where allotments/sites are not connected to mains sewer or an approved common waste water disposal service site areas are not less than the greater of:
	(i) 1200m ²
	(ii) the following:
	Minimum Site Area
	Minimum site area is 1,000 sqm
	Minimum site area is 1 ha
	Minimum site area is 100 ha
	Minimum site area is 1,200 sqm
	Minimum site area is 1,300 sqm
	Minimum site area is 1,500 sqm
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Minimum site area is 2,500 sqm	
Minimum site area is 2,800 sqm	
Minimum site area is 3,000 sqm	
Minimum site area is 4,000 sqm	
Minimum site area is 8,000 sqm	
(c) site frontages are not less than 20m.	
In relation to DTS/DPF 8.1, in instances where:	
(d) more than one value is returned in the same field, refer to the <i>Minimum Site Area Technical and Numeric Variation layer</i> in the SA planning database to determine the applicable value relevant to the site of the proposed development	
(e) no value is returned for DTS/DPF 8.1(a) (i.e. there is a blank field), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy	
(f) no value is returned for DTS/DPF 8.1(b)(ii) then the value for DTS/DPF 8.1(b)(ii) is zero.	

Concept Plans

<p>PO 9.1</p> <p>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.</p>	<p>DTS/DPF 9.1</p> <p>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:</p> <table border="1" style="width: 100%;"> <thead> <tr> <th style="text-align: center;">Description</th> </tr> </thead> <tbody> <tr> <td>Concept Plan 3 - Mount Barker and Littlehampton</td> </tr> <tr> <td>Concept Plan 18 - Playford North</td> </tr> <tr> <td>Concept Plan 19 - Playford North Infrastructure</td> </tr> <tr> <td>Concept Plan 77 - Infrastructure and Staging - Berri East</td> </tr> <tr> <td>Concept Plan 78 - Paringa North</td> </tr> <tr> <td>Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints</td> </tr> <tr> <td>Concept Plan 88 - Swanport</td> </tr> <tr> <td>Concept Plan 100 - Gawler East</td> </tr> </tbody> </table>	Description	Concept Plan 3 - Mount Barker and Littlehampton	Concept Plan 18 - Playford North	Concept Plan 19 - Playford North Infrastructure	Concept Plan 77 - Infrastructure and Staging - Berri East	Concept Plan 78 - Paringa North	Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints	Concept Plan 88 - Swanport	Concept Plan 100 - Gawler East
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Concept Plan 100 - Gawler East										

		Description
		Concept Plan 124 - Hackham
		In relation to DTS/DPF 9.1, 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 9.1 is met.
Advertisements		
PO 10.1 Advertisements identify the associated business activity, and do not detract from the residential character of the locality.		DTS/DPF 10.1 Advertisements relating to a lawful business activity associated with a residential use do not exceed 0.3m ² and mounted flush with a wall or fence.

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: <ul style="list-style-type: none"> (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	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

<p>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.</p>	<p>accommodate affordable housing except where the development is located within the Character Area Overlay or Historic Area Overlay.</p>
<p>PO 3.2</p> <p>To support the provision of affordable housing, building heights may be increased above the maximum specified in a zone.</p>	<p>DTS/DPF 3.2</p> <p>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:</p> <ul style="list-style-type: none"> (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 <p>and up to 30% in any other zone, except where:</p> <ul style="list-style-type: none"> (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

<p>PO 4.1</p> <p>Sufficient car parking is provided to meet the needs of occupants of affordable housing.</p>	<p>DTS/DPF 4.1</p> <p>Dwellings constituting affordable housing are provided with car parking in accordance with the following:</p> <ul style="list-style-type: none"> (a) 0.3 carparks per dwelling within a building which incorporates dwellings located above ground level within either: <ul style="list-style-type: none"> (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. <p>[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.]</p>
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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
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<p>Except where the applicant for the development is the South Australian Housing Authority (or an agent acting on behalf of the South Australian Housing Authority), residential development or land division (other than an excluded land division):</p> <ul style="list-style-type: none"> (a) that comprises 20 or more dwellings or residential allotments and is described in the application documentation as intending to provide affordable housing or (b) that is described in the application documentation as intending to provide affordable housing and the applicant is seeking to access one or more of the planning concessions outlined in the Affordable Housing Overlay DTS/DPF 3.1, 3.2 or 4.1 or (c) that is described in the application documentation as intending to include affordable housing of any number of dwellings or residential allotments 	<p>Minister responsible for administering the <i>South Australian Housing Trust Act 1995</i>.</p>	<p>To provide direction on the conditions required to secure the provision of dwellings or allotments for affordable housing.</p>	<p>Development of a class to which Schedule 9 clause 3 item 20 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>
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