

APPENDIX 5. PROPOSED CODE POLICY

Part 2 - Zones and Sub Zones

Employment Zone

Assessment Provisions (AP)

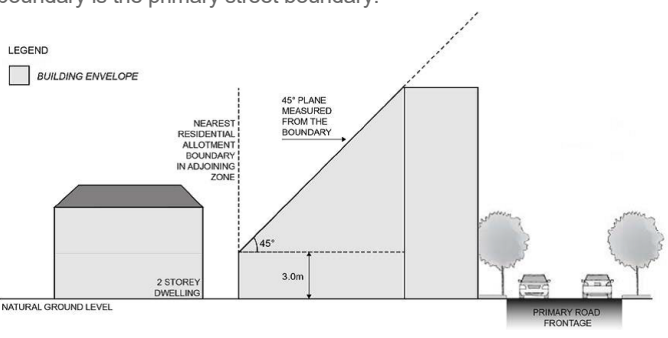
Desired Outcome (DO)

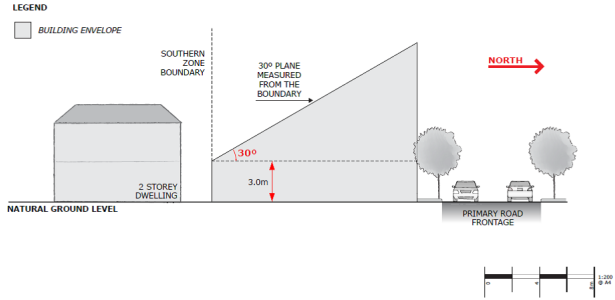
Desired Outcome	
DO 1	A diverse range of low-impact light industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities.
DO 2	Distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.

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>A range of employment-generating light industrial, service trade, motor repair and other compatible businesses servicing the local community that do not produce emissions that would detrimentally affect local amenity.</p>	<p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following:</p> <ul style="list-style-type: none"> (a) Advertisement (b) Consulting room (c) Indoor recreation facility (d) Light industry (e) Motor repair station (f) Office (g) Place of worship (h) Research facility (i) Retail fuel outlet (j) Service trade premises (k) Shop (l) Store (m) Telecommunications facility (n) Training facility (o) Warehouse.
<p>PO 1.2</p> <p>Shops provide convenient day-to-day services and amenities to local businesses and workers, support the sale of products manufactured on-site and otherwise complement the role of Activity Centres.</p>	<p>DTS/DPF 1.2</p> <p>Shop where one of the following applies:</p> <ul style="list-style-type: none"> (a) with a gross leasable floor area up to 100m² (b) is a bulky goods outlet (c) is a restaurant (d) is ancillary to and located on the same allotment as an industry and primarily involves the sale by retail of goods manufactured by the industry.
<p>PO 1.3</p> <p>Telecommunication facilities located to mitigate impacts on visual amenity in residential areas.</p>	<p>DTS/DPF 1.3</p> <p>Telecommunications facility in the form of a monopole:</p> <ul style="list-style-type: none"> (a) up to a height of 30m (b) no closer than 50m to a neighbourhood-type zone.

<p>PO 1.4</p> <p>Bulky good outlets and standalone shops are located to provide convenient access.</p>	<p>DTS/DPF 1.4</p> <p>Bulky goods outlets and standalone shops are located on sites with a frontage to a State Maintained Road.</p>
<p>Built Form and Character</p>	
<p>PO 2.1</p> <p>Development achieves distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p> <p>Building facades facing a boundary of a zone primarily intended to accommodate residential development, public roads, or public open space incorporate design elements to add visual interest by considering the following:</p> <ul style="list-style-type: none"> (a) using a variety of building finishes (b) avoiding elevations that consist solely of metal cladding (c) using materials with a low reflectivity (d) using techniques to add visual interest and reduce large expanses of blank walls including modulation and incorporation of offices and showrooms along elevations visible to a public road. 	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
<p>Building height and setbacks</p>	
<p>PO 3.1</p> <p>Buildings are set back from the primary street boundary to contribute to the existing/emerging pattern of street setbacks in the streetscape.</p>	<p>DTS/DPF 3.1</p> <p>The building line of a building set back from the primary street boundary:</p> <ul style="list-style-type: none"> (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 3m where no building exists on an adjoining site with the same primary street frontage.
<p>PO 3.2</p> <p>Buildings are set back from a secondary street boundary to accommodate the provision of landscaping between buildings and the street to enhance the appearance of land and buildings when viewed from the street.</p>	<p>DTS/DPF 3.2</p> <p>Building walls are no closer than 2m to the secondary street boundary.</p>
<p>PO 3.3</p> <p>Buildings are set back from rear access ways to provide adequate manoeuvrability for vehicles to enter and exit the site.</p>	<p>DTS/DPF 3.3</p> <p>Building walls are set back from the rear access way:</p> <ul style="list-style-type: none"> (a) where the access way is 6.5m wide or more, no requirement (b) where the access way is less than 6.5m wide, the distance equal to the additional width required to make the access way at least 6.5m wide.
<p>PO 3.4</p> <p>Buildings are sited to accommodate vehicle access to the rear of a site for deliveries, maintenance and emergency purposes.</p>	<p>DTS/DPF 3.4</p> <p>Building walls are set back at least 3m from at least one side boundary, unless an alternative means for vehicular access to the rear of the site is available.</p>
<p>PO 3.5</p> <p>Building height is consistent with the form expressed in any relevant <i>Maximum Building Height (Levels) Technical and Numeric Variation</i> layer, and is otherwise generally low-rise to complement the established streetscape and local character.</p>	<p>DTS/DPF 3.5</p> <p>Building height is not greater than:</p> <ul style="list-style-type: none"> (a) the following:

	<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p style="text-align: center; margin: 0;">Maximum Building Height (Metres)</p> <p style="color: red; margin: 0;">Maximum building height is 13 metres</p> </div> <p>(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.</p> <p>In relation to DTS/DPF 3.5, in instances where:</p> <p>(c) more than one value is returned in the same field for DTS/DPF 3.5(a) refer to the <i>Maximum Building Height (Levels) Technical and Numeric Variation layer</i> or <i>Maximum Building Height (Metres) Technical and Numeric Variation layer</i> in the SA planning database to determine the applicable value relevant to the site of the proposed development</p> <p>(d) only one value is returned for DTS/DPF 3.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.</p>
<p>PO 3.6</p> <p>Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone.</p>	<p>DTS/DPF 3.6</p> <p>Buildings are constructed within a building envelope provided by a 45 degree plane, measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes in a neighbourhood-type zone as shown in the following diagram, except where the relevant boundary is a southern boundary or where this boundary is the primary street boundary.</p> 
<p>PO 3.7</p> <p>Buildings mitigate overshadowing of residential development within a neighbourhood-type zone.</p>	<p>DTS/DPF 3.7</p> <p>Buildings on sites with a southern boundary adjoining an allotment used for residential purposes within a neighbourhood-type zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram:</p>

			
<p>PO 3.8</p> <p>Buildings on an allotment fronting a road that is not a State maintained road, and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character.</p>	<p>DTS/DPF 3.8</p> <p>None are applicable.</p>		
<p>Site Dimensions and Land Division</p>			
<p>PO 4.1</p> <p>Land division creates allotments that vary in size and are suitable for a variety of commercial and business activities.</p>	<p>DTS/DPF 4.1</p> <p>Allotments:</p> <ul style="list-style-type: none"> (a) connected to an approved common wastewater disposal service have an area of 1250m² or more and a frontage width of 20m or more (b) that will require the disposal of wastewater on-site have an area of 2000m² or more and a frontage width of 20m or more. 		
<p>Landscaping</p>			
<p>PO 5.1</p> <p>Landscaping is provided to enhance the visual appearance of development when viewed from public roads and thoroughfares.</p>	<p>DTS/DPF 5.1</p> <p>Other than to accommodate a lawfully existing or authorised driveway or access point, or an access point for which consent has been granted as part of an application for the division of land, a landscaped area is provided within the development site:</p> <ul style="list-style-type: none"> (a) where a building is set back less than 3m from the street boundary - 1m wide or the area remaining between the relevant building and the street boundary where the building is less than 1m from the street boundary or (b) in any other case - at least 1.5m wide. 		
<p>PO 5.2</p> <p>Development incorporates areas for landscaping to enhance the overall amenity of the site and locality.</p>	<p>DTS/DPF 5.2</p> <p>Landscape areas comprise:</p> <ul style="list-style-type: none"> (a) not less than 10 percent of the site (b) a dimension of at least 1.5m. 		
<p>Advertisements</p>			
<p>PO 6.1</p> <p>Freestanding advertisements are not visually dominant within the locality.</p>	<p>DTS/DPF 6.1</p> <p>Freestanding advertisements:</p> <ul style="list-style-type: none"> (a) do not exceed 6m in height above natural ground level (b) do not have a face that exceeds 8m². 		
<p>Concept Plans</p>			
<p>PO 7.1</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</p>	<p>DTS/DPF 7.1</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" data-bbox="829 2094 1524 2112"> <thead> <tr> <th style="text-align: center;">Description</th> </tr> </thead> <tbody> <tr> <td style="height: 15px;"> </td> </tr> </tbody> </table>	Description	
Description			

<p>infrastructure.</p>	
	<p>Concept Plan 101 - Evanston Gardens, Evanston South, Hillier</p>
	<p>Concept Plan 100 - Gawler East</p>
	<p>New Concept Plan (refer Appendix 3)</p>
	<p>In relation to DTS/DPF 7.1, in instances where:</p> <p>(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.</p> <p>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 7.1 is met.</p>

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
<p>Brush fence Except where any of the following apply:</p> <ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<ol style="list-style-type: none"> 1. The fence is formed (wholly or partially) from brush 2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels) 3. The fence does not exceed 1m in height within 6m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved) 4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas.
<p>Building work on railway land Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<ol style="list-style-type: none"> 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.
<p>Internal building work Except where any of the following apply:</p> <ul style="list-style-type: none"> • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<ol style="list-style-type: none"> 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.
<p>Partial demolition of a building or structure Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<p>None</p>

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<p>Shade sail Except where any of the following apply:</p> <ul style="list-style-type: none"> • Future Local Road Widening Overlay • Future Road Widening Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<ol style="list-style-type: none"> 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 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 40m² 5. No part of the shade sail will be: <ol style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 6. Primary street setback - at least as far back as the building line of the building to which it is ancillary 7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m 8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary 9. Does not involve the clearance of native vegetation 10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas.
<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<ol style="list-style-type: none"> 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 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.
<p>Temporary public service depot Except where any of the following apply:</p> <ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • State Heritage Place Overlay • Traffic Generating Development Overlay • Urban Transport Routes Overlay 	<ol style="list-style-type: none"> 1. Occupies land for no longer than 3 months 2. Ensures litter and water are contained on site 3. Provides temporary security fencing around the perimeter of the site.
<p>Water tank (above ground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<ol style="list-style-type: none"> 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 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 15m² 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.
<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Ramsar Wetlands Overlay 	<ol style="list-style-type: none"> 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)	Overlay (applies only in the area)

			affected by the Subzone)	affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Heritage Adjacency Overlay • Historic Area Overlay • Local Heritage Place Overlay • Non-stop Corridor Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	None	Advertisements [Appearance] DTS/DPF 1.1, DTS/DPF 1.2, DTS/DPF 1.3, DTS/DPF 1.4 Advertisements [Proliferation of Advertisements] DTS/DPF 2.3 Advertisements [Advertising Content] DTS/DPF 3.1 Advertisements [Amenity Impacts] DTS/DPF 4.1 Advertisements [Safety] DTS/DPF 5.1, DTS/DPF 5.2, DTS/DPF 5.3, DTS/DPF 5.4, DTS/DPF 5.5, DTS/DPF 5.6 Clearance from Overhead Powerlines DTS/DPF 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services] DTS/DPF 12.2	None	Advertising Near Signalised Intersections Overlay [Advertisements Near Signalised Intersections] 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 Road Widening Overlay [Future Road Widening] DTS/DPF 1.1 Gateway Overlay [Advertisements] DTS/DPF 4.1 Native Vegetation Overlay [Environmental Protection] DTS/DPF 1.1 State Significant Native Vegetation Areas Overlay [Environmental Protection] DTS/DPF 1.1
Replacement building Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • River Murray Flood Plain Protection Area Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	None	None	None	None
Temporary accommodation in an area affected by bushfire	None	None	None	None

Table 3 - Applicable Policies for Performance Assessed Development

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

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	Advertisements PO 6.1	Advertisements [Appearance] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5 Advertisements [Proliferation of Advertisements] PO 2.1, PO 2.2, PO 2.3 Advertisements [Advertising Content] PO 3.1 Advertisements [Amenity Impacts] PO 4.1	Roadside Service Centre Subzone [Advertisements] PO 6.1, PO 6.2, PO 6.3	Advertising Near Signalised Intersections Overlay [Advertisements Near Signalised Intersections] PO 1.1 Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1 Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1

		<p>Advertisements [Safety] PO 5.1, PO 5.2, PO 5.3, PO 5.4, PO 5.5, PO 5.6</p> <p>Clearance from Overhead Powerlines PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.2</p>		<p>Building Near Airfields Overlay PO 1.3</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.5</p> <p>Character Area Overlay [Ancillary Development] PO 4.3</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.2</p> <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3</p> <p>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</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gateway Overlay [Advertisements] PO 4.1</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.2</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.5</p> <p>Historic Area Overlay [Ancillary development] PO 4.3</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>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</p> <p>Local Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>Local Heritage Place Overlay [Ancillary Development] PO 3.3</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p>
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				<p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Ancillary Development] PO 3.3</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6</p> <p>State Heritage Place Overlay [Ancillary Development] PO 3.3</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p>
<p>Consulting room</p>	<p>Land Use and Intensity PO 1.1, PO 1.2</p> <p>Built Form and Character PO 2.1, PO 2.2</p> <p>Building height and setbacks PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6, PO 3.7, PO 3.8</p> <p>Landscaping PO 5.1, PO 5.2</p> <p>Concept Plans PO 7.1</p>	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design [All development [External Appearance]] PO 1.4, PO 1.5</p> <p>Design [All development [On-site Waste Treatment Systems]] PO 6.1</p> <p>Design [All development [Carparking Appearance]] PO 7.2, PO 7.3, PO 7.4, PO 7.5, PO 7.6, PO 7.7</p> <p>Design [All non-residential development [Water Sensitive Design]] PO 31.1, PO 31.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [Hours of Operation] PO 2.1</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2</p> <p>Out of Activity Centre Development PO 1.1, PO 1.2</p>	<p>Roadside Service Centre Subzone [Land use and Intensity] PO 1.1</p> <p>Roadside Service Centre Subzone [Built form and Character] PO 2.1, PO 2.2, PO 2.3, PO 2.4</p> <p>Roadside Service Centre Subzone [Building Setbacks] PO 3.1</p> <p>Roadside Service Centre Subzone [Landscaping] PO 5.1, PO 5.2</p> <p>Retail Activity Centre Subzone [Land Use and Intensity] PO 1.1, PO 1.2, PO 1.3, PO 1.4</p> <p>Retail Activity Centre Subzone [Built Form and Character] PO 2.1</p>	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1</p> <p>Building Near Airfields Overlay PO 1.1, PO 1.2, PO 1.3</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Alterations and Additions] PO 3.1</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3</p> <p>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</p>

		<p>Transport, Access and Parking [Movement Systems] PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.5, PO 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas] PO 6.1, PO 6.6</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas] PO 9.1</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p>		<p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>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</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1, PO 1.2</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.1, PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads,</p>
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			<p>Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding – General) Overlay [Environmental Protection] PO 3.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1</p>
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				<p>[Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.3, PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 4.1, PO 4.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 5.1, PO 5.2</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 7.1, PO 7.2, PO 7.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built</p>
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				<p>Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>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</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>
Demolition	None	None	None	<p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Demolition] PO 7.1, PO 7.2, PO 7.3</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity]</p>

				<p>PO 5.1</p> <p>Local Heritage Place Overlay [Demolition] PO 6.1, PO 6.2</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenities] PO 5.1</p> <p>State Heritage Area Overlay [Demolition] PO 6.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenities] PO 5.1</p> <p>State Heritage Place Overlay [Demolition] PO 6.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p>
Land division	<p>Land Use and Intensity PO 1.1</p> <p>Site Dimensions and Land Division PO 4.1</p> <p>Concept Plans PO 7.1</p>	<p>Land Division [All land division [Allotment configuration]] PO 1.1, PO 1.2</p> <p>Land Division [All land division [Design and Layout]] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5, PO 2.6, PO 2.7</p> <p>Land Division [All land division [Roads and Access]] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6, PO 3.7, PO 3.8, PO 3.9, PO 3.10</p> <p>Land Division [All land division [Infrastructure]] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6</p> <p>Land Division [Minor Land Division (Under 20 Allotments) [Open Space]] PO 5.1</p> <p>Land Division [Minor Land Division (Under 20 Allotments) [Solar Orientation]] PO 6.1</p> <p>Land Division [Minor Land Division (Under 20 Allotments) [Water Sensitive Design]] PO 7.1, PO 7.2</p> <p>Land Division [Minor Land Division (Under 20 Allotments) [Battle-Axe Development]] PO 8.1, PO 8.2, PO 8.3, PO 8.4</p> <p>Land Division [Major Land Division (20+ Allotments) [Open Space]] PO 9.1, PO 9.2, PO 9.3</p> <p>Land Division [Major Land Division (20+ Allotments) [Water Sensitive Design]] PO 10.1, PO 10.2, PO 10.3</p> <p>Land Division [Major Land Division (20+ Allotments) [Solar Orientation]] PO 11.1</p>	<p>Roadside Service Centre Subzone [Land use and Intensity] PO 1.1</p> <p>Retail Activity Centre Subzone [Land Use and Intensity] PO 1.1</p>	<p>Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3</p> <p>Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1</p> <p>Aircraft Noise Exposure Overlay [Land Division] PO 3.1</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Land Division] PO 5.1</p> <p>Character Area Overlay [Context and Streetscape Amenities] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Land Use and Intensity] PO 1.1</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.3</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.2, PO 4.3, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.3, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Dwelling Excision Overlay [Land Division] PO 1.1</p> <p>Environment and Food Production Areas Overlay PO 1.1</p>

				<p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Land Division] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1, PO 1.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Division] PO 5.1, PO 5.2, PO 5.3, PO 5.4, PO 5.5</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.1, PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Land Division] PO 4.1, PO 4.2, PO 4.3, PO 4.4</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Land Division] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Urban Interface) Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6</p> <p>Hazards (Bushfire - Urban Interface) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 2.1</p> <p>Hazards (Flooding) Overlay [Land Division] PO 1.1</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Heritage Adjacency Overlay [Land Division] PO 2.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Land Division]</p>
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				<p>PO 5.1</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Land Division Overlay [General] PO 1.1, PO 1.2</p> <p>Local Heritage Place Overlay [Land Division] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p>
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				<p>State Heritage Place Overlay [Land Division] PO 4.1</p> <p>State Significant Native Vegetation Areas Overlay [Land division] PO 2.1</p> <p>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p>
Light industry	<p>Land Use and Intensity PO 1.1, PO 1.2</p> <p>Built Form and Character PO 2.1, PO 2.2</p> <p>Building height and setbacks PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6, PO 3.7, PO 3.8</p> <p>Landscaping PO 5.1, PO 5.2</p> <p>Concept Plans PO 7.1</p>	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design [All development [External Appearance]] PO 1.5</p> <p>Design [All development [On-site Waste Treatment Systems]] PO 6.1</p> <p>Design [All development [Carparking Appearance]] PO 7.1, PO 7.2, PO 7.4, PO 7.5, PO 7.6, PO 7.7</p> <p>Design [All development [Earthworks and sloping land]] PO 8.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.1, PO 4.2, PO 4.5</p> <p>Interface between Land Uses [Air Quality] PO 5.1, PO 5.2</p> <p>Interface between Land Uses [Light Spill] PO 6.1</p> <p>Transport, Access and Parking [Movement Systems]</p>	<p>Roadside Service Centre Subzone [Land use and Intensity] PO 1.1</p> <p>Roadside Service Centre Subzone [Built form and Character] PO 2.1, PO 2.2, PO 2.3, PO 2.4</p> <p>Roadside Service Centre Subzone [Building Setbacks] PO 3.1</p> <p>Roadside Service Centre Subzone [Fencing] PO 4.1</p> <p>Roadside Service Centre Subzone [Landscaping] PO 5.1, PO 5.2</p>	<p>Adelaide Dolphin Sanctuary Overlay [Land Use] PO 1.1, PO 1.2, PO 1.3</p> <p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1</p> <p>Building Near Airfields Overlay PO 1.1, PO 1.2, PO 1.3</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Alterations and Additions] PO 3.1</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3</p> <p>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</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p>

	<p>PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas] PO 6.1, PO 6.6</p>		<p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>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</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.3, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1, PO 1.2</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1, PO 1.3</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscape Amenity] PO 2.1</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.1, PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads,</p>
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			<p>Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding – General) Overlay [Environmental Protection] PO 3.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Environmental Protection] PO 2.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Alterations and additions] PO 3.1, PO 3.2</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1</p>
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				<p>[Landscaping] PO 3.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Alterations and Additions] PO 2.1</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>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</p> <p>State Heritage Place Overlay [Alterations and Additions] PO 2.1</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Urban Transport Routes Overlay</p>
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				<p>[Access - Stormwater] PO 7.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8, PO 1.9</p>
Office	<p>Land Use and Intensity PO 1.1, PO 1.2</p> <p>Built Form and Character PO 2.1, PO 2.2</p> <p>Building height and setbacks PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6, PO 3.7, PO 3.8</p> <p>Landscaping PO 5.1, PO 5.2</p> <p>Concept Plans PO 7.1</p>	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design [All development [External Appearance]] PO 1.4, PO 1.5</p> <p>Design [All development [On-site Waste Treatment Systems]] PO 6.1</p> <p>Design [All development [Carparking Appearance]] PO 7.1, PO 7.2, PO 7.3, PO 7.4, PO 7.5, PO 7.6, PO 7.7</p> <p>Design [All non-residential development [Water Sensitive Design]] PO 31.1, PO 31.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [Hours of Operation] PO 2.1</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2</p> <p>Out of Activity Centre Development PO 1.1, PO 1.2</p> <p>Transport, Access and Parking [Movement Systems] PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.5, PO 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas] PO 6.1, PO 6.6</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas] PO 9.1</p>	<p>Roadside Service Centre Subzone [Land use and Intensity] PO 1.1</p> <p>Roadside Service Centre Subzone [Built form and Character] PO 2.1, PO 2.2, PO 2.3, PO 2.4</p> <p>Roadside Service Centre Subzone [Building Setbacks] PO 3.1</p> <p>Roadside Service Centre Subzone [Landscaping] PO 5.1, PO 5.2</p> <p>Retail Activity Centre Subzone [Land Use and Intensity] PO 1.1, PO 1.2, PO 1.3, PO 1.4</p> <p>Retail Activity Centre Subzone [Built Form and Character] PO 2.1</p>	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1</p> <p>Building Near Airfields Overlay PO 1.1, PO 1.2, PO 1.3</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Alterations and Additions] PO 3.1</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3</p> <p>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</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>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</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1, PO 1.2</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p>

				<p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.1, PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p>
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				<p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.1, PO 2.2, PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.3, PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 4.1, PO 4.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience]</p>
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				<p>PO 5.1, PO 5.2</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 7.1, PO 7.2, PO 7.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>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</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point]</p>
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				<p>PO 3.1</p> <p>Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>
Retaining wall	None	Design [All development [Fences and Walls]] PO 9.1, PO 9.2	None	<p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.5</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.3, PO 2.4</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2, PO 3.3</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.2, PO 4.3, PO 4.7</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.5</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.5</p> <p>Marine Parks (Managed Use) Overlay [Land Use] PO 1.1</p> <p>Marine Parks (Restricted Use) Overlay [Land Use] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features]</p>

				<p>PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Ramsar Wetlands Overlay [General] PO 1.1, PO 1.2, PO 1.3, PO 1.4</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 4.4</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.5</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.5</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.5, PO 1.7, PO 1.8</p>
Service trade premises	<p>Land Use and Intensity PO 1.1, PO 1.2</p> <p>Built Form and Character PO 2.1, PO 2.2</p> <p>Building height and setbacks PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6, PO 3.7, PO 3.8</p> <p>Landscaping PO 5.1, PO 5.2</p> <p>Concept Plans PO 7.1</p>	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design [All development [External Appearance]] PO 1.4, PO 1.5</p> <p>Design [All development [On-site Waste Treatment Systems]] PO 6.1</p> <p>Design [All development [Carparking Appearance]] PO 7.2, PO 7.3, PO 7.4, PO 7.5, PO 7.6, PO 7.7</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [Hours of Operation] PO 2.1</p> <p>Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.1, PO 4.2, PO 4.5, PO 4.6</p> <p>Interface between Land Uses [Air Quality] PO 5.2</p>	<p>Roadside Service Centre Subzone [Land use and Intensity] PO 1.1</p> <p>Roadside Service Centre Subzone [Built form and Character] PO 2.1, PO 2.2, PO 2.3, PO 2.4</p> <p>Roadside Service Centre Subzone [Building Setbacks] PO 3.1</p> <p>Roadside Service Centre Subzone [Landscaping] PO 5.1, PO 5.2</p> <p>Retail Activity Centre Subzone [Land Use and Intensity] PO 1.1, PO 1.2, PO 1.3, PO 1.4</p> <p>Retail Activity Centre Subzone [Built Form and Character] PO 2.1</p>	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1</p> <p>Building Near Airfields Overlay PO 1.1, PO 1.2, PO 1.3</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Alterations and Additions] PO 3.1</p> <p>Character Area Overlay [Context and Streetscape Amenities] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3</p> <p>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</p> <p>Character Preservation District</p>

		<p>Interface between Land Uses [Light Spill] PO 6.1</p> <p>Transport, Access and Parking [Movement Systems] PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.5</p> <p>Transport, Access and Parking [Access for People with Disabilities] PO 4.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas] PO 6.1, PO 6.6</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p>		<p>Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>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</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1, PO 1.2</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.1, PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p>
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				<p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding – General) Overlay [Environmental Protection] PO 3.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes</p>
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				<p>Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Dwelling Overlay PO 1.1</p> <p>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</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.1, PO 2.2, PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p>
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				<p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.3, PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 4.1, PO 4.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 5.1, PO 5.2</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 7.1, PO 7.2, PO 7.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p>
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				<p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>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</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>
Shop	<p>Land Use and Intensity PO 1.1, PO 1.2, PO 1.4</p> <p>Built Form and Character PO 2.1, PO 2.2</p> <p>Building height and setbacks PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6, PO 3.7, PO 3.8</p> <p>Landscaping PO 5.1, PO 5.2</p> <p>Concept Plans PO 7.1</p>	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design [All development [External Appearance]] PO 1.4, PO 1.5</p> <p>Design [All development [On-site Waste Treatment Systems]] PO 6.1</p> <p>Design [All development [Carparking Appearance]] PO 7.1, PO 7.2, PO 7.3, PO 7.4, PO 7.5, PO 7.6, PO 7.7</p>	<p>Roadside Service Centre Subzone [Land use and Intensity] PO 1.1</p> <p>Roadside Service Centre Subzone [Built form and Character] PO 2.1, PO 2.2, PO 2.3, PO 2.4</p> <p>Roadside Service Centre Subzone [Building Setbacks] PO 3.1</p> <p>Roadside Service Centre Subzone [Landscaping] PO 5.1, PO 5.2</p>	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1</p> <p>Building Near Airfields Overlay PO 1.1, PO 1.2, PO 1.3</p> <p>Character Area Overlay [All Development] PO 1.1</p>

		<p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [Hours of Operation] PO 2.1</p> <p>Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.1, PO 4.2, PO 4.5, PO 4.6</p> <p>Interface between Land Uses [Air Quality] PO 5.2</p> <p>Interface between Land Uses [Light Spill] PO 6.1</p> <p>Out of Activity Centre Development PO 1.1, PO 1.2</p> <p>Transport, Access and Parking [Movement Systems] PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.5</p> <p>Transport, Access and Parking [Access for People with Disabilities] PO 4.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas] PO 6.1, PO 6.6</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p>	<p>Retail Activity Centre Subzone [Land Use and Intensity] PO 1.1, PO 1.2, PO 1.3, PO 1.4</p> <p>Retail Activity Centre Subzone [Built Form and Character] PO 2.1</p>	<p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Alterations and Additions] PO 3.1</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3</p> <p>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</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>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</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1, PO 1.2</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting]</p>
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				<p>PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.1, PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding – General) Overlay [Environmental Protection] PO 3.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and</p>
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				<p>Exit (Traffic Flow) PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Dwelling Overlay PO 1.1</p> <p>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</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes</p>
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				<p>Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.1, PO 2.2, PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.3, PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 4.1, PO 4.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 5.1, PO 5.2</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 7.1, PO 7.2, PO 7.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Interface Management</p>
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				<p>Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>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</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Urban Transport Routes Overlay</p>
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				[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
Store	<p>Land Use and Intensity PO 1.1, PO 1.2</p> <p>Built Form and Character PO 2.1, PO 2.2</p> <p>Building height and setbacks PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6, PO 3.7, PO 3.8</p> <p>Landscaping PO 5.1, PO 5.2</p> <p>Concept Plans PO 7.1</p>	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design [All development [External Appearance]] PO 1.5</p> <p>Design [All development [On-site Waste Treatment Systems]] PO 6.1</p> <p>Design [All development [Carparking Appearance]] PO 7.1, PO 7.2, PO 7.4, PO 7.5, PO 7.6, PO 7.7</p> <p>Design [All development [Earthworks and sloping land]] PO 8.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.1, PO 4.2, PO 4.5</p> <p>Interface between Land Uses [Air Quality] PO 5.1, PO 5.2</p> <p>Interface between Land Uses [Light Spill] PO 6.1</p> <p>Transport, Access and Parking [Movement Systems] PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas] PO 6.1, PO 6.6</p>	<p>Roadside Service Centre Subzone [Land use and Intensity] PO 1.1</p> <p>Roadside Service Centre Subzone [Built form and Character] PO 2.1, PO 2.2, PO 2.3, PO 2.4</p> <p>Roadside Service Centre Subzone [Building Setbacks] PO 3.1</p> <p>Roadside Service Centre Subzone [Landscaping] PO 5.1, PO 5.2</p>	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1</p> <p>Building Near Airfields Overlay PO 1.1, PO 1.2</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Alterations and Additions] PO 3.1</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3</p> <p>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</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>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</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.3, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1, PO 1.2</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1, PO 1.3</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscape Amenity] PO 2.1</p>

				<p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.1, PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding – General) Overlay [Environmental Protection] PO 3.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p>
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				<p>Hazards (Flooding - Evidence Required) Overlay [Environmental Protection] PO 2.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Alterations and additions] PO 3.1, PO 3.2</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>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</p> <p>Local Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes</p>
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				<p>Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.1, PO 2.2, PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Murray-Darling Basin Overlay PO 1.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Non-Stop Corridors Overlay [Non- Stop Corridor Overlay] PO 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 4.1, PO 4.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 5.1, PO 5.2</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 6.1, PO 6.2, PO 6.3, PO 6.4, PO 6.5</p> <p>River Murray Flood Plain Protection Area Overlay [Access]</p>
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				<p>PO 7.1, PO 7.2, PO 7.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>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</p> <p>State Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing) - New Access Points]</p>
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				<p>PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8, PO 1.9</p>
Telecommunications facility	Land Use and Intensity PO 1.1, PO 1.3	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Telecommunication Facilities] PO 6.1, PO 6.2, PO 6.3</p> <p>Transport, Access and Parking [Movement Systems] PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Areas] PO 6.1, PO 6.6</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p>	<p>Roadside Service Centre Subzone [Land use and Intensity] PO 1.1</p> <p>Roadside Service Centre Subzone [Built form and Character] PO 2.3, PO 2.4</p> <p>Roadside Service Centre Subzone [Building Setbacks] PO 3.1</p> <p>Roadside Service Centre Subzone [Landscaping] PO 5.2</p> <p>Retail Activity Centre Subzone [Land Use and Intensity] PO 1.1</p> <p>Retail Activity Centre Subzone [Built Form and Character] PO 2.1</p>	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1</p> <p>Building Near Airfields Overlay PO 1.1, PO 1.2</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1</p> <p>Character Area Overlay [Ancillary Development] PO 4.3</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Land Use and Intensity] PO 1.2</p> <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3</p> <p>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</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>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</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p>

				<p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Landscape Amenity] PO 2.1</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Flooding) Overlay [Land Use] PO 2.1</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding – General) Overlay [Environmental Protection] PO 3.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Ancillary development] PO 4.1</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)]</p>
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				<p>PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>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</p> <p>Local Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.1, PO 2.2</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p>
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			<p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.2</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Ramsar Wetlands Overlay [General] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 4.1, PO 4.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 5.1, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 7.1, PO 7.2, PO 7.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks]</p>
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				<p>PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.5</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>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</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>
Warehouse	<p>Land Use and Intensity PO 1.1, PO 1.2</p> <p>Built Form and Character PO 2.1, PO 2.2</p> <p>Building height and setbacks PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6, PO 3.7, PO 3.8</p> <p>Landscaping PO 5.1, PO 5.2</p> <p>Concept Plans PO 7.1</p>	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design [All development [External Appearance]] PO 1.5</p> <p>Design [All development [Landscaping]] PO 3.1, PO 3.2</p> <p>Design [All development [Water Sensitive Design]] PO 5.1</p> <p>Design [All development [On-site Waste Treatment Systems]] PO 6.1</p> <p>Design [All development [Carparking Appearance]] PO 7.1, PO 7.2, PO 7.3, PO 7.4, PO 7.5, PO 7.6, PO 7.7</p>	<p>Roadside Service Centre Subzone [Land use and Intensity] PO 1.1</p> <p>Roadside Service Centre Subzone [Built form and Character] PO 2.1, PO 2.2, PO 2.3, PO 2.4</p> <p>Roadside Service Centre Subzone [Building Setbacks] PO 3.1</p> <p>Roadside Service Centre Subzone [Landscaping] PO 5.1, PO 5.2</p>	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1</p> <p>Building Near Airfields Overlay PO 1.1, PO 1.2, PO 1.3</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Alterations and Additions] PO 3.1</p>

		<p>Design [All development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5</p> <p>Design [All non-residential development [Water Sensitive Design]] PO 31.1, PO 31.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [General Land Use Compatibility] PO 1.2</p> <p>Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.1, PO 4.2</p> <p>Interface between Land Uses [Air Quality] PO 5.1, PO 5.2</p> <p>Interface between Land Uses [Light Spill] PO 6.1</p> <p>Interface between Land Uses [Solar Reflectivity / Glare] PO 7.1</p> <p>Transport, Access and Parking [Movement Systems] PO 1.3, PO 1.4</p> <p>Transport, Access and Parking [Sightlines] PO 2.1, PO 2.2</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas] PO 6.1, PO 6.2, PO 6.6</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p>	<p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3</p> <p>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</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>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</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.3, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1, PO 1.2</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1, PO 1.3</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscape Amenity] PO 2.1</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form]</p>
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				<p>PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.1, PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding – General) Overlay [Environmental Protection] PO 3.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Alterations and additions] PO 3.1, PO 3.2</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)]</p>
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				<p>PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>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</p> <p>Local Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes</p>
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			<p>Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.1, PO 2.2, PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.3, PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Murray-Darling Basin Overlay PO 1.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.3</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 4.1, PO 4.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 5.1, PO 5.2</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 6.1, PO 6.2, PO 6.3, PO 6.4, PO 6.5</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 7.1, PO 7.2, PO 7.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> <p>Scenic Quality Overlay</p>
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			<p>[Earthworks] PO 4.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>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</p> <p>State Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Urban Transport Routes Overlay</p>
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				[Building on Road Reserve] PO 8.1 Urban Transport Routes Overlay [Public Road Junctions] PO 9.1 Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8, PO 1.9
All other Code Assessed Development	All	All	All	Any relevant Overlay: All

Table 4 - Restricted Development Classification

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

Class of Development	Exclusions
Industry	Light industry
Shop	Any of the following: (a) shop with a gross leasable floor area less than 1000m ² (b) shop that is a bulky goods outlet (c) shop that is ancillary to a light industry on the same allotment (d) shop located in the Retail Activity Centre Subzone (e) shop located in the Roadside Service Centre Subzone.
Waste reception, storage, treatment or disposal	None specified
Wrecking yard	None specified

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

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. Any development involving any of the following (or of any combination of any of	

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<p>the following):</p> <ul style="list-style-type: none"> (a) advertisement (b) air handling unit, air conditioning system or exhaust fan (c) building on railway land (d) carport (e) fence (f) outbuilding (g) retaining wall (h) shade sail (i) solar photovoltaic panels (roof mounted) (j) temporary public service depot (k) verandah (l) water tank. 	<p>Except development that exceeds the maximum building height specified in Employment Zone DTS/DPF 3.5 or does not satisfy any of the following:</p> <ul style="list-style-type: none"> 1. Employment Zone DTS/DPF 3.6 2. Employment Zone DTS/DPF 3.7.
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) consulting room (b) light industry (c) office (d) motor repair station (e) retail fuel outlet (f) store (g) warehouse. 	<p>Except where the site of the development is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone.</p>
<p>4. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) internal building works (b) land division (c) replacement building (d) temporary accommodation in an area affected by bushfire (e) tree damaging activity. 	<p>None specified.</p>
<p>5. Demolition.</p>	<p>Except any of the following:</p> <ul style="list-style-type: none"> 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.
<p>6. Shop within any of the following:</p> <ul style="list-style-type: none"> (a) Retail Activity Centre Subzone (b) Roadside Service Centre Subzone. 	<p>Except shop that exceeds the maximum building height specified in Employment Zone DTS/DPF 3.5 or does not satisfy any of the following:</p> <ul style="list-style-type: none"> 1. Employment Zone DTS/DPF 3.6 2. Employment Zone DTS/DPF 3.7.
<p>7. Shop.</p>	<p>Except:</p> <ul style="list-style-type: none"> 1. where the site of the shop is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone or 2. shop that exceeds the maximum building height specified in Employment Zone DTS/DPF 3.5 or 3. shop that does not satisfy Employment Zone DTS/DPF 1.2.
<p>8. Telecommunications facility.</p>	<p>Except telecommunications facility that does not satisfy Employment Zone DTS/DPF 1.3.</p>

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Part 3 - Overlays

Advertising Near Signalised Intersections Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Provision of a safe road environment by reducing driver distraction at key points of conflict on the road.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Advertisements Near Signalised Intersections	
PO 1.1 Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages.	DTS/DPF 1.1 Advertising: <ul style="list-style-type: none"> (a) is not illuminated (b) does not incorporate a moving or changing display or message (c) does not incorporate a flashing light(s).

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
Advertisement or advertising hoarding that: <ul style="list-style-type: none"> (a) is within 100m of a: <ul style="list-style-type: none"> (i) signalised intersection or (ii) signalised pedestrian crossing and (b) will: <ul style="list-style-type: none"> (i) be internally illuminated or (ii) incorporate a moving or changing display or message or (iii) incorporate a flashing light. 	Commissioner of Highways.	To provide expert technical assessment on potential risks relating to pedestrian and road safety which may arise from advertisements near intersections.	Development of a class to which Schedule 9 clause 3 item 21 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Part 3 - Overlays

Defence Aviation Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Management of potential impacts of buildings on the operational and safety requirements of Defence Aviation Areas.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form	
PO 1.1 Building height does not pose a hazard to the operations of Defence Aviation Areas.	DTS/DPF 1.1 Building height does not exceed the relevant height specified by the <i>Defence Aviation Area Overlay</i> .
PO 1.2 Exhaust stacks are designed and sited to minimise plume impacts on aircraft movements associated with Defence Aviation Areas.	DTS/DPF 1.2 Development does not include exhaust stacks.

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

Gateway Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	The visual amenity and streetscape appeal along prominent entrances into towns, tourist and historic precincts, activity centres and main streets is maintained and improved through the careful siting of buildings and other activities in a well landscaped setting.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form and Character	
PO 1.1 Buildings are set back from main roads to support a consistent high-quality streetscape character where the prominence of larger buildings is appropriately mitigated.	DTS/DPF 1.1 Buildings are set back at least the height of the building and no less than 10m from arterial and main roads and highways, whichever is the greater.
PO 1.2 Building are set back from side boundaries to moderate the appearance of buildings and enhance the outlook from arterial and main roads and highways.	DTS/DPF 1.2 None are applicable.
PO 1.3 The main facade of principal buildings facing arterial and main roads and highways incorporate articulation and various materials to promote a high standard of building design and external appearance.	DTS/DPF 1.3 None are applicable.
Landscape Amenity	
PO 2.1 Ancillary buildings including carports, outbuildings and garages, other minor structures, waste storage bins and outdoor storage areas are sited to reduce visual clutter and untidiness from arterial and main roads and highways.	DTS/DPF 2.1 Ancillary buildings including carports, outbuildings and garages, other minor structures, waste storage bins and outdoor storage areas are located in a manner to satisfy one of the following: (a) behind principal building(s) facing arterial and main roads and highways (b) behind the building line of principal building(s) and obscured from public view from arterial and main roads and highways by solid fencing or landscaping.
Landscaping	
PO 3.1 Development incorporates generous landscaping areas along the frontage to arterial roads and highways to enhance visual amenity and complement associated buildings.	DTS/DPF 3.1 None are applicable.

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<p>PO 3.2</p> <p>Existing mature on-site vegetation is retained and incorporated into landscape and parking areas to enhance the appearance of land and buildings.</p>	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>
<p>PO 3.3</p> <p>Development incorporates generous landscaping areas along the frontage to arterial roads and landscaped using a combination of high crown evergreen trees, low shrubs and groundcovers to enhance visual amenity and complement the associated buildings.</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>
<p>PO 3.4</p> <p>Vehicle parking areas are located and designed to enhance the streetscape setting by:</p> <p>(a) being located to the side or rear of buildings facing arterial and main roads and highways</p> <p>(b) incorporating landscaping, including trees, to break up large parking areas.</p>	<p>DTS/DPF 3.4</p> <p>None are applicable.</p>
<p>Advertisements</p>	
<p>PO 4.1</p> <p>Advertisements along arterial and main roads, and highways are consistent in height, size and design to support a cohesive and uniform appearance in gateway locations without dominating the streetscape.</p>	<p>DTS/DPF 4.1</p> <p>Advertisements meet all the following:</p> <p>(a) will not result in more than 1 advertisement per allotment</p> <p>(b) will not exceed 5m in height</p> <p>(c) do not exceed 3m² per advertising face</p> <p>(d) are not internally illuminated</p> <p>(e) are not animated, flash or move in any way.</p>

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

Hazards (Bushfire - Urban Interface) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	<p>Urban neighbourhoods that adjoin areas of General, Medium and High Bushfire Risk:</p> <ul style="list-style-type: none"> (a) allow access through to bushfire risk areas (b) are designed to protect life and property from the threat of bushfire and the dangers posed by ember attack (c) facilitate evacuation to areas safe from bushfire danger.

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

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

Procedural Matters (PM) - Referrals

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

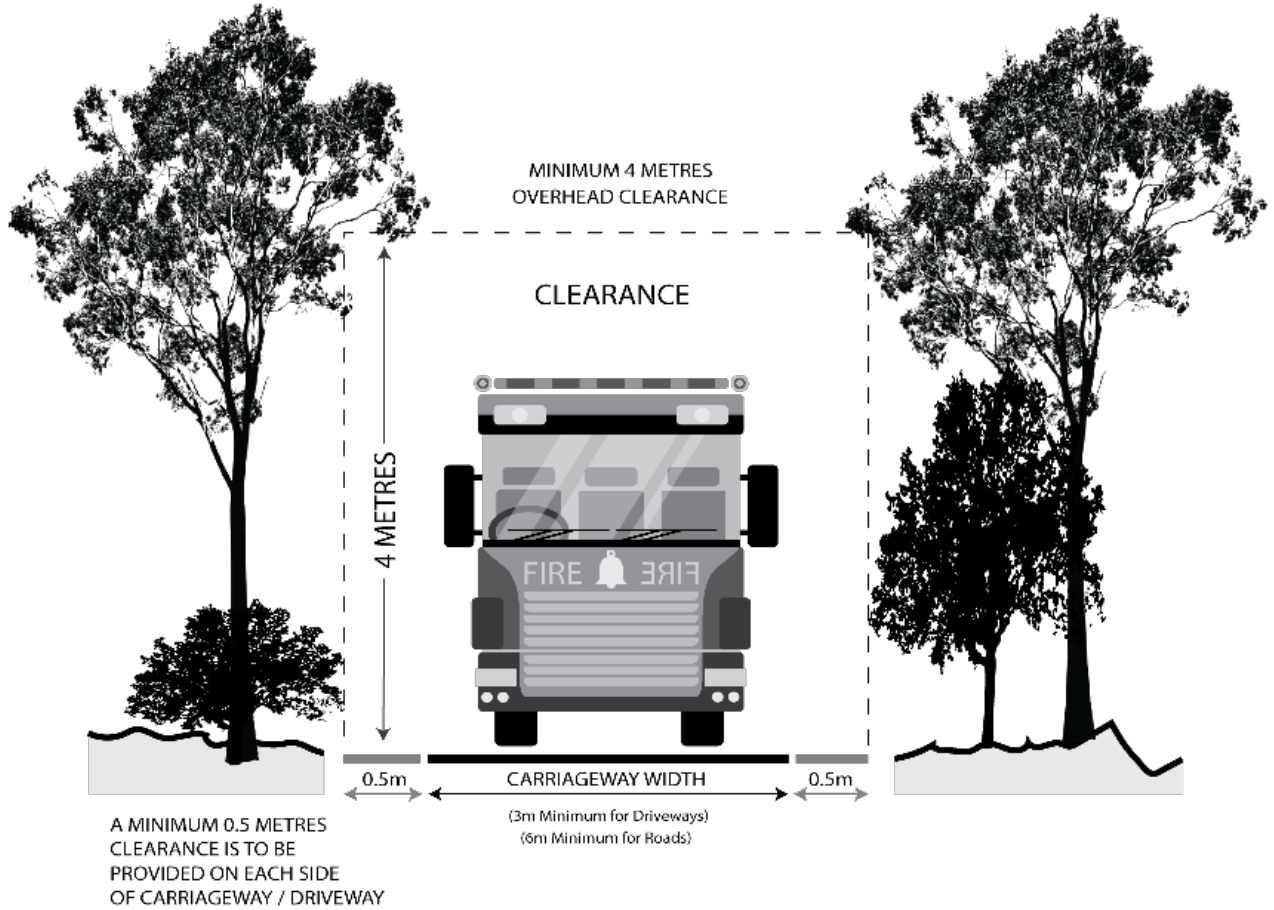
Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
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None	None	None	None
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Figures and Diagrams

Fire Engine and Appliance Clearances

Figure 1 - Overhead and Side Clearances



Roads and Driveway Design

Figure 2 - Road and Driveway Curves

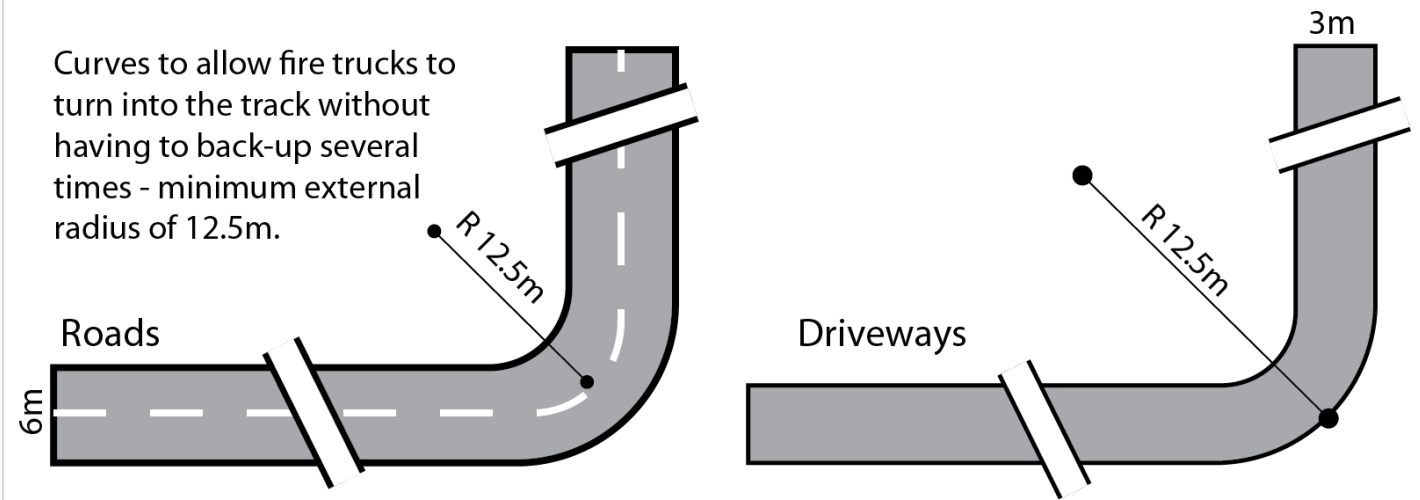


Figure 3 - Full Circle Turning Area

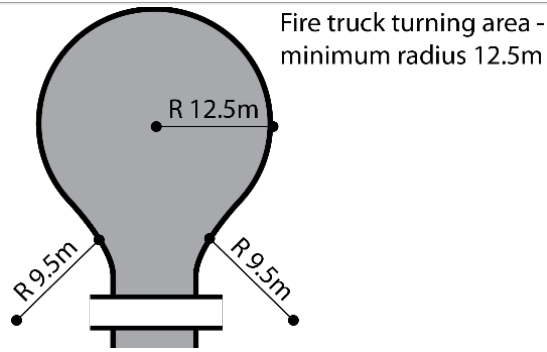


Figure 4 - 'T' or 'Y' Shaped Turning Head

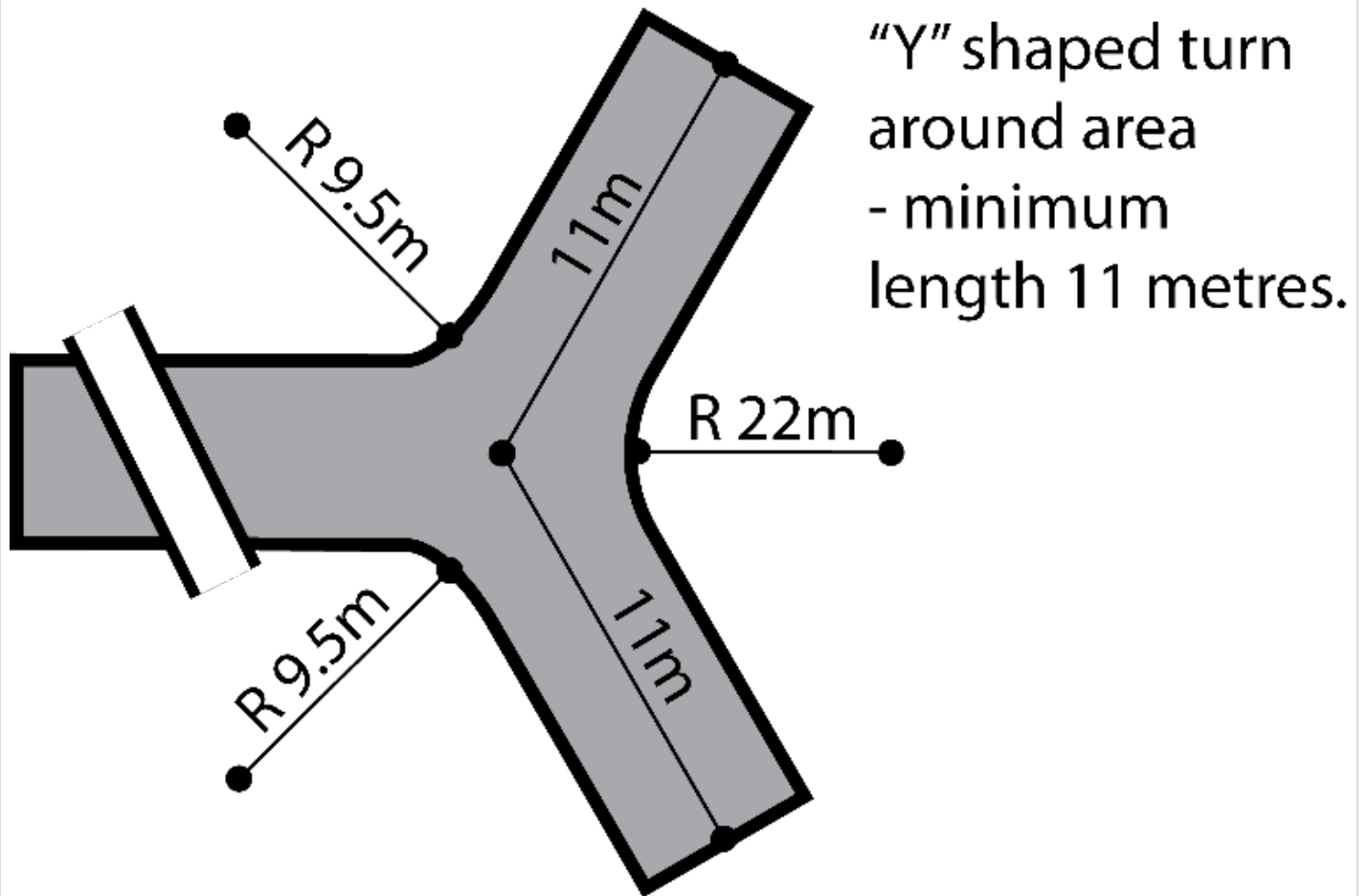
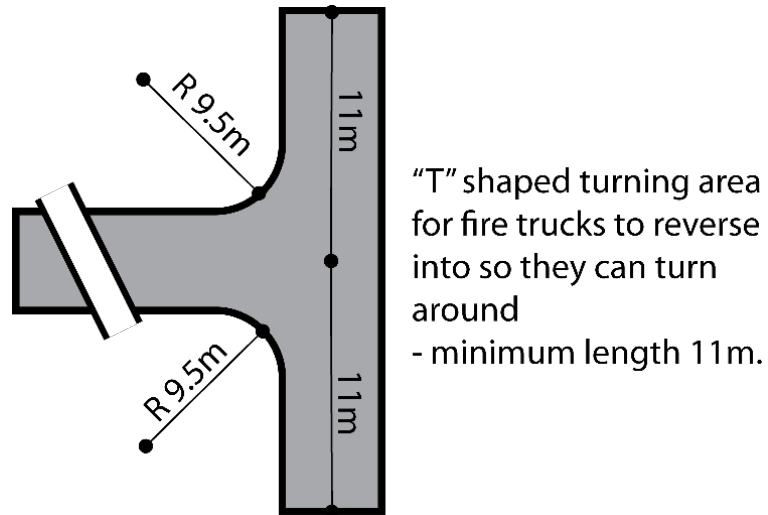
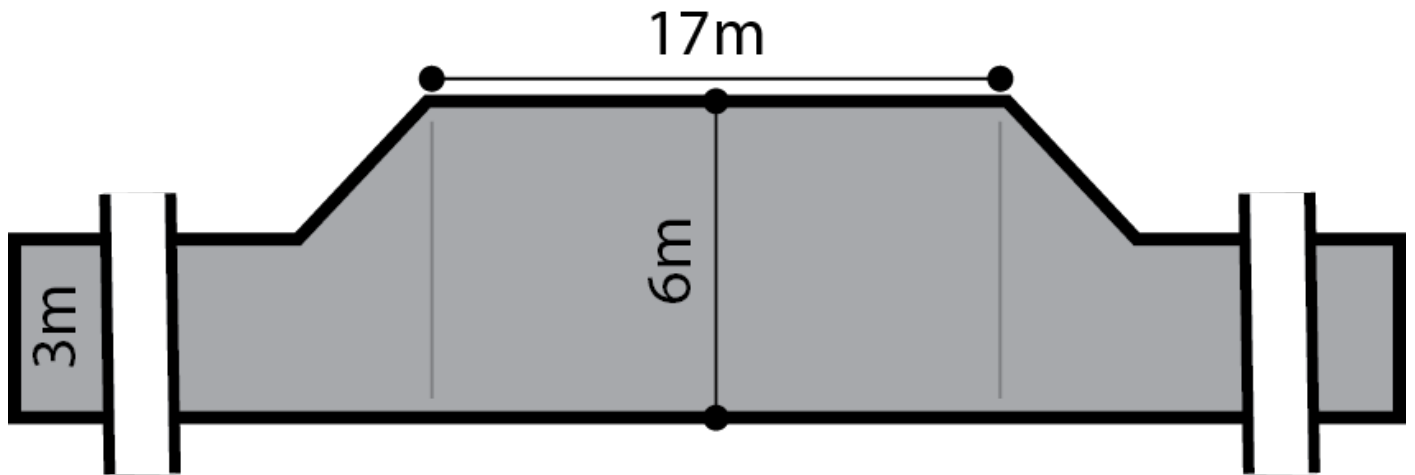


Figure 5 - Driveway Passing Bays

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



Part 3 - Overlays

Hazards (Flooding – General) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Impacts on people, property, infrastructure and the environment from general flood risk are minimised 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																									
Land Use																										
PO 1.1 Buildings housing vulnerable people, community services facilities, key infrastructure and emergency services are sited away from flood areas enable uninterrupted operation of services and reduce likelihood of entrapment.	DTS/DPF 1.1 Pre-schools, educational establishments, retirement and supported accommodation, emergency services facilities, hospitals and prisons located outside the 1% AEP flood event.																									
Flood Resilience																										
PO 2.1 Development is sited, designed and constructed to prevent the entry of floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.	DTS/DPF 2.1 Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished ground and floor level not less than: <table border="1" style="width: 100%; margin-top: 10px;"> <thead> <tr> <th style="background-color: #2c3e50; color: white; text-align: center;">Finished Ground and Floor Levels</th> </tr> </thead> <tbody> <tr><td>Minimum finished floor level is 2.6m AHD</td></tr> <tr><td>Minimum finished floor level is 20.4m AHD</td></tr> <tr><td>Minimum finished floor level is 3m AHD</td></tr> <tr><td>Minimum finished floor level is 3.45m AHD</td></tr> <tr><td>Minimum finished floor level is 4.15m AHD</td></tr> <tr><td>Minimum finished floor level is 4.35m AHD</td></tr> <tr><td>Minimum finished floor level is 5.3m AHD</td></tr> <tr><td>Minimum finished ground level is 1.7m AHD; Minimum finished floor level is 1.95m AHD</td></tr> <tr><td>Minimum finished ground level is 1.75m AHD; Minimum finished floor level is 2m AHD</td></tr> <tr><td>Minimum finished ground level is 1.85m AHD; Minimum finished floor level is 2.1m AHD</td></tr> <tr><td>Minimum finished ground level is 1.9m AHD; Minimum finished floor level is 2.15m AHD</td></tr> <tr><td>Minimum finished ground level is 2.2m AHD; Minimum finished floor level is 2.45m AHD</td></tr> <tr><td>Minimum finished ground level is 2.3m AHD; Minimum finished floor level is 2.55m AHD</td></tr> <tr><td>Minimum finished ground level is 2.3m AHD; Minimum finished floor level is 2.6m AHD</td></tr> <tr><td>Minimum finished ground level is 2.4m AHD</td></tr> <tr><td>Minimum finished ground level is 2.4m AHD; Minimum finished floor level is 2.65m AHD</td></tr> <tr><td>Minimum finished ground level is 2.45m AHD; Minimum finished floor level is 2.7m AHD</td></tr> <tr><td>Minimum finished ground level is 2.5m AHD; Minimum finished floor level is 2.65m AHD</td></tr> <tr><td>Minimum finished ground level is 2.5m AHD; Minimum finished floor level is 2.7m AHD</td></tr> <tr><td>Minimum finished ground level is 2.5m AHD; Minimum finished floor level is 2.75m AHD</td></tr> <tr><td>Minimum finished ground level is 2.55m AHD; Minimum finished floor level is 2.8m AHD</td></tr> <tr><td>Minimum finished ground level is 2.6m AHD; Minimum finished floor level is 2.85m AHD</td></tr> <tr><td>Minimum finished ground level is 2.6m AHD; Minimum finished floor level is 2.86m AHD</td></tr> <tr><td>Minimum finished ground level is 2.65m AHD; Minimum finished floor level is 2.9m AHD</td></tr> </tbody> </table>	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
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	Minimum finished ground level is 2m AHD; Minimum finished floor level is 2.25m AHD
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	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
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	Minimum finished ground level is 2.8m AHD; Minimum finished floor level is 3.05m AHD
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In instances where no finished floor level value is specified, a building incorporates a finished floor level at least 300mm above the height of a 1% AEP flood event.	
Environmental Protection	
PO 3.1 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 during a 1% AEP flood event to avoid potential environmental harm.	DTS/DPF 3.1 Development involving the storage or disposal of hazardous materials is wholly located outside of the 1% AEP flood plain or flow path.

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

Prescribed Wells Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 1.1</p> <p>All development, but in particular involving any of the following:</p> <ul style="list-style-type: none"> (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry <p>has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed wells areas.</p>	<p>DTS/DPF 1.1</p> <p>Development satisfies either of the following:</p> <ul style="list-style-type: none"> (a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use or (b) the proposal does not involve the taking of water for which a licence would be required under the <i>Landscape South Australia Act 2019</i>.

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
<p>Any of the following classes of development that require or may require water to be taken in addition to any allocation that has already been granted under the <i>Landscape South Australia Act 2019</i>:</p> <ul style="list-style-type: none"> (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry. 	<p>The Chief Executive of the Department of the Minister responsible for the administration of the <i>Landscape South Australia Act 2019</i>.</p>	<p>To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably.</p>	<p>Development of a class to which Schedule 9 clause 3 item 13 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>
<p>Commercial forestry that requires a forest water licence under Part 8 Division 6 of the <i>Landscape South Australia Act 2019</i>.</p>			

Part 3 - Overlays

Regulated and Significant Tree Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Tree Retention and Health	
<p>PO 1.1</p> <p>Regulated trees are retained where they:</p> <ul style="list-style-type: none"> (a) make an important visual contribution to local character and amenity (b) are indigenous to the local area and listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species and / or (c) provide an important habitat for native fauna. 	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
<p>PO 1.2</p> <p>Significant trees are retained where they:</p> <ul style="list-style-type: none"> (a) make an important contribution to the character or amenity of the local area (b) are indigenous to the local area and are listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species (c) represent an important habitat for native fauna (d) are part of a wildlife corridor of a remnant area of native vegetation (e) are important to the maintenance of biodiversity in the local environment and / or (f) form a notable visual element to the landscape of the local area. 	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>A tree damaging activity not in connection with other development satisfies (a) and (b):</p> <ul style="list-style-type: none"> (a) tree damaging activity is only undertaken to: <ul style="list-style-type: none"> (i) remove a diseased tree where its life expectancy is short (ii) mitigate an unacceptable risk to public or private safety due to limb drop or the like (iii) rectify or prevent extensive damage to a building of value as comprising any of the following: <ul style="list-style-type: none"> A. a Local Heritage Place B. a State Heritage Place C. a substantial building of value <p>and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity</p> (iv) reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire (v) treat disease or otherwise in the general interests of the health of the tree and / or 	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>

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<p>(vi) maintain the aesthetic appearance and structural integrity of the tree</p> <p>(b) in relation to a significant tree, tree-damaging activity is avoided unless all reasonable remedial treatments and measures have been determined to be ineffective.</p>	
<p>PO 1.4</p> <p>A tree-damaging activity in connection with other development satisfies all the following:</p> <p>(a) it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible</p> <p>(b) in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.</p>	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>
<p>Ground work affecting trees</p>	
<p>PO 2.1</p> <p>Regulated and significant trees, including their root systems, are not unduly compromised by excavation and / or filling of land, or the sealing of surfaces within the vicinity of the tree to support their retention and health.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>Land Division</p>	
<p>PO 3.1</p> <p>Land division results in an allotment configuration that enables its subsequent development and the retention of regulated and significant trees as far as is reasonably practicable.</p>	<p>DTS/DPF 3.1</p> <p>Land division where:</p> <p>(a) there are no regulated or significant trees located within or adjacent to the plan of division or</p> <p>(b) the application demonstrates that an area exists to accommodate subsequent development of proposed allotments after an allowance has been made for a tree protection zone around any regulated tree within and adjacent to the plan of division.</p>

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

Traffic Generating Development Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Safe and efficient operation of Urban Transport Routes and Major Urban Transport Routes for all road users.
DO 2	Provision of safe and efficient access to and from urban transport routes and major urban transport routes.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Traffic Generating Development	
<p>PO 1.1</p> <p>Development designed to minimise its potential impact on the safety, efficiency and functional performance of the State Maintained Road network.</p>	<p>DTS/DPF 1.1</p> <p>Access is obtained directly from a State Maintained Road where it involves any of the following types of development:</p> <ul style="list-style-type: none"> (a) land division creating 50 or more additional allotments (b) commercial development with a gross floor area of 10,000m² or more (c) retail development with a gross floor area of 2,000m² or more (d) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (e) industry with a gross floor area of 20,000m² or more (f) educational facilities with a capacity of 250 students or more.
<p>PO 1.2</p> <p>Access points sited and designed to accommodate the type and volume of traffic likely to be generated by development.</p>	<p>DTS/DPF 1.2</p> <p>Access is obtained directly from a State Maintained Road where it involves any of the following types of development:</p> <ul style="list-style-type: none"> (a) land division creating 50 or more additional allotments (b) commercial development with a gross floor area of 10,000m² or more (c) retail development with a gross floor area of 2,000m² or more (d) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (e) industry with a gross floor area of 20,000m² or more (f) educational facilities with a capacity of 250 students or more.
<p>PO 1.3</p> <p>Sufficient accessible on-site queuing provided to meet the needs of the development so that queues do not impact on the State Maintained Road network.</p>	<p>DTS/DPF 1.3</p> <p>Access is obtained directly from a State Maintained Road where it involves any of the following types of development:</p> <ul style="list-style-type: none"> (a) land division creating 50 or more additional allotments (b) commercial development with a gross floor area of 10,000m² or more (c) retail development with a gross floor area of 2,000m² or more (d) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (e) industry with a gross floor area of 20,000m² or more (f) educational facilities with a capacity of 250 students or more.

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
<p>Except where all of the relevant deemed-to-satisfy criteria are met, any of the following classes of development that are proposed within 250m of a State Maintained Road:</p> <ul style="list-style-type: none"> (a) land division creating 50 or more additional allotments (b) commercial development with a gross floor area of 10,000m² or more (c) retail development with a gross floor area of 2,000m² or more (d) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (e) industry with a gross floor area of 20,000m² or more (f) educational facilities with a capacity of 250 students or more. 	<p>Commissioner of Highways.</p>	<p>To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.</p>	<p>Development of a class to which Schedule 9 clause 3 item 7 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>

Part 3 - Overlays

Urban Transport Routes Overlay

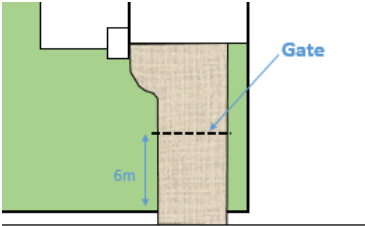
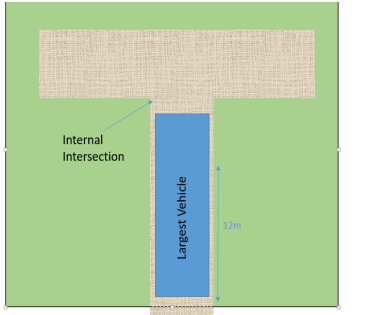
Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Safe and efficient operation of Urban Transport Routes for all road users.
DO 2	Provision of safe and efficient access to and from Urban Transport Routes.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Access - Safe Entry and Exit (Traffic Flow)	
<p>PO 1.1</p> <p>Access is designed to allow safe entry and exit to and from a site to meet the needs of development and minimise traffic flow interference associated with access movements along adjacent State maintained roads.</p>	<p>DTS/DPF 1.1</p> <p>An access point satisfies (a), (b) or (c):</p> <p>(a) where servicing a single (1) dwelling / residential allotment:</p> <ul style="list-style-type: none"> (i) it will not result in more than one access point (ii) vehicles can enter and exit the site in a forward direction (iii) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees (iv) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road (v) it will have a width of between 3m and 4m (measured at the site boundary) <p>(b) where the development will result in 2 and up to 6 dwellings:</p> <ul style="list-style-type: none"> (i) (i) it will not result in more than one access point servicing the development site (ii) vehicles can enter and exit the site in a forward direction (iii) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees (iv) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road (v) it will have a width of between 5.8m to 6m (measured at the site boundary) and an access depth of 6m (measured from the site boundary into the site) <p>(c) where the development will result in 7 or more dwellings, or is a non-residential land use:</p> <ul style="list-style-type: none"> (i) it will not result in more than one access point servicing the development site (ii) vehicles can enter and exit the site using left turn only movements (iii) vehicles can enter and exit the site in a forward direction (iv) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees (v) it will have a width of between 6m and 7m (measured at the site boundary), where the development is expected to accommodate vehicles with a length of 6.4m or less (vi) it will have a width of between 6m and 9m (measured at the site boundary), where the development is expected to accommodate vehicles with a length from 6.4m to 8.8m (vii) it will have a width of between 9m and 12m (measured at the site boundary), where the development is expected to accommodate vehicles with a length from 8.8m to 12.5m (viii) provides for simultaneous two-way vehicle movements at the access: <ul style="list-style-type: none"> A. with entry and exit movements for vehicles with a length up to 5.2m vehicles being fully within the kerbside lane of the road and B. with entry movements of 8.8m vehicles (where relevant) being fully within the kerbside lane of the road and the exit movements of 8.8m vehicles do not cross the centreline of the road.
Access - On-Site Queuing	

<p>PO 2.1</p> <p>Sufficient accessible on-site queuing adjacent to access points is provided to meet the needs of development so that all vehicle queues can be contained fully within the boundaries of the development site, to minimise interruption on the functional performance of the road and maintain safe vehicle movements.</p>	<p>DTS/DPF 2.1</p> <p>An access point in accordance with one of the following:</p> <p>(a) will not service, or is not intended to service, more than 6 dwellings and there are no internal driveways, intersections, car parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site) as shown in the following diagram:</p>  <p>(b) will service, or is intended to service, development that will generate less than 60 vehicle movements per day, and:</p> <ul style="list-style-type: none"> (i) is expected to be serviced by vehicles with a length no greater than 6.4m (ii) there are no internal driveways, intersections, parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site) <p>(c) will service, or is intended to service, development that will generate less than 60 vehicle movements per day, and:</p> <ul style="list-style-type: none"> (i) is expected to be serviced by vehicles with a length greater than a 6.4m small rigid vehicle (ii) there are no internal driveways, intersections, parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site) (iii) any termination of or change in priority of movement within the main car park aisle is located far enough into the site so that the largest vehicle expected on-site can store fully within the site before being required to stop (iv) all parking or manoeuvring areas for commercial vehicles are located a minimum of 12m or the length of the longest vehicle expected on site from the access (measured from the site boundary into the site) as shown in the following diagram: 
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Access - (Location Spacing) - Existing Access Point

<p>PO 3.1</p> <p>Existing access points are designed to accommodate the type and volume of traffic likely to be generated by the development.</p>	<p>DTS/DPF 3.1</p> <p>An existing access point satisfies (a), (b) or (c):</p> <p>(a) it will not service, or is not intended to service, more than 6 dwellings</p> <p>(b) it is not located on a Controlled Access Road and will not service development that will result in (b) a larger class of vehicle expected to access the site using the existing access</p> <p>(c) is not located on a Controlled Access Road and development constitutes:</p> <ul style="list-style-type: none"> (i) a change of use between an office <500m² gross leasable floor area and a consulting room <500m² gross leasable floor area or vice versa (ii) a change in use from a shop to an office, consulting room or personal or domestic services establishment (iii) a change of use from a consulting room or office <250m² gross leasable floor area to shop <250m² gross leasable floor area (iv) a change of use from a shop <500m² gross leasable floor area to a warehouse <500m² gross leasable floor area (v) an office or consulting room with a <500m² gross leasable floor area.
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Access – Location (Spacing) – New Access Points

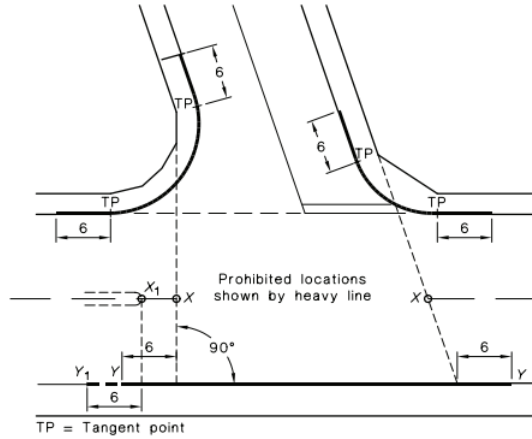
PO 4.1

New access points are spaced apart from any existing access point or public road junction to manage impediments to traffic flow and maintain safe and efficient operating conditions on the road.

DTS/DPF 4.1

A new access point satisfies (a), (b) or (c):

- (a) where a development site is intended to serve between 1 and 6 dwellings and has frontage to a local road (not being a Controlled Access Road) with a speed environment of 60km/h or less, the new access point is provided on the local road and located a minimum of 6.0m from the tangent point as shown in the following diagram:



NOTE:

The points marked X₁ and X are respectively at the median end on a divided road and at the intersection of the main road centre-line and the extensions of the side road property lines shown as dotted lines, on an undivided road. On a divided road, dimension Y-Y extends to Point Y₁.

- (b) where the development site is intended to serve between 1 and 6 dwellings and access from a local road (being a road that is not a State Maintained Road) is not available, the new access:
 - (i) is not located on a Controlled Access Road
 - (ii) is not located on a section of road affected by double barrier lines
 - (iii) will be on a road with a speed environment of 70km/h or less
 - (iv) is located outside of the bold lines on the diagram shown in the diagram following part (a)
 - (v) located minimum of 6m from a median opening or pedestrian crossing
- (c) where DTS/DPF 4.1 part (a) and (b) do not apply and access from an alternative local road at least 25m from the State Maintained Road is not available, and the access is not located on a Controlled Access Road, the new access is separated in accordance with the following:

Speed Limit	Separation between access points	Separation from public road junctions and merging/terminating lanes
50 km/h or less	No spacing requirement	20m
60 km/h	30m	73m
70 km/h	40m	92m
80 km/h	50m	114m
90 km/h	65m	139m
100 km/h	80m	165m
110 km/h	100m	193m

Access - Location (Sight Lines)

PO 5.1

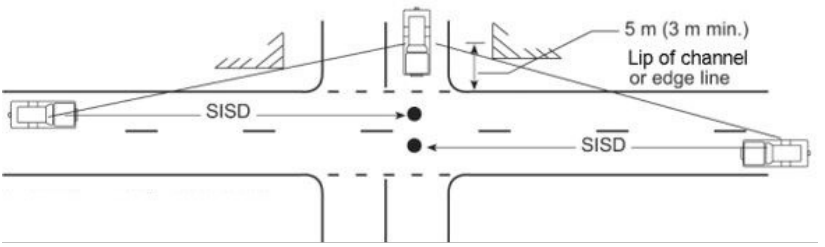
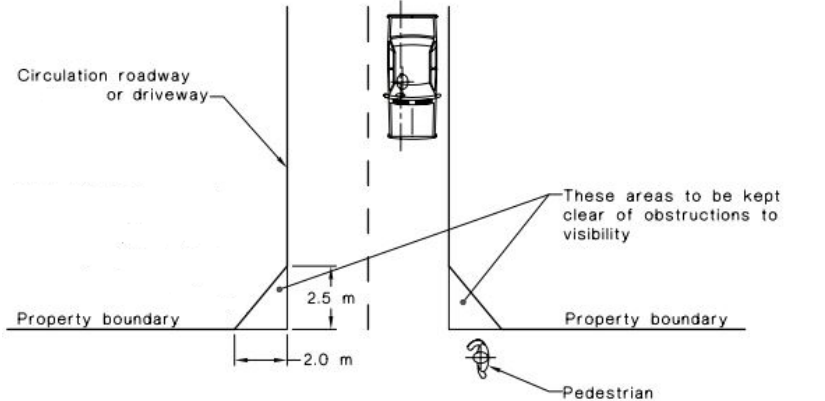
Access points are located and designed to accommodate sight lines that enable drivers and pedestrians to navigate potential conflict points with roads in a controlled and safe manner.

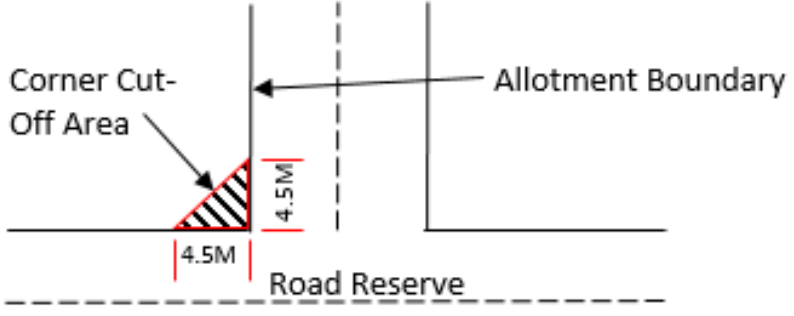
DTS/DPF 5.1

An access point satisfies (a) or (b):

- (a) drivers approaching or exiting an access point have an unobstructed line of sight in accordance with the following (measured at a height of 1.1m above the surface of the road):

Speed Limit	Access point serving 1-6 dwellings	Access point serving all other development
40 km/h or less	40m	73m
50 km/h	55m	97m
60 km/h	73m	123m
70 km/h	92m	151m
80 km/h	114m	181m
90 km/h	139m	214m
100 km/h	165m	248m
110km/h	193m	285m

	 <p>(b) pedestrian sightlines in accordance with the following diagram:</p> 
<p>Access – Mud and Debris</p>	
<p>PO 6.1</p> <p>Access points constructed to minimise mud or other debris being carried or transferred onto the road to ensure safe road operating conditions.</p>	<p>DTS/DPF 6.1</p> <p>Where the road has an unsealed shoulder and the road is not kerbed, the access way is sealed from the edge of seal on the road for a minimum of 10m or to the property boundary (whichever is closer).</p>
<p>Access - Stormwater</p>	
<p>PO 7.1</p> <p>Access points are designed to minimise negative impact on roadside drainage of water.</p>	<p>DTS/DPF 7.1</p> <p>Development does not:</p> <ul style="list-style-type: none"> (a) decrease the capacity of an existing drainage point (b) restrict or prevent the flow of stormwater through an existing drainage point and system.
<p>Building on Road Reserve</p>	
<p>PO 8.1</p> <p>Buildings or structures that encroach onto, above or below road reserves are designed and sited to minimise impact on safe movements by all road users.</p>	<p>DTS/DPF 8.1</p> <p>Buildings or structures are not located on, above or below the road reserve.</p>
<p>Public Road Junctions</p>	
<p>PO 9.1</p> <p>New junctions with a public road (including the opening of unmade public road junctions) or modifications to existing road junctions are located and designed to ensure safe operating conditions are maintained on the State Maintained Road.</p>	<p>DTS/DPF 9.1</p> <p>Development does not comprise any of the following:</p> <ul style="list-style-type: none"> (a) creating a new junction with a public road (b) opening an unmade public road junction (c) modifying an existing public road junction.
<p>Corner Cut-Offs</p>	

<p>PO 10.1</p> <p>Development is located and designed to maintain sightlines for drivers turning into and out of public road junctions to contribute to driver safety.</p>	<p>DTS/DPF 10.1</p> <p>Development does not involve building work, or building work is located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram:</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
<p>Except where all of the relevant deemed-to-satisfy criteria are met, development (including the division of land) that involves any of the following to/on a State Maintained Road or within 25 metres of an intersection with any such road:</p> <ul style="list-style-type: none"> (a) creation of a new access or junction (b) alterations to an existing access or public road junction (except where deemed to be minor in the opinion of the relevant authority) (c) development that changes the nature of vehicular movements or increase the number or frequency of movements through an existing access (except where deemed to be minor in the opinion of the relevant authority). 	<p>Commissioner of Highways.</p>	<p>To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.</p>	<p>Development of a class to which Schedule 9 clause 3 item 7 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>

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

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<p>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:</p> <ul style="list-style-type: none"> (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. 	<p>None are applicable.</p>
<p>PO 1.7 Watercourses, floodplains (1% AEP flood extent) and wetlands protected and enhanced by retaining and protecting existing native vegetation.</p>	<p>DTS/DPF 1.7 None are applicable.</p>
<p>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.</p>	<p>DTS/DPF 1.8 None are applicable.</p>
<p>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.</p>	<p>DTS/DPF 1.9 None are applicable.</p>

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