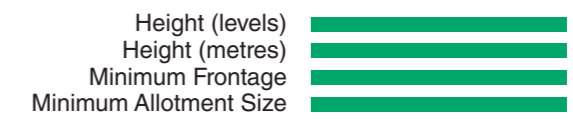
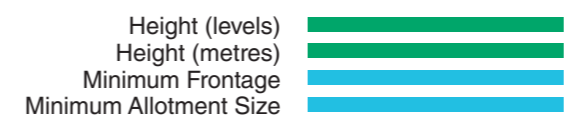
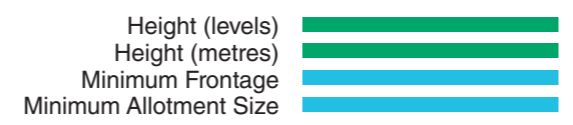
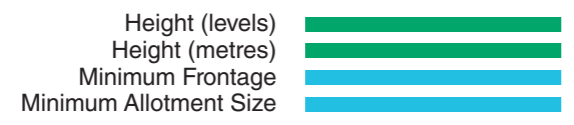


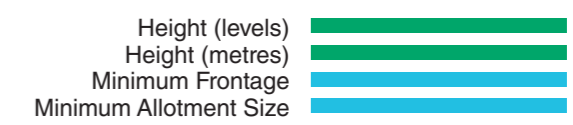
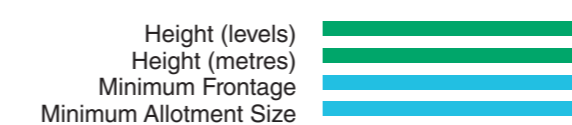
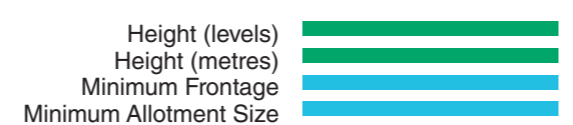
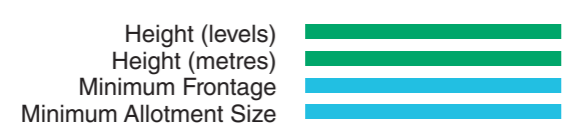
CHANGE IMPACT TABLE FOR DRAFT SA PLANNING AND DESIGN CODE



RESIDENTIAL THEME

| General Neighbourhood Zone | Housing Diversity Neighbourhood Zone | Greenfield Neighbourhood Zone | Residential Park Zone |
|---|---|---|---|
| Ancillary accommodation Community facility Dwelling Educational establishment Office Outbuilding Pre-school Recreation area Residential flat building Retirement facility Shop Supported accommodation | Ancillary accommodation Community facility Dwelling Educational establishment Office Outbuilding Pre-school Recreation area Residential flat building Retirement facility Shop Supported accommodation | Ancillary accommodation Community facility Dwelling Educational establishment Office Outbuilding Pre-school Recreation area Residential flat building Retirement facility Shop Supported accommodation | Amenity block Caravan permanently fixed to land Community facility Detached dwelling (in the form of a manager's house) Indoor recreation facility Outbuilding Residential Park Shop |



| Suburban Neighbourhood Zone | Urban Renewal Neighbourhood Zone | Masterplanned Neighbourhood | Residential Neighbourhood Zone |
|---|---|---|---|
| Ancillary accommodation Community facility Dwelling Educational establishment Office Outbuilding Pre-school Recreation area Residential flat building Retirement facility Shop Supported accommodation | Ancillary accommodation Community facility Dwelling Educational establishment Office Outbuilding Pre-school Recreation area Residential flat building Retirement facility Shop Supported accommodation | Ancillary accommodation Cinema Community facility Consulting room Dwelling Educational establishment Emergency services establishment Health facility Hotel Indoor recreation facility Library Office Outbuilding Place of worship Pre-school Public transport terminal Recreation area Residential flat building Restaurant Retail fuel outlet Retirement facility Service trade premises Shop Supported accommodation Tourist accommodation | Ancillary accommodation Community facility Dwelling Educational establishment Office Outbuilding Pre-school Recreation area Residential flat building Retirement facility Shop Supported accommodation |



 No Change from Current Policy Settings
 Some Change to support Statewide Policy

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CHANGE IMPACT TABLE FOR DRAFT SA PLANNING AND DESIGN CODE

CITY THEME

| Capital City Zone | City Living Zone | City Main Street Zone | City Park Lands Zone |
|---|---|--|---|
| Apartments Child Care Centre Consulting Room Dwelling Educational Establishment Hospital Hotel Licensed Entertainment Premises Licensed Premises Library Office Supported Accommodation Residential Flat Building Restaurant Shop Student Accommodation Tourist Accommodation | Child care centre Community centre Consulting room Office Place of worship Pre-school Educational establishment Library Recreation area | Apartments Child Care Centre Consulting Room Dwelling Hotel Licensed Entertainment Premises Licensed Premises Office Supported Accommodation Restaurant Shop Student Accommodation Tourist Accommodation | Conservation work Outbuilding associated with open space maintenance Recreation area Shop Restaurant Special events Sporting field or club facility Structures associated with a public facility such as bike and vehicle parking, picnic / barbeque area, shelter and toilet. |

Height (levels) 
 Height (metres) 
 Minimum Frontage 
 Density 

Height (levels) 
 Height (metres) 
 Minimum Frontage 
 Density 



Height (levels) 
 Height (metres) 
 Minimum Frontage 
 Density 

Height (levels) 
 Height (metres) 
 Minimum Frontage 
 Density 

| City Riverbank Zone |
|---|
| Advertisement Community centre Consulting room Office Convention centre Educational establishment Entertainment venue Helicopter landing facility Hospital Hotel Licensed premises in association with hotel, restaurant, shop or the like Land division Light industry (including high technology and research based activity) Motel Restaurant Shop Serviced apartments Tourist accommodation. |

Height (levels) 
 Height (metres) 
 Minimum Frontage 
 Density 



 No Change from Current Policy Settings
 Some Change to support Statewide Policy

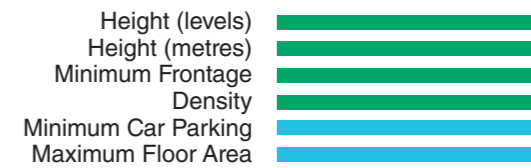
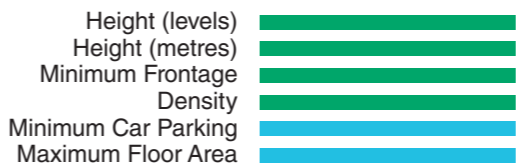
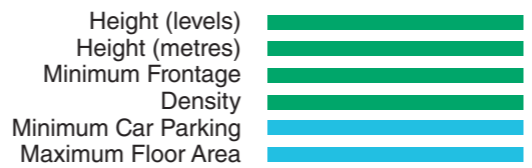
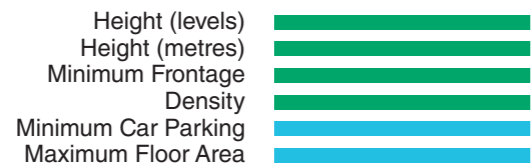
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CHANGE IMPACT TABLE FOR DRAFT SA PLANNING AND DESIGN CODE

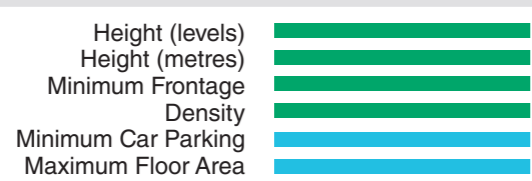
URBAN THEME

| Urban Corridor (Boulevard) Zone | Urban Corridor (Business) Zone | Urban Corridor (Living) Zone | Urban Corridor (Main Street) Zone |
|--|--|--|---|
| Apartments Child Care Centre Consulting Room Dwelling Educational Establishment Hotel Licensed Entertainment Premises Licensed Premises Office Residential Flat Building Restaurant Shop Supported Accommodation Student Accommodation Tourist Accommodation | Apartments Child Care Centre Consulting Room Dwelling Educational Establishment Hotel Licensed Entertainment Premises Licensed Premises Office Residential Flat Building Retail Fuel Outlet Restaurant Service Industry Service Trade Premises Shop Store Student Accommodation Supported Accommodation Tourist Accommodation Warehouse | Advertisement Apartments Child Care Centre Consulting Room Dwelling Educational Establishment Hotel Licensed Entertainment Premises Licensed Premises Office Restaurant Shop Student Accommodation Supported Accommodation Tourist Accommodation | Apartments Child Care Centre Consulting Room Dwelling Hotel Educational Establishment Licensed Entertainment Premises Licensed Premises Office Restaurant Shop Student Accommodation Supported Accommodation Tourist Accommodation |



Urban Neighbourhood

| |
|--|
| Advertisement Apartments Carport Child Care Centre Consulting Room Dwelling Educational Establishment Hotel Licensed Entertainment Premises Licensed Premises Office Outbuilding Restaurant Shop Student Accommodation Supported Accommodation Tourist Accommodation |
|--|



█ No Change from Current Policy Settings
█ Some Change to support Statewide Policy

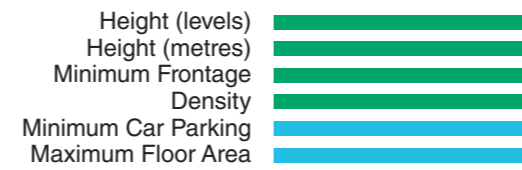
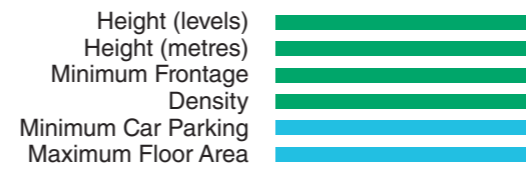
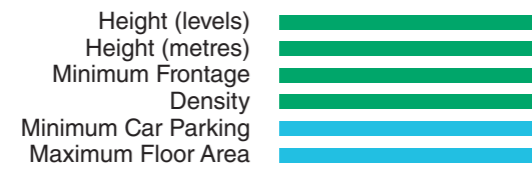
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CHANGE IMPACT TABLE FOR DRAFT SA PLANNING AND DESIGN CODE

ENVIRONMENT THEME
























| Coastal Waters and Offshore Islands Zone | Conservation Zone | Open Space Zone | Recreation Zone |
|--|--|--|--|
| Advertisement Agricultural building Aquaculture Boat berth Camp grounds Dwelling alterations or additions Farming Jetty Navigation structures, boat berth, pier, pontoon or similar structure Public amenities; or Renewable energy facility | Advertisement Camp ground Farming Public amenity Renewable energy facility | Open space Outdoor sports courts Recreation area Sporting ovals and fields. | Change rooms Golf course Indoor recreation facility Open space Outdoor sports courts Recreation area Sporting clubrooms Sporting ovals and fields |





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CHANGE IMPACT TABLE FOR DRAFT SA PLANNING AND DESIGN CODE

TECHNICAL THEME

| Commonwealth Facility Zone | Community Facilities Zone | Deferred Urban Zone | Hills Face Zone |
|--|--|--|--|
| Aviation and Defence related activities | Consulting room Educational establishment Indoor recreation facility Office Place of worship Pre-school Recreation area Shop | Low intensity farming activities | Low intensity farming activities |
| Height (levels)  Height (metres)  Minimum Frontage  Density  Minimum Car Parking  Maximum Floor Area  | Height (levels)  Height (metres)  Minimum Frontage  Density  Minimum Car Parking  Maximum Floor Area  | Height (levels)  Height (metres)  Minimum Frontage  Density  Minimum Car Parking  Maximum Floor Area  | Height (levels)  Height (metres)  Minimum Frontage  Density  Minimum Car Parking  Maximum Floor Area  |































































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CHANGE IMPACT TABLE FOR DRAFT SA PLANNING AND DESIGN CODE

EMPLOYMENT THEME

| Caravan and Tourist Park Zone | Employment Zone | Employment (Bulk Handling) Zone | Home Industry Zone | Infrastructure Zone |
|--|--|--|--|--|
| <p>Advertisement Amenity block, including shower, toilet and laundry facilities Dwelling in the form of a manager's residence ancillary to tourist accommodation Office ancillary to tourist accommodation Recreation area including tennis court, basketball court, playground Shop ancillary to tourist accommodation Swimming pool/spa pool Tourist accommodation comprising cabins, caravans, camping ground.</p> | <p>Bulky goods outlet Consulting room Indoor recreation facility Light industry Office Research facility Service trade premises Store Training facility.</p> | <p>Advertisement Bulk handling facility including bunkers and silos for the reception, storage and dispatch of commodities in bulk Office in association with a facility for the reception, storage and dispatch of commodities in bulk Truck parking area Store.</p> | <p>Consulting room Light industry Office Personal or domestic services establishment Shop in conjunction with light industry Store Motor repair station Warehouse.</p> | <p>Electricity substation Landfill, including gas extraction plant and equipment Water treatment and supply Stormwater retention / detention basin Sewerage treatment facility Public service depot Waste transfer depot.</p> |
| <p>Height (levels)  Height (metres)  Minimum Frontage  Density  Minimum Car Parking  Maximum Floor Area </p> | <p>Height (levels)  Height (metres)  Minimum Frontage  Density  Minimum Car Parking  Maximum Floor Area </p> | <p>Height (levels)  Height (metres)  Minimum Frontage  Density  Minimum Car Parking  Maximum Floor Area </p> | <p>Height (levels)  Height (metres)  Minimum Frontage  Density  Minimum Car Parking  Maximum Floor Area </p> | <p>Height (levels)  Height (metres)  Minimum Frontage  Density  Minimum Car Parking  Maximum Floor Area </p> |
| Infrastructure (Airfield) Zone | Infrastructure (Ferry and Marina Facilities) Zone | Motorsport Park Zone | Resource Extraction Zone | Tourism Development Zone |
| <p>Aircraft operational facilities beacons, transmitting installations and their associated towers Aircraft control tower Light industry associated with, and ancillary to, aviation activities Passenger and/or air freight terminal Aircraft hangar Shop within the terminal building Store associated with, and ancillary to, aviation activities Fuel depot associated with aviation and airport related purposes Office associated with, and ancillary to, aviation activities Flight simulation and training facility.</p> | <p>Boat construction, maintenance, repair or sale Boat servicing facility (including fuel supply, power, water, effluent pump, toilets and showers) Loading and unloading facility Clubrooms in association with a marina Office in association with a marina of ferry terminal Parking area for vehicles and boats Shop in association with a marina or ferry terminal Storage Tourist accommodation Wastewater collection, storage and transfer facility.</p> | <p>Advertisement Driver Training facility Function centre Indoor recreation facility Industry and commercial activities in an industry precinct including motorsport industry and support (i.e. repairs, tyres, fuelling, car and truck parking and storage, electronics, mechanical, design and manufacture) Motorsport tracks, racing circuits, drag strips, test tracks, pits, workshops, control tower and ancillary facilities) Office in association with another non-residential use Parking areas ancillary to and in association with circuits, strips and track facilities Petrol filling station Shop (excluding bulky goods) Tourist accommodation Workers accommodation</p> | <p>Office Resource extraction operation Resource processing facility Store</p> | <p>Advertisement Amenity block, including shower, toilet and laundry facilities Caravan park Coast protection works Dwelling ancillary to tourist accommodation Indoor recreation facility Office ancillary to tourist accommodation Recreation facility Shop Spa pool Swimming pool Tourist accommodation Tourist information centre.</p> |
| <p>Height (levels)  Height (metres)  Minimum Frontage  Density  Minimum Car Parking  Maximum Floor Area </p> | <p>Height (levels)  Height (metres)  Minimum Frontage  Density  Minimum Car Parking  Maximum Floor Area </p> | <p>Height (levels)  Height (metres)  Minimum Frontage  Density  Minimum Car Parking  Maximum Floor Area </p> | <p>Height (levels)  Height (metres)  Minimum Frontage  Density  Minimum Car Parking  Maximum Floor Area </p> | <p>Height (levels)  Height (metres)  Minimum Frontage  Density  Minimum Car Parking  Maximum Floor Area </p> |



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CHANGE IMPACT TABLE FOR DRAFT SA PLANNING AND DESIGN CODE

RURAL THEME

| Peri-Urban Zone | Remote Areas Zone | Rural Zone | Rural Aquaculture Zone | Rural Horticulture Zone |
|---|---|---|---|--|
| Advertisement Agricultural building Brewery Carport Cidery Distillery Demolition Detached dwelling Dwelling addition Excavation and filling Farming Fence Horse keeping Horticulture Industry Low intensity animal husbandry Outbuilding Shop Small-scale ground mounted solar power facility Tourist accommodation Transport distribution Verandah Warehouse Workers' accommodation Winery | Advertisement Agricultural building Carport Demolition Detached dwelling Dwelling addition Excavation and filling Farming Intensive animal husbandry Outbuilding Small-scale ground mounted solar power facility Solar farm Stock sales yard Stock slaughter works Tourist accommodation Verandah Wind farm | Advertisement Agricultural building Brewery Carport Cidery Distillery Demolition Detached dwelling Dwelling addition Excavation and filling Farming Fence Horse keeping Horticulture Industry Intensive animal husbandry Low intensity animal husbandry Outbuilding Shop Small-scale ground mounted solar power facility Tourist accommodation Transport distribution Verandah Warehouse Winery | Aquaculture hatcheries and grow out facilities; Infrastructure works and services; Industry, cleaning, washing, processing and packaging activities; and Indoor and outdoor storage and warehousing. | Advertisement Agricultural building Brewery Carport Cidery Distillery Demolition Detached dwelling Dwelling addition Excavation and filling Fence Horse keeping Horticulture Industry Low intensity animal husbandry Outbuilding Shop Small-scale ground mounted solar power facility Tourist accommodation Transport distribution Verandah Warehouse Workers' accommodation Winery |

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|---------------------|--|
| Height (levels) | |
| Height (metres) | |
| Minimum Frontage | |
| Density | |
| Minimum Car Parking | |
| Maximum Floor Area | |

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| Height (levels) | |
| Height (metres) | |
| Minimum Frontage | |
| Density | |
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| Height (levels) | |
| Height (metres) | |
| Minimum Frontage | |
| Density | |
| Minimum Car Parking | |
| Maximum Floor Area | |

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| Height (levels) | |
| Height (metres) | |
| Minimum Frontage | |
| Density | |
| Minimum Car Parking | |
| Maximum Floor Area | |

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|---------------------|--|
| Height (levels) | |
| Height (metres) | |
| Minimum Frontage | |
| Density | |
| Minimum Car Parking | |
| Maximum Floor Area | |

| Rural Intensive Enterprise Zone | Rural Living Zone | Rural Settlement Zone | Rural Shack Settlement Zone |
|---|----------------------------------|--|--|
| Advertisement Agricultural building Demolition Intensive animal husbandry Industry Small-scale ground mounted solar power facility Stock sales yard Stock slaughter works Transport distribution Warehouse | Detached Dwelling Outbuilding | Carport Demolition Detached dwelling Dwelling addition Excavation and filling Farming Outbuilding Tourist accommodation Verandah | Carport Demolition Detached dwelling Dwelling addition Excavation and filling Farming Outbuilding Tourist accommodation Verandah |

| | |
|---------------------|--|
| Height (levels) | |
| Height (metres) | |
| Minimum Frontage | |
| Density | |
| Minimum Car Parking | |
| Maximum Floor Area | |

| | |
|---------------------|--|
| Height (levels) | |
| Height (metres) | |
| Minimum Frontage | |
| Density | |
| Minimum Car Parking | |
| Maximum Floor Area | |

| | |
|---------------------|--|
| Height (levels) | |
| Height (metres) | |
| Minimum Frontage | |
| Density | |
| Minimum Car Parking | |
| Maximum Floor Area | |

| | |
|---------------------|--|
| Height (levels) | |
| Height (metres) | |
| Minimum Frontage | |
| Density | |
| Minimum Car Parking | |
| Maximum Floor Area | |



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