Government of South Australia
Department of Planning, Transport and Infrastructure

GREATER ADELAIDE REGION

Adelaide Hills Council, Alexandrina Council, Burnside (City), Campbelltown Council, Charles Sturt Council, Gawler (CT), Holdfast Bay (City), Light Regional Council, Mallala Council, Marion Council, Mitcham (City), Mount Barker Council, Norwood Payneham and St Peters (City), Onkaparinga Council, Playford Council, Port Adelaide Enfield Council, Prospect (City), Salisbury Council, Tea Tree Gully Council, The Barossa Council, Unley (City), Victor Harbor (City), Walkerville Council, West Torrens Council, Yankalilla (DC) development plans

EXISTING ACTIVITY CENTRES POLICY REVIEW

Development Plan Amendment

By the Minister

THE AMENDMENT

Declared by the Minister for Planning to be an approved amendment under Section 26 (8), of the *Development Act 1993*

.....
Signature

21 APR 2016
.....
Date of Gazette

Approval DPA

Background

The Existing Activity Centres Policy Review Development Plan Amendment (DPA) by the Minister amends the Development Plan for twenty-five (25) councils across Greater Adelaide (excluding the City of Adelaide).

This DPA was undertaken as a DPA process B, which included:

- an Initiation Document agreed on 30 January 2015
- a DPA released for concurrent agency, council and public consultation from 27 August 2015 to 21 October 2015
- a Public Meeting conducted by the Development Policy Advisory Committee (DPAC) Public Meeting Subcommittee on 4 November 2015.

Consultation

A total of twenty-four (24) public submissions, twenty-one (21) council submissions and four (4) agency submissions were received in relation to the DPA during the consultation period.

In addition, ten (10) verbal representations were made at the Public Meeting conducted by a Sub-committee of the DPAC.

Approval Stage

Based on a review of all submissions and the recommendations of DPAC, the following key alterations have been made to the Amendment:

- merit-based policy on retail floor space has been included in some local centre and non-centre zones affected by the DPA to provide guidance on the scale of development (particularly shops) in cases where quantitative non-complying floor space limits have been removed

- complying development policy previously excluded from application in several retail/commercial precincts in built-up urban settings has been removed so that the benefits of the policy will now apply, promoting consistency with other zones in similar circumstances that support commercial and retail activity – these include:
  - four established local centres in the Playford Council
  - The Parks neighbourhood centre in the Port Adelaide Enfield Council
  - the Saints Road neighbourhood centre in Salisbury Council
  - established commercial / retail areas of the Munno Para District Centre in Playford Council
  - the recently established commercial and shopping areas of the former Brickworks Market site, which is zoned as District Centre in the West Torrens Council
  - the ‘main street’ area at Clarendon, which is designated as Mixed Use Precinct 25 of the Township Zone in the Onkaparinga Council

- the application of the complying development policy has been adjusted as follows:
  - in addition to the ‘retail’ precinct, the ‘commercial’ precinct of the District Centre Zone at Kapunda in the Light Regional Council has also been identified as an area where the complying development policy will apply
  - as a result of changing the Regional Centre Zone in Tea Tree Gully Council in September 2015 to an Urban Core Zone, the area where the complying development policy applies has been adjusted to include the ‘Core area’ and Main Street Policy Area’ of the Urban Core Zone

- a number of refinements to the wording of the complying development policy to improve interpretation and application, and include changes to:
  - ensure proposals involving a commercial kitchen include, or can be fitted with, equipment for discharging exhaust emissions when located within 30 metres of housing
  - provide a separation between areas used for the storage and collection of refuse by activities primarily involving the handling of foodstuffs (i.e. restaurants and cafes) and any residential area or dwelling (reinforcing that the separation is not intended to be between the existing building (or portion of the building) in which the proposed activity is to occur and a residential area or dwelling)
  - allow conditions attached to a previously approved shop, office or consulting room to be taken into account when proposing to ‘resurrect’ such former uses

- clarify that non-complying development is subject to Category 3 Public Notification requirements, which is consistent with the approach to centres zones in the *Development Regulations 2008*

- strengthen the application of new parking requirements for non-residential land uses in affected zones when any part of the site of a proposal is located near high frequency public transit routes, interchanges and stations.

INTRODUCTION

The Amendment section of this DPA contains a separate 'PART' for each Development Plan area affected as indicated in the following table:

PART	Development Plan
1	Adelaide Hills Council
2	Alexandrina Council
3	Burnside (City)
4	Campbelltown Council
5	Charles Sturt Council
6	Gawler (CT)
7	Holdfast Bay Council
8	Light Regional Council
9	Mallala Council
10	Marion Council
11	Mitcham (City)
12	Mount Barker Council
13	Norwood Payneham and St Peters (City)
14	Onkaparinga Council
15	Playford Council
16	Port Adelaide Enfield Council
17	Prospect (City)
18	Salisbury Council
19	Tea Tree Gully Council
20	The Barossa Council
21	Unley (City)
22	Victor Harbor (City)
23	Walkerville Council
24	West Torrens Council
25	Yankalilla (DC)

PART 1

(Adelaide Hills Council)

AMENDMENT INSTRUCTIONS TABLE

Name of Local Government Area: Adelaide Hills Council

Name of Development Plan: Adelaide Hills Council Development Plan

Name of DPA: Existing Activity Centres Policy Review DPA

The following amendment instructions (at the time of drafting) relate to the Adelaide Hills Council Development Plan consolidated on 9 January 2014.

Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.

Amendment Instruction No:	Method of Change • Replace • Delete • Insert	Detail what is to be replaced or deleted or detail where new policy is to be inserted. • Objective (Obj) • Principle of Development Control (PDC) • Desired Character Statement (DCS) • Map/Table No. • Other (Specify)	Detail what material is to be inserted (if applicable, i.e., use for Insert or Replace methods of change only).	Is Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
COUNCIL WIDE / GENERAL SECTION PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: **No**					
ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: **Yes**					
District Centre Zone					
1.	Insert	In the third paragraph of the Desired Character statement, and after the words 'to consist'	The following: ***'primarily'***	N	N
2.	Replace	The heading 'Complying Development' and associated text	With the contents of **Attachment AdHi/1**.	N	N
3.	Delete	In the table under the heading 'Non-complying Development', and in the column headed 'Form of Development' the following: *'Bulky Goods store'* *'Restaurant with a drive through service facility'* *'Shop* *(a) with a drive through service facility, or* *(b) in the Fringe Policy Area.'*		N	N

		'Supermarket over two thousand square metres gross leasable floor area (glfa)' and the associated Exceptions			
4.	Delete	On page 153, the footnotes numbered 22 and 23		N	N
Neighbourhood Centre (Aldgate) Zone					
5.	Delete	Under the subheading 'Function' and after the words 'The Neighbourhood Centre (Aldgate) Zone' the following: *'is a lower order centre than the District Centre (Stirling) Zone, and it currently'*		N	N
6.	Delete	In Objective 1 after 'A zone providing for' the following word: *'minor'*		N	N
7.	Insert	After PDC 11	The contents of **Attachment AdHi/2**.	Y	N
Neighbourhood Centre (Bridgewater) Zone					
8.	Delete	Under the subheading 'Function' and after the words 'The Neighbourhood Centre (Bridgewater) Zone' the following: *'is a lower order centre than the District Centre (Stirling) Zone, and it currently'*		N	N
9.	Delete	In Objective 1 after 'A zone providing for' the following: *'minor'*		N	N
10.	Delete	In PDC 1 after the words 'This zone should accommodate', the following: *'minor'*		N	N
11.	Insert	After PDC 9	The contents of **Attachment AdHi/3**.	Y	N
Local Centre (Crafers) Zone					
12.	Insert	In PDC 6 after the words '... *should be for local shops*'	The following: *'generally'*	N	N
13.	Insert	After PDC 11	The contents of **Attachment AdHi/4**.	Y	N

Country Township (Mylor) Zone					
14.	Insert	After PDC 1	The following: ***2*** *The maximum gross leasable floor area of a shop or group of shops should be in the order of 250 square metres.*	Y	N
15.	Insert	After PDC 17	The contents of **Attachment AdHi/5**.	Y	N
16.	Insert	In PDC 18 (Non-complying Development), after the words 'Shop or group of shops'	The following: *'(except in the Mylor Township Historic (Conservation) Policy Area)'*	N	N
17.	Insert	In PDC 19 (Category 1 public notification)	The following in alphabetical order: *'All forms of development in the Mylor Township Historic (Conservation) Policy Area other than where the site of the development is adjacent land to land in a zone under the relevant Development Plan which is different to the zone that applies to the site of the development*	N	N
18.	Insert	In PDC 20 (Category 2 public notification)	The following in alphabetical order: *'All forms of development in the Mylor Township Historic (Conservation) Policy Area not listed as Category 1'*	N	N
Country Township (Balhannah and Oakbank) Zone					
19.	Replace	The heading 'Complying Development' and associated PDC 7	With the contents of **Attachment AdHi/6**.	Y	N
20.	Insert	In PDC 8 (Category 1 public notification)	The following in alphabetical order: *'All forms of development in the Business Centre Policy Area or Oakbank Village Policy Area other than where the site of the development is adjacent land to land in a zone under the relevant Development Plan which is different to the zone that applies to the site of the development'*	N	N

21.	Insert	In PDC 9 (Category 2 public notification)	The following in alphabetical order: *'All forms of development in the Business Centre Policy Area or Oakbank Village Policy Area not listed as Category 1'*	N	N
Country Township (Lobethal) Zone					
22.	Replace	The heading 'Complying Development' and associated PDC 7	With the contents of **Attachment AdHi/7**.	Y	N
23.	Insert	In PDC 8 (Category 1 public notification)	The following in alphabetical order: *'All forms of development in the Business Centre Policy Area other than where the site of the development is adjacent land to land in a zone under the relevant Development Plan which is different to the zone that applies to the site of the development'*	N	N
24.	Insert	In PDC 9 (Category 2 public notification)	The following in alphabetical order: *'All forms of development in the Business Centre Policy Area not listed as Category 1'*	N	N
Country Township (Woodside) Zone					
25.	Replace	The heading 'Complying Development' and associated PDC 7	With the contents of **Attachment AdHi/8**.	Y	N
26.	Insert	In PDC 8 (Category 1 public notification)	The following in alphabetical order: *'All forms of development in the Business and Community Centre Policy Area other than where the site of the development is adjacent land to land in a zone under the relevant Development Plan which is different to the zone that applies to the site of the development'*	N	N
27.	Insert	In PDC 9 (Category 2 public notification)	The following in alphabetical order: *'All forms of development in the Business and Community Centre Policy Area not listed as Category 1'*	N	N

WHOLE DEVELOPMENT PLAN					
28.	Replace	The words *'Car Parking Provision',* wherever it appears	With the following: *'Off Street Vehicle Parking Requirements'*	N	N
TABLES					
Amendments required: **Yes**					
29.	Replace	In the heading for 'Table AdHi/4', the following: *'Car Parking Provision'*	With: *'Off Street Vehicle Parking Requirements'*	N	N
MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area & Precinct Maps)					
Amendments required: **No**					
Map Reference Table Adjustments					
Spatial Extent Maps					
Concept Plan Maps					

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the development is located inside any of the following area(s):

- Stirling Core Policy Area

(c) the building is not a State heritage place

(d) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(e) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(f) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(g) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table AdHi/4 – Off Street Vehicle Parking Requirements* to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of

parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

PROCEDURAL MATTERS

Complying Development

12 Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*. In addition, the following forms of development (except where the development is non-complying) are complying:

A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the building is not a State heritage place

(c) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(d) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(e) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(f) off- street vehicular parking is provided in accordance with the rate(s) specified in *Table AdHi/4 – Off Street Vehicle Parking Requirements* to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

PROCEDURAL MATTERS

Complying Development

10 Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*. In addition, the following forms of development (except where the development is non-complying) are complying:

A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the building is not a State heritage place

(c) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(d) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(e) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(f) off- street vehicular parking is provided in accordance with the rate(s) specified in *Table AdHi/4 – Off Street Vehicle Parking Requirements* to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

PROCEDURAL MATTERS

Complying Development

12 Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*. In addition, the following forms of development (except where the development is non-complying) are complying:

A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the building is not a State heritage place

(c) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(d) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(e) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(f) off- street vehicular parking is provided in accordance with the rate(s) specified in *Table AdHi/4 – Off Street Vehicle Parking Requirements* to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

PROCEDURAL MATTERS

Complying Development

18 Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*. In addition, the following forms of development (except where the development is non-complying) are complying:

A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the development is located inside any of the following area(s):

- Mylor Township Historic (Conservation) Policy Area 39

(c) the building is not a State heritage place

(d) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(e) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(f) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(g) off- street vehicular parking is provided in accordance with the rate(s) specified in *Table AdHi/4 – Off Street Vehicle Parking Requirements* to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of

parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

PROCEDURAL MATTERS

Complying Development

7 Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*. In addition, the following forms of development (except where the development is non-complying) are complying:

(a) Subject to compliance with the conditions set out in Table AdHi/8, where applicable:

Excavation and/or Filling of Land
Fence
Outbuilding
Retaining Wall
Swimming Pool (including a paddling pool)

(b) A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(i) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(ii) the development is located inside any of the following area(s):

- Business Centre Policy Area
- Oakbank Village Policy Area

(iii) the building is not a State heritage place

(iv) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(v) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (A) or (B):

(A) all of the following:

(i) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(ii) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(B) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(vi) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and direct frontage to an arterial road, it achieves either (A) or (B):

(A) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(B) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(vii) off- street vehicular parking is provided in accordance with the rate(s) specified in *Table AdHi/4 – Off Street Vehicle Parking Requirements* to the nearest whole number, except in any one or more of the following circumstances:

(A) the building is a local heritage place

(B) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(C) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

PROCEDURAL MATTERS

Complying Development

7 Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*. In addition, the following forms of development (except where the development is non-complying) are complying:

(a) Subject to compliance with the conditions set out in Table AdHi/8, where applicable:

Excavation and/or Filling of Land
Fence
Outbuilding
Retaining Wall
Swimming Pool (including a paddling pool)

(b) A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(i) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(ii) the development is located inside any of the following area(s):

- Business Centre Policy Area

(iii) the building is not a State heritage place

(iv) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(v) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (A) or (B):

(A) all of the following:

(i) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(ii) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(B) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(vi) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (A) or (B):

(A) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(B) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(vii) off- street vehicular parking is provided in accordance with the rate(s) specified in *Table AdHi/4 – Off Street Vehicle Parking Requirements* to the nearest whole number, except in any one or more of the following circumstances:

(A) the building is a local heritage place

(B) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(C) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

PROCEDURAL MATTERS

Complying Development

7 Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*. In addition, the following forms of development (except where the development is non-complying) are complying:

(a) Subject to compliance with the conditions set out in Table AdHi/8, where applicable:

Excavation and/or Filling of Land
Fence
Outbuilding
Retaining Wall
Swimming Pool (including a paddling pool)

(b) A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(i) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(ii) the development is located inside any of the following area(s):

- Business and Community Centre Policy Area

(iii) the building is not a State heritage place

(iv) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(v) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (A) or (B):

(A) all of the following:

(i) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(ii) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(B) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(vi) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (A) or (B):

(A) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(B) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(vii) off- street vehicular parking is provided in accordance with the rate(s) specified in *Table AdHi/4 – Off Street Vehicle Parking Requirements* to the nearest whole number, except in any one or more of the following circumstances:

(A) the building is a local heritage place

(B) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(C) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

PART 2

(Alexandrina Council)

AMENDMENT INSTRUCTIONS TABLE					
Name of Local Government Area: Alexandrina Council					
Name of Development Plan: Alexandrina Council Development Plan					
Name of DPA: Existing Activity Centres Policy Review DPA					
The following amendment instructions (at the time of drafting) relate to the Alexandrina Council Development Plan consolidated on 7 May 2015. ***Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.***					
Amendment Instruction No:	**Method of Change** • **Replace** • **Delete** • **Insert**	**Detail what is to be replaced or deleted or detail where new policy is to be inserted.** • **Objective (Obj)** • **Principle of Development Control (PDC)** • **Desired Character Statement (DCS)** • **Map/Table No.** • **Other (Specify)**	**Detail what material is to be inserted (if applicable, i.e., use for Insert or Replace methods of change only).**	**Is Renumbering required (Y/N)**	**Subsequent Policy cross-references requiring update (Y/N) if yes please specify.**
COUNCIL WIDE / GENERAL SECTION PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: **No**					
ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: **Yes**					
District Centre Zone (including Policy Areas and Precincts)					
1.	Delete	In Goolwa Centre Policy Area 3, delete the sub-heading 'Land Use' and PDC 1 which states: '1 Higher order retail uses such as department stores and discount department stores should not be developed.'		Y	N
2.	Insert	In PDC 8 of Goolwa Centre Policy Area 3 under the sub-heading 'Precinct 2 Civic Focus' and after the words: *'Development should'*	The following: *'primarily'*	N	N
3.	Insert	In the Desired Character statement for 'Precinct 5 Angas River and Soldiers Memorial Gardens' of Strathalbyn Policy Area 4 and after the words:	The following: *'primarily'*	N	N

		'construction approaches with appropriate new development'			
4.	Insert	In the Desired Character statement for 'Precinct 8 High Street South' and after the words: 'The precinct is intended to'	The following: *'primarily'*	N	N
5.	Replace	PDC 1 of Strathalbyn Centre Policy Area 4, which states: *'1 A shop having a floor area exceeding 250 square metres should not be undertaken in High Street, and further large scale retail elements should be located within the area shown on Concept Plan Map Alex/6 - District Centre Expansion (Strathalbyn).'*	With the following: *'1 A shop having a floor area exceeding 250 square metres should generally not be undertaken in High Street. Large scale retail elements should preferably be located within the 'Concept Plan Boundary' shown on Concept Plan Map Alex/6 - District Centre Expansion (Strathalbyn).'*	N	N
6.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment Alex/1**	N	N
7.	Delete	In the table under the heading 'Non-complying Development', and in the column headed 'Form of Development' the following: *'Consulting room where located within **Goolwa Centre Policy Area – Precinct 1 Bulky Goods'*** *'Restaurant with a drive through servery where located within **Goolwa Centre Policy Area – Precinct 2 Civic Focus** or **Precinct 4 Main Street*** *'Shop or group of shops where located within **Goolwa Centre Policy Area – Precinct 1 Bulky Goods** or within **Goolwa Centre Policy Area – Precinct 2 Civic Focus**' and associated Exceptions*		N	N
Town Centre Zone					
8.	Insert	In PDC 1 after the words: '*Shop or group shops with a gross leasable area*'	The following: '*in the order of:'*	N	N
9.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment Alex/2**	N	N

10.	Delete	In the table under the heading 'Non-complying Development', and in the column headed 'Form of Development' the following: *'Shop or group of shops'* and associated Exceptions		N	N
TABLES					
Amendments required: No					
MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area & Precinct Maps)					
Amendments required: No					
Map Reference Table Adjustments					
Spatial Extent Maps					
Concept Plan Maps					

Complying Development

Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the development is located inside any of the following area(s):

- Precinct 3 Goolwa Village
- Precinct 4 Main Street
- Precinct 6 Dawson Street
- Precinct 7 High Street
- Precinct 9 South Terrace

(c) the building is not a State heritage place

(d) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(e) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(f) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(g) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table Alex/2 – Off Street Vehicle Parking Requirements* to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

Complying Development

Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the building is not a State heritage place

(c) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(d) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(e) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(f) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table Alex/2 – Off Street Vehicle Parking Requirements* to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

PART 3

(Burnside (City))

AMENDMENT INSTRUCTIONS TABLE

Name of Local Government Area: City of Burnside

Name of Development Plan: Burnside (City) Development Plan

Name of DPA: Existing Activity Centres Policy Review DPA

The following amendment instructions (at the time of drafting) relate to the Burnside (City) Development Plan consolidated on 30 January 2014.

Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.

Amendment Instruction No:	Method of Change • Replace • Delete • Insert	Detail what is to be replaced or deleted or detail where new policy is to be inserted. • Objective (Obj) • Principle of Development Control (PDC) • Desired Character Statement (DCS) • Map/Table No. • Other (Specify)	Detail what material is to be inserted (if applicable, i.e., use for Insert or Replace methods of change only).	Is Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
COUNCIL WIDE / GENERAL SECTION PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: **No**					
ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: **Yes**					
District Centre Zone					
1.	Insert	After PDC 9 and before the subheading 'Complying Development'	The following PDC: *'Vehicle parking should be provided in accordance with the applicable rates as set out in Table Bur/5 - Off-Street Vehicular Parking Requirements or Table Bur/6 – Off-street Vehicle Parking Requirements for Designated Areas (whichever applies).'* (numbering the new PDC with the next consecutive number accordingly)	Y	N
2.	Replace	The heading 'Complying Development' and associated text	With the contents of **Attachment Bur/1**. (numbering the PDC with the next consecutive number accordingly)	Y	N

3.	Delete	In the column headed 'Non-complying Development' the following: *'Shop exceeding 50 square metres in Policy Area 2'*		N	N
4.	Replace	PDC 12 under the heading 'Public Notification'	With the following *'Categories of public notification are prescribed in Schedule 9 of the Development Regulations 2008.'*	N	N
5.	Delete	PDC 10 of the District Centre – Policy Area 1		N	N
Neighbourhood Centre Zone					
6.	Insert	Before the sub-heading 'Complying Development'	The following new PDC: *'Vehicle parking should be provided in accordance with the applicable rates as set out in Table Bur/5 - Off-Street Vehicular Parking Requirements or Table Bur/6 – Off-street Vehicle Parking Requirements for Designated Areas (whichever applies).'* (numbering the new PDC with the next consecutive number accordingly)	Y	N
7.	Replace	The heading 'Complying Development' and associated text	With the contents of **Attachment Bur/2** (numbering the PDC "X" with the next consecutive number accordingly)	Y	N
8.	Delete	In PDC 9 (Non-complying Development), the following: *'Shop in the part of Policy Area 1 to the south of Kensington Road'*		N	N
9.	Replace	PDC 10 under the heading 'Public Notification'	With the following *'Categories of public notification are prescribed in Schedule 9 of the Development Regulations 2008.'*	N	N
Local Centre Zone					
10.	Insert	In PDC 1 after the words: *'Development undertaken in the Local Centre Zone should'*	The following: *'generally'*	N	N

11.	Insert	After PDC 1	The following new PDC: *Shop development should generally comprise a maximum gross leasable floor area in the order of 450 square metres.'* (numbering the PDC with the next consecutive number accordingly)	Y	N
12.	Insert	Before the sub-heading 'Complying Development	The following new PDC: ***'**Vehicle parking should be provided in accordance with the applicable rates as set out in Table Bur/5 - Off-Street Vehicular Parking Requirements or Table Bur/6 – Off-street Vehicle Parking Requirements for Designated Areas (whichever applies).'* (numbering the PDC with the next consecutive number accordingly)	Y	N
13.	Replace	The heading 'Complying Development' and associated text	With the contents of **Attachment Bur/2** (numbering the PDC "X" with the next consecutive number accordingly)	Y	N
14.	Delete	In PDC 7 (Non-complying Development), the following: *'Shop or group of shops with a gross leasable area in excess of 450 square metres'*		N	N
15.	Replace	PDC 8 under the heading 'Public Notification'	With the following *'Categories of public notification are prescribed in Schedule 9 of the Development Regulations 2008.'*	N	N
Business (Glen Osmond Road) Zone					
16.	Insert	In Objective 1, after the words: *'A zone accommodating'*	The following: *'primarily'*	N	N
17.	Insert	In PDC 1, after the words: *'.....the Business (Glen Osmond Road) Zone should'*	The following: *'primarily'*	N	N

18.	Replace	PDC 5 which states: *'Bulky goods outlets may be established within the zone but should not include any premises or part of any premises as a shop for the sale by retail of goods such as foodstuffs, clothing, personal effects and the like.'*	With the following: *'Shop development should generally be in the form of bulky goods outlets and restaurants.'*	N	N
19.	Insert	Before the sub-heading 'Complying Development'	The following new PDC: ***'**Vehicle parking should be provided in accordance with the applicable rates as set out in Table Bur/5 - Off-Street Vehicular Parking Requirements or Table Bur/6 – Off-street Vehicle Parking Requirements for Designated Areas (whichever applies).'* (numbering the PDC with the next consecutive number accordingly)	Y	N
20.	Replace	The heading 'Complying Development' and associated text	With the contents of **Attachment Bur/2** (renumbering PDC "X" with the next consecutive number accordingly)	Y	N
21.	Delete	In PDC 14 (Non-complying Development), the following: *'Building with a floor area exceeding 450 square metres'* *'Shop (but not including a restaurant or retail showroom)'*		N	N
22.	Replace	PDC 15 (public notification), commencing with the following words, including the associated text: *'The following kinds of development are assigned to **Category 1**:'*	With the following: *The following forms of development (except where the development is classified as non-complying) are assigned to **Category 1:*** *'All forms of development other than where the site of the development is adjacent land to land in a zone under the relevant Development Plan which is different to the zone that applies to the site of the development'*	N	N

23.	Insert	After existing PDC 15	The following new PDC: *The following forms of development (except where the development is classified as non-complying) are assigned to **Category 2**:* *All forms of development not listed as Category 1'* (numbering the PDC with the next consecutive number accordingly)	Y	N
Mixed Use (Glenside) Zone (including Policy Areas)					
24.	Insert	Before PDC 9 (Non-complying development)	The contents of **Attachment Bur/3.**	Y	N
25.	Replace	PDC 10 and 11 under the heading 'Public Notification'	With contents of **Attachment Bur/4.** (numbering the PDC "X" with the next consecutive number accordingly)	Y	N
26.	Replace	Existing PDC 45 of the 'Mixed Use (Glenside) – Policy Area 1	With the following: *'Vehicle parking should be provided in accordance with the applicable rates as set out in Table Bur/5 - Off-Street Vehicular Parking Requirements or Table Bur/6 – Off-street Vehicle Parking Requirements for Designated Areas (whichever applies).'*	N	N
Urban Corridor Zone					
27.	Insert	Before sub-heading 'Land Division'	The following PDC under a new sub-heading '**Vehicle Parking**': *'Vehicle parking should be provided in accordance with the rates set out in Table Bur/6 – Off-street Vehicle Parking Requirements for Designated Areas'* (numbering the PDC with the next consecutive number accordingly)	Y	N
28.	Insert	In PDC 4 of the Boulevard Policy Area, after the words: *'…….other than a restaurant, should"*	The following: *'generally'*	N	N

TABLES					
Amendments required: **Yes**					
29.	Replace	Under the heading 'TABLE Bur/5', the following text: ***'Off-Street Vehicular Parking Requirements (except in the Urban Corridor Zone)'***	With the following: ***'Off-Street Vehicular Parking Requirements (except where otherwise stated in Table Bur/6)'***	N	N
30.	Replace	Table Bur/6	With the contents of **Attachment Bur/5**	Y	N
MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area & Precinct Maps)					
Amendments required: **No**					
Map Reference Table Adjustments					
Spatial Extent Maps					
Concept Plan Maps					

PROCEDURAL MATTERS

Complying Development

X Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*. In addition, the following forms of development (except where the development is non-complying) are complying:

Advertisement or advertising display, other than in respect to a State or local heritage place and subject to compliance with the conditions set out in Table Bur/8, where applicable

A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the development is located inside any of the following area(s):

- District Centre Policy Area 1
- District Centre Policy Area 2

(c) the building is not a State heritage place

(d) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(e) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(f) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(g) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table Bur/5 – Off Street Vehicle Parking Requirements* or the desired minimum rate in *Table Bur/6 - Off Street Vehicle Parking Requirements for Designated Areas* (whichever table

applies) to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

PROCEDURAL MATTERS

Complying Development

X Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*. In addition, the following forms of development (except where the development is non-complying) are complying:

Advertisement or advertising display, other than in respect to a State or local heritage place and subject to compliance with the conditions set out in Table Bur/8, where applicable

A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the building is not a State heritage place

(c) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(d) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(e) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(f) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table Bur/5 – Off Street Vehicle Parking Requirements* or the desired minimum rate in *Table Bur/6 - Off Street Vehicle Parking Requirements for Designated Areas* (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

PROCEDURAL MATTERS

Complying Development

X Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*. In addition, the following forms of development (except where the development is non-complying) are complying:

Advertisement or advertising display, other than in respect to a State or local heritage place and subject to compliance with the conditions set out in Table Bur/8, where applicable

A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the development is located inside any of the following area(s):

- Mixed Use (Glenside) Policy Area 1

(c) the building is not a State heritage place

(d) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(e) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(f) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(g) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table Bur/5 – Off Street Vehicle Parking Requirements* or the desired minimum rate in *Table Bur/6 - Off Street Vehicle Parking Requirements for Designated Areas* (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

X Those kinds of development listed in Table Bur/8, together with the following kinds of development, or any combination thereof, (except where the development is classified as non-complying) are assigned to **Category 1**:

All forms of development in Policy Area 1, other than where the site of the development:

(a) is adjacent land to land in a zone under the relevant Development Plan which is different to the zone that applies to the site of the development

(b) abuts land in Policy Areas 2 or 4 of the Mixed Use (Glenside) Zone

Dwelling
Fence
Outbuilding for use in association with a dwelling

except where:

(a) the dwelling or outbuilding is two or more storeys in height (where “two storeys” is defined as a total of one habitable floor level directly above another, not including an understorey garage), or more than 6.5 metres building height above natural ground level;

(b) the development has a solid wall located on a side or rear boundary, but excluding a fence or wall of less than two metres building height above natural ground level;

(c) the proposed finished ground floor level of the dwelling or outbuilding, or the level of any outdoor paved surface adjacent thereto, is more than 0.6 metres above natural ground level at any point;

(d) the development will result in more than one dwelling within the area of the site of the development at the time the development is proposed.

X The following kinds of development, or any combination thereof (except where the development is classified as non-complying) are assigned to **Category 2:**

All forms of development in Policy Area 1 not listed as Category 1
Dwelling
Fence
Land division creating four or more additional allotments
Office
Outbuilding for use in association with a dwelling

TABLE Bur/6

Off-street Vehicle Parking Requirements for Designated Areas

Interpretation

1. The vehicle parking rates table applies to Designated Areas listed below except where:

   (a) any applicable condition(s) is/are not met
   (b) the zone provisions require a lesser amount of on-site vehicular parking spaces than the amount determined using the vehicle parking rates table below.

Designated Areas

2. The following are Designated Areas:

Designated Area	Conditions
Urban Corridor Zone Mixed Use (Glenside) Zone – Mixed Use (Glenside) Policy Area 1	None
District Centre Zone Neighbourhood Centre Zone Local Centre Zone Business (Glen Osmond Road) Zone	Any part of the development site is located in accordance with at least one of the following: (a) within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service(2) (b) within 400 metres of a bus interchange(1) that is part of a high frequency public transit service(2) (c) within 400 metres of an O-Bahn interchange(1) (d) within 400 metres of a passenger rail station(1) that is part of a high frequency public transit service(2) (e) within 400 metres of a passenger tram station(1) (f) within 400 metres of the Adelaide Parklands.

(1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles

(2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.

Applicable off-street vehicular parking requirements

3. Development should provide off-street vehicle parking in accordance with the table(s) below. A lesser number of parking spaces may be provided based on the nature of the development and parking conditions in the wider locality including (but not limited to) the following:

   (a) the development is a mixed use development with integrated (shared) parking where the respective peak parking demands across the range of uses occurs at different times

   (b) the development is sited in a locality where the respective peak demands for parking for the range of uses (existing and proposed) occurs at different times and suitable arrangements are in place for the sharing of adjoining or nearby parking areas

(c) the development involves the retention and reuse of a place of heritage value, where the provision of on-site parking is constrained

(d) suitable arrangements are made for any parking shortfall to be met elsewhere or by other means (including a contribution to a car parking fund)

(e) generous on-street parking and/or public parking areas are available and in convenient proximity, other than where such parking may become limited or removed by future loss of access, restrictions, road modifications or widening.

(f) the site of the development is located within distances specified in the conditions applicable to Designated Areas for at least two different public transit modes.

VEHICLE PARKING RATES TABLES

TABLE 1: Non-residential development excluding tourist accommodation

Location of development	Desired minimum number of vehicle parking spaces	Maximum number of vehicle parking spaces
All ***Designated Areas*** (unless otherwise stated)	3 spaces per 100 square metres of gross leasable floor area	6 spaces per 100 square metres of gross leasable floor area
Urban Corridor Zone	3 spaces per 100 square metres of gross leasable floor area	5 spaces per 100 square metres of gross leasable floor area

TABLE 2: Tourist accommodation

Location of development	Desired minimum number of required vehicle parking spaces	Maximum number of vehicle parking spaces
Urban Corridor Zone	1 space for every 4 bedrooms up to 100 bedrooms and 1 space for every 5 bedrooms over 100 bedrooms	1 space for every 2 bedrooms up to 100 bedrooms and 1 space for every 4 bedrooms over 100 bedrooms

TABLE 3: Residential development, in the form of residential flat buildings and residential development in multi-storey buildings

Location of development	Rate for each dwelling based on number of bedrooms per dwelling	Plus number of required visitor parking spaces
Urban Corridor Zone	1 per studio (no separate bedroom) 1 per 1 bedroom dwelling 1 per 2 bedroom dwelling 1.25 per 3 + bedroom dwelling	0.25 per dwelling

TABLE 4: Row, semi-detached and detached dwellings

Location of development	Number of bedrooms, or rooms capable of being used as a bedroom	Number of required vehicle parking spaces
Urban Corridor Zone	1 or 2 bedrooms	1
	3 + bedrooms	2

PART 4

(Campbelltown Council)

AMENDMENT INSTRUCTIONS TABLE

Name of Local Government Area: Campbelltown City Council

Name of Development Plan: Campbelltown Council Development Plan

Name of DPA: Existing Activity Centres Policy Review DPA

The following amendment instructions (at the time of drafting) relate to the Campbelltown Council Development Plan consolidated on 31 July 2014.

Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.

Amendment Instruction No:	Method of Change • Replace • Delete • Insert	Detail what is to be replaced or deleted or detail where new policy is to be inserted. • Objective (Obj) • Principle of Development Control (PDC) • Desired Character Statement (DCS) • Map/Table No. • Other (Specify)	Detail what material is to be inserted (if applicable, i.e., use for Insert or Replace methods of change only).	Is Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
COUNCIL WIDE / GENERAL SECTION PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: **No**					
ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: **Yes**					
District Centre Zone					
1.	Insert	Before the sub-heading 'Land Division'	The following PDC under a new sub-heading '**Vehicle Parking**': *'Vehicle parking should be provided in accordance with the rates set out in Table Cam/1 – Off Street Vehicle Parking Requirements or Table Cam/2 - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).'* (numbering the new PDC with the next consecutive number accordingly)	Y	N
2.	Replace	The heading 'Complying Development' and associated text	With the contents of **Attachment Cam/1**, inserting the following in the (Insert list) space: ▪ consulting room ▪ library	N	N

			▪ office ▪ recreation area ▪ shop.		
Local Centre Zone					
3.	Replace	Under PDC 1, the following words: *'shop where the gross leasable area is 450 square metres or less'* *'*	With: *'shop generally up to a maximum gross leasable area of 450 square metres'*	N	N
4.	Insert	Before the sub-heading 'Land Division'	The following PDC under a new sub-heading '**Vehicle Parking**': *'Vehicle parking should be provided in accordance with the rates set out in Table Cam/1 – Off Street Vehicle Parking Requirements or Table Cam/2 - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).'* (numbering the new PDC with the next consecutive number accordingly)	Y	N
5.	Replace	The heading 'Complying Development' and associated text	With the contents of **Attachment Cam/1**, inserting the following in the (Insert list) space: ▪ consulting room ▪ office ▪ recreation area ▪ shop where the gross leasable area is 450 square metres or less.	N	N
6.	Delete	In the table under the heading 'Non-complying Development' and in the column headed 'Form of Development' the following: *'Shop or group of shops'* and associated Exceptions		N	N
Neighbourhood Centre Zone					
7.	Insert	Before the sub-heading 'Land Division'	The following PDC under a new sub-heading '**Vehicle Parking**': *'Vehicle parking should be provided in accordance with the rates set out in Table Cam/1 – Off Street Vehicle Parking Requirements or Table Cam/2 - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies)'*	Y	N

			(numbering the new PDC with the next consecutive number accordingly)		
8.	Replace	The heading 'Complying Development' and associated text	With the contents of **Attachment Cam/1**, inserting the following in the (Insert list) space: ▪ consulting room ▪ library ▪ office ▪ recreation area ▪ shop.	N	N
Suburban Activity Node Zone					
9.	Insert	In PDC 6, after the words '……..offices should'	The word 'generally'.	N	N
10.	Replace	The heading 'Complying Development' and associated text	With the contents of **Attachment Cam/2**	Y	N
Urban Corridor Zone (including Policy Areas)					
11.	Replace	The heading 'Complying Development' and associated text	With the contents of **Attachment Cam/3**	Y	N
TABLES					
Amendments required: **Yes**					
12.	Replace	Under the heading 'TABLE Cam/1', the following text: 'The following off street vehicle parking requirements do not apply to development in the **Suburban Activity Node Zone** or **Urban Corridor Zone.'**	With the following: 'The following off street vehicle parking requirements apply except where otherwise stated in Table Cam/2.'	Y	N
13.	Replace	Table Cam/2	With the contents of **Attachment Cam/4**	Y	N
MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area & Precinct Maps)					
Amendments required: No					

Complying Development

Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

(a) Subject to the conditions contained in Table Cam/4 - Conditions for Complying Development:

- *(Insert list)*

(b) A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(i) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(ii) the building is not a State heritage place

(iii) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(iv) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (A) or (B):

(A) all of the following:

(i) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(ii) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(B) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(v) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (A) or (B):

(A) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(B) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(vi) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table Cam/1 – Off Street Vehicle Parking Requirements* or the desired minimum rate in *Table Cam/2 - Off Street Vehicle Parking Requirements for Designated Areas* (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:

(A) the building is a local heritage place

(B) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(C) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

Complying Development

Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

(a) Subject to compliance with *Table Cam/1 – Off Street Vehicle Parking Requirements or Table Cam/2 - Off Street Vehicle Parking Requirements for Designated Areas, where applicable*, and only when vehicular entry and exit occurs from arterial roads in a forward direction and no additional access points are created from arterial roads:

(i) change in the use of land, from residential to office on the ground or first floor of a building; or

(ii) change in the use of land, from residential to shop less than 250 square metres on the ground floor of a building.

(b) A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(i) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(ii) the development is located inside any of the following area(s):

- Suburban Activity Node Zone Boundary Core Area shown on Concept Plan Map Cam/3 – Suburban Activity Node Zone

(iii) the building is not a State heritage place

(iv) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(v) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (A) or (B):

(A) all of the following:

(i) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(ii) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(B) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(vi) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (A) or (B):

(A) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(B) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one

building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(vii) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table Cam/1 – Off Street Vehicle Parking Requirements* or the desired minimum rate in *Table Cam/2 - Off Street Vehicle Parking Requirements for Designated Areas* (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:

(A) the building is a local heritage place

(B) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(C) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

Complying Development

Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

(a) Subject to compliance with *Table Cam/1 – Off Street Vehicle Parking Requirements or Table Cam/2 - Off Street Vehicle Parking Requirements for Designated Areas, where applicable*, and only when vehicular entry and exit occurs from arterial roads in a forward direction and no additional access points are created from arterial roads:

(i) change in the use of land, from residential to office on the ground or first floor of a building; or

(ii) change in the use of land from residential to shop with a gross leasable area less than 250 square metres on the ground floor of a building.

(b) A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(i) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(ii) the development is located inside any of the following area(s):

- Business Policy Area 8

(iii) the building is not a State heritage place

(iv) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(v) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (A) or (B):

(A) all of the following:

(i) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(ii) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(B) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(vi) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (A) or (B):

(A) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(B) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one

building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(vii) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table Cam/1 – Off Street Vehicle Parking Requirements* or the desired minimum rate in *Table Cam/2 - Off Street Vehicle Parking Requirements for Designated Areas* (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:

(A) the building is a local heritage place

(B) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(C) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

Table Cam/2 - Off Street Vehicle Parking Requirements for Designated Areas

Interpretation

1. The vehicle parking rates table applies to Designated Areas listed below except where:

   (a) any applicable condition(s) is/are not met
   (b) the zone provisions require a lesser amount of on-site vehicular parking spaces than the amount determined using the vehicle parking rates table below.

Designated Areas

2. The following are Designated Areas:

Designated Area	Conditions
Suburban Activity Node Zone Urban Corridor Zone	None
District Centre Zone Neighbourhood Centre Zone Local Centre Zone	Any part of the development site is located in accordance with at least one of the following: (a) within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service(2) (b) within 400 metres of a bus interchange(1) that is part of a high frequency public transit service(2) (c) within 400 metres of an O-Bahn interchange(1) (d) within 400 metres of a passenger rail station(1) that is part of a high frequency public transit service(2) (e) within 400 metres of a passenger tram station(1) (f) within 400 metres of the Adelaide Parklands.

(1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles

(2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.

Applicable off-street vehicular parking requirements

3. Development should provide off-street vehicle parking in accordance with the table(s) below. A lesser number of parking spaces may be provided based on the nature of the development and parking conditions in the wider locality including (but not limited to) the following:

   (a) the development is a mixed use development with integrated (shared) parking where the respective peak parking demands across the range of uses occurs at different times

(b) the development is sited in a locality where the respective peak demands for parking for the range of uses (existing and proposed) occurs at different times and suitable arrangements are in place for the sharing of adjoining or nearby parking areas

(c) the development involves the retention and reuse of a place of heritage value, where the provision of on-site parking is constrained

(d) suitable arrangements are made for any parking shortfall to be met elsewhere or by other means (including a contribution to a car parking fund)

(e) generous on-street parking and/or public parking areas are available and in convenient proximity, other than where such parking may become limited or removed by future loss of access, restrictions, road modifications or widening.

(f) the site of the development is located within distances specified in the conditions applicable to Designated Areas for at least two different public transit modes.

TABLES: VEHICLE PARKING RATES

TABLE 1: Non-residential development excluding tourist accommodation

Location of development	Desired minimum number of vehicle parking spaces	Maximum number of vehicle parking spaces
All ***Designated Areas*** (unless otherwise stated)	3 spaces per 100 square metres of gross leasable floor area	6 spaces per 100 square metres of gross leasable floor area
Urban Corridor Zone Suburban Activity Node Zone Boundary Core Area of the **Suburban Activity Node Zone** as shown on Concept Plan Map Cam/3 – Suburban Activity Node Zone	3 spaces per 100 square metres of gross leasable floor area	5 spaces per 100 square metres of gross leasable floor area

TABLE 2: Tourist accommodation

Location of development	Desired minimum number of required vehicle parking spaces	Maximum number of vehicle parking spaces
Urban Corridor Zone **Suburban Activity Node Zone**	1 space for every 4 bedrooms up to 100 bedrooms and 1 space for every 5 bedrooms over 100 bedrooms	1 space for every 2 bedrooms up to 100 bedrooms and 1 space for every 4 bedrooms over 100 bedrooms

TABLE 3: Residential development, in the form of residential flat buildings and residential development in multi-storey buildings

Location of development	Rate for each dwelling based on number of bedrooms per dwelling	Plus number of required visitor parking spaces
Core Area of **Suburban Activity Node Zone** / whole of the **Urban Corridor Zone**	0.25 per studio (no separate bedroom) 0.75 per 1 bedroom dwelling 1 per 2 bedroom dwelling 1.25 per 3 + bedroom dwelling	0.25 per dwelling
Transition Area of **Suburban Activity Node Zone**	0.5 per studio (no separate bedroom) 1 per 1 bedroom dwelling 1.5 per 2 bedroom dwelling 2 per 3 + bedroom dwelling-	0.25 per dwelling

TABLE 4: Row, semi-detached and detached dwellings

Location of development	Number of bedrooms, or rooms capable of being used as a bedroom	Number of required vehicle parking spaces
Urban Corridor Zone	1 or 2 bedrooms	1
Suburban Activity Node Zone	3 + bedrooms	2

PART 5

(Charles Sturt Council)

AMENDMENT INSTRUCTIONS TABLE

Name of Local Government Area: City of Charles Sturt

Name of Development Plan: Charles Sturt Council Development Plan

Name of DPA: Existing Activity Centres Policy Review DPA

The following amendment instructions (at the time of drafting) relate to the Charles Sturt Council Development Plan consolidated on 5 November 2015.

Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.

Amendment Instruction No:	Method of Change • Replace • Delete • Insert	Detail what is to be replaced or deleted or detail where new policy is to be inserted. • Objective (Obj) • Principle of Development Control (PDC) • Desired Character Statement (DCS) • Map/Table No. • Other (Specify)	Detail what material is to be inserted (if applicable, i.e., use for Insert or Replace methods of change only).	Is Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
COUNCIL WIDE / GENERAL SECTION PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: **No**					
ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: **Yes**					
District Centre Zone (including Policy Area and Precincts)					
1.	Insert	Before sub-heading 'Land Division'	The following PDC under a new sub-heading **'Vehicle Parking**': *'Vehicle parking should be provided in accordance with the rates set out in Table ChSt/2 – Off Street Vehicle Parking Requirements or Table ChSt/2A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies)'* (numbering the new PDC with the next consecutive number accordingly)	Y	N
2.	Replace	In **Fulham Gardens Policy Area 1** and under sub-heading '**Precinct 3 Commercial Fringe Fulham Gardens**', PDC 10 which states:	With the following: *'The maximum gross leasable floor area of a shop or group shops, other than a restaurant or bulky goods outlet, should be in the order of 250 square metres.'*	N	N

		'The gross leasable floor area of a shop or group of shops, other than a restaurant or bulky goods outlet, should not exceed 250 square metres.'			
3.	Insert	In paragraph 8 of the Desired Character for **Hindmarsh Policy Area 2** after the words: '... is envisaged'	The following: *'primarily'*	N	N
4.	Insert	In paragraph 2 of the Desired Character for **Hindmarsh Policy Area 2 - Precinct 5 Historic Hub**, after the words: '… east of Mary Street, will'	The following: *'predominantly'*	N	N
5.	Insert	In paragraph 1 of the Desired Character for **Kilkenny Policy Area 3 - Precinct 12 Regency Road**, after the words: '…precinct will be developed'	The following: *'primarily'*	N	N
6.	Insert	In paragraph 1 of the Desired Character for **Kilkenny Policy Area 3 - Precinct 13 Hanson Road** after the words: '... through further development'	The following: *'primarily'*	N	N
7.	Insert	In paragraph 1 of the Desired Character for **Kilkenny Policy Area 3 - Precinct 14 Commercial Fringe Kilkenny** after the words '... will be developed'	The following: *'primarily'*	N	N
8.	Delete	Paragraph 2 of the Desired Character for **Kilkenny Policy Area 3 - Precinct 14 Commercial Fringe Kilkenny**, which states: *'Inappropriate retail activities in this precinct are shops such as supermarkets, department stores, restaurants and any other form of shop primarily selling personal effects, foodstuffs or clothing that would potentially undermine the role and*		N	N

		*function of the **Precinct 11 Retail Core Kilkenny.**'*			
9.	Replace	PDC 9 of **Precinct 12 Regency Road**, which states: *'The gross leasable floor area of a shop or group of shops, other than a restaurant or bulky goods outlet, should not exceed 100 square metres.'*	With: *'The maximum gross leasable floor area of a shop or group of shops, other than a restaurant or bulky goods outlet, should be in the order of 100 square metres.'*	N	N
10.	Replace	PDC 22 of **Precinct 15 Residential**, which states: *'Office uses with a gross leasable floor area less than 5000 square metres are inappropriate.'*	With: *'The maximum gross leasable floor area for office uses should be in the order of 5000 square metres.'*	N	N
11.	Replace	In PDC 25 of **Woodville Policy Area 5**, the following words: *'Shops or groups of shops and offices should have the following maximum gross leasable areas:'*	With: *'Shops or groups of shops and offices should have a maximum gross leasable area generally in accordance with the following:'*	N	N
12.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment ChSt/1**	N	N
13.	Delete	In the tables under the heading 'Non-complying Development', and in the column headed 'Form of Development', any clause commencing with the following words (including all associated Exemptions): *'Shop or group of shops'* *'Office'*		N	N
14.	Replace	In the table under the heading 'Non-complying Development' for **Woodville Policy Area 5 - Precinct 19 Woodville Road Gardens**, and in the 'Exceptions' column for 'All uses', the following: *'Except where it is for a recreation area or it involves the remediation of land'*	With: *Except where it the involves the remediation of land or for any of the following purposes:* *(a) recreation area* *(b) shop* *(c) office* *(d) consulting room*	N	N

Local Centre Zone (including Policy Areas)					
15.	Replace	The paragraph under the heading 'Desired Character' which states: *'All centres in this zone will continue to provide a local centre function provided the gross leasable floor area of a shop or group of shops does not exceed 450 square metres.'*	With: *'All centres in this zone should provide a local centre function where the maximum gross leasable floor area of a shop or group of shops is in the order of 450 square metres.'*	N	N
16.	Replace	PDC 8 which states: *'The gross leasable floor area of a restaurant or takeaway food premises should be a maximum of 250 square metres.'*	With: *'The maximum gross leasable floor area of a restaurant or takeaway food premises should be in the order of 250 square metres.'*	N	N
17.	Insert	Before sub-heading 'Land Division'	The following PDC under a new sub-heading **'Vehicle Parking**': *'Vehicle parking should be provided in accordance with the rates set out in Table ChSt/2 – Off Street Vehicle Parking Requirements or Table ChSt/2A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies)'* (numbering the new PDC with the next consecutive number accordingly)	Y	N
18.	Replace	In PDC 1 of Local Shopping Policy Area 7, all the text after the first dot point which states: *'community facilities'*	With the following: ▪ *consulting room with a maximum gross leasable floor space in the order of 450 square metres* ▪ *office with a maximum gross leasable floor space in the order of 450 square metres* ▪ *shop with a maximum gross leasable floor space in the order of 450 square metres.*	N	N
19.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment ChSt/2**	N	N
20.	Delete	In the table under the heading 'Non-complying Development', and in the column headed 'Form of Development' the following: *'Development with a gross*		N	N

		*leasable floor area greater than 450 square metres where located within **Local Shopping Policy Area 7**'* and the associated Exceptions *'Shop or group of shops'* and associated Exceptions			
Neighbourhood Centre Zone (including Policy Areas)					
21.	Insert	Before sub-heading 'Land Division'	The following PDC under a new sub-heading **'Vehicle Parking**': *'Vehicle parking should be provided in accordance with the rates set out in Table ChSt/2 – Off Street Vehicle Parking Requirements or Table ChSt/2A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).'* (numbering the new PDC with the next consecutive number accordingly)	Y	N
22.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment ChSt/2**	N	N
23.	Delete	In the table under the heading 'Non-complying Development', and in the column headed 'Form of Development' the following *'Shop or group of shops within **Precinct 54 Winona Street** within **Findon Policy Area 10**'* and associated Exceptions		N	N
Urban Core Zone					
24.	Replace	The introduction of PDC 9 which states: *'A shop or groups of shops should not exceed the following maximum gross leasable areas:'*	With: *'A shop or group of shops should have a maximum gross leasable area generally in accordance with the following:'*	N	N
25.	Replace	All of PDC 33 under the sub-heading 'Off Street **Vehicle Parking**', which commences with the following: *'Except where incentives apply, vehicle parking should be provided at the following rates:'*	With the following: 33 Vehicle parking should be provided in accordance with *Table ChSt/2A - Off Street Vehicle Parking Requirements for Designated Areas* except where incentives apply, in which	N	N

			case the parking rate should be reduced accordingly.		
26.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment ChSt/3**	N	N
27.	Delete	In the table under the heading 'Non-complying Development', and in the column headed 'Form of Development' the following: *'Shop or group of shops within Bowden Urban Village with a gross leasable area of greater than 500 square metres'* and associated Exceptions.		N	N
TABLES					
Amendments required: **Yes**					
28.	Insert	Under the heading 'Table ChSt/2 –Off Street Vehicle Parking Requirements'	The following: *'The following off street vehicle parking requirements apply except where otherwise stated in Table ChSt/2A - Off Street Vehicle Parking Requirements for Designated Areas.'*	N	N
29.	Insert	After Table ChSt/2	With the contents of **Attachment ChSt/4**	N	N
MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area & Precinct Maps)					
Amendments required: No					

Complying Development

Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

1 Subject to the conditions contained in *Table ChSt/1 - Conditions for Complying Development:*

(a) demolition of a building, outbuilding or fence on a site which is not listed as a State or Local heritage place or designated as a contributory item in **Hindmarsh Policy Area 2**.

(b) work undertaken within a building or outbuilding on a site which is not listed as a State heritage place that does not increase the total floor area of the building or outbuilding and does not alter its external appearance in **Hindmarsh Policy Area 2.**

2 A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the development is located inside any of the following area(s):

- **Precinct 2 Retail Core Fulham Gardens**
- **Precinct 5 Historic Hub**
- **Precinct 6 Port Road Office**
- **Precinct 7 Manton Street**
- **Precinct 11 Retail Core Kilkenny**
- **Precinct 16 Retail Core West Lakes**

(c) the building is not a State heritage place

(d) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(e) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(f) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities

for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(g) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table ChSt/2 – Off Street Vehicle Parking Requirements* or the desired minimum rate in *Table ChSt/2A - Off Street Vehicle Parking Requirements for Designated Areas* (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

Complying Development

Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the building is not a State heritage place

(c) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(d) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(e) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(f) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table ChSt/2 – Off Street Vehicle Parking Requirements* or the desired minimum rate in *Table ChSt/2A - Off Street Vehicle Parking Requirements for Designated Areas* (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

Complying Development

Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

1 Subject to the conditions contained in *Table ChSt/1 - Conditions for Complying Development* and *Table ChSt/2A - Off-Street Vehicle Parking Requirements for Designated Areas:*

(a) change in the use of land, from residential to office on the ground or first floor of a building

(b) change in the use of land from residential to shop less than 250 square metres on the ground floor of a building.

2 A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the development is located inside any of the following area(s):

- **Main Street Policy Area 24**

(c) the building is not a State heritage place

(d) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(e) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(f) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(g) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table ChSt/2A - Off Street Vehicle Parking Requirements for Designated Areas* to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any

subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

Table ChSt/2A - Off Street Vehicle Parking Requirements for Designated Areas

Interpretation

1. The vehicle parking rates table applies to Designated Areas listed below except where:

   (a) any applicable condition(s) is/are not met
   (b) the zone provisions require a lesser amount of on-site vehicular parking spaces than the amount determined using the vehicle parking rates tables below.

Designated Areas

2. The following are Designated Areas:

Designated Area	Conditions
Urban Core Zone	None
District Centre Zone Neighbourhood Centre Zone Local Centre Zone	Any part of the development site is located in accordance with at least one of the following: (a) within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service (2) (b) within 400 metres of a bus interchange(1) that is part of a high frequency public transit service (c) within 400 metres of an O-Bahn interchange(1) (d) within 400 metres of a passenger rail station(1) that is part of a high frequency public transit service(2) (e) within 400 metres of a passenger tram station(1) (f) within 400 metres of the Adelaide Parklands.

(1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles

(2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.

Applicable off-street vehicular parking requirements

3. Development should provide off-street vehicle parking in accordance with the table(s) below. A lesser number of parking spaces may be provided based on the nature of the development and parking conditions in the wider locality including (but not limited to) the following:

   (a) the development is a mixed use development with integrated (shared) parking where the respective peak parking demands across the range of uses occurs at different times

   (b) the development is sited in a locality where the respective peak demands for parking for the range of uses (existing and proposed) occurs at different times and suitable arrangements are in place for the sharing of adjoining or nearby parking areas

   (c) the development involves the retention and reuse of a place of heritage value, where the provision of on-site parking is constrained

   (d) suitable arrangements are made for any parking shortfall to be met elsewhere or by other means (including a contribution to a car parking fund)

(e) generous on-street parking and/or public parking areas are available and in convenient proximity, other than where such parking may become limited or removed by future loss of access, restrictions, road modifications or widening.

(f) the site of the development is located within distances specified in the conditions applicable to Designated Areas for at least two different public transit modes.

TABLES: VEHICLE PARKING RATES

TABLE 1: Non-residential development excluding tourist accommodation

Location of development	Desired minimum number of vehicle parking spaces	Maximum number of vehicle parking spaces
All ***Designated Areas*** (unless otherwise stated)	3 spaces per 100 square metres of gross leasable floor area	6 spaces per 100 square metres of gross leasable floor area
Urban Core Zone	3 spaces per 100 square metres of gross leasable floor area 1.5 spaces per 100 square metres of gross leasable floor area above ground floor level other than for a shop	3 spaces per 100 square metres of gross leasable floor area

TABLE 2: Tourist accommodation

Location of development	Desired minimum number of required vehicle parking spaces	Maximum number of vehicle parking spaces
Urban Core Zone	1 space for every 4 bedrooms up to 100 bedrooms and 1 space for every 5 bedrooms over 100 bedrooms	1 space for every 2 bedrooms up to 100 bedrooms and 1 space for every 4 bedrooms over 100 bedrooms

TABLE 3: Residential development, in the form of residential flat buildings and residential development in multi-storey buildings

Location of development	Rate for each dwelling based on number of bedrooms per dwelling	Plus number of required visitor parking spaces
Urban Core Zone (Bowden Urban Village)	0.75 per dwelling (with no bedroom limit)	None
Urban Core Zone (West Lakes)	1 per studio or 1 bedroom dwelling, except within 200 metres of a transit stop where the car parking rate should be 0.75 car parking spaces 1 per 2 bedroom dwelling 1.25 per 3 + bedroom dwelling	0.25 per dwelling

TABLE 4: Row, semi-detached and detached dwellings

Location of development	Number of bedrooms, or rooms capable of being used as a bedroom	Number of required vehicle parking spaces
Urban Core Zone (Bowden Urban Village)	any number of bedrooms	0.75
Urban Core Zone (West Lakes)	1 or 2 bedrooms	1
	3 + bedrooms	2

PART 6

(Gawler (CT))

AMENDMENT INSTRUCTIONS TABLE					
Name of Local Government Area: Town of Gawler					
Name of Development Plan: Gawler (CT) Development Plan					
Name of DPA: Existing Activity Centres Policy Review DPA					
The following amendment instructions (at the time of drafting) relate to the Gawler (CT) Development Plan consolidated on 30 April 2015. ***Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.***					
Amendment Instruction No:	**Method of Change** • **Replace** • **Delete** • **Insert**	**Detail what is to be replaced or deleted or detail where new policy is to be inserted.** • **Objective (Obj)** • **Principle of Development Control (PDC)** • **Desired Character Statement (DCS)** • **Map/Table No.** • **Other (Specify)**	**Detail what material is to be inserted (if applicable, i.e., use for Insert or Replace methods of change only).**	**Is Renumbering required (Y/N)**	**Subsequent Policy cross-references requiring update (Y/N) if yes please specify.**
COUNCIL WIDE / GENERAL SECTION PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: **No**					
ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: **Yes**					
Mixed Use Historic (Conservation) Zone					
1.	Replace	The following words in PDC 1: ‘*Consulting room up to 450 square metres’* *‘Office up to 450 square metres’* *‘Shop or group of shops up to 450 square metres ’*	With: *‘Consulting room with a maximum gross leasable floor space in the order of 450 square metres’* *‘Office with a maximum gross leasable floor space in the order of 450 square metres’* *‘Shop or group of shops with a maximum gross leasable floor space in the order of 450 square metres ’*	N	N
2.	Replace	The heading ‘Complying Development and associated PDC	With the contents of **Attachment Ga/1** (renumbering the PDC “X” with the next consecutive number accordingly)	N	N

3.	Delete	In the list under the heading 'Non-complying Development' the following words: *'Consulting room or group of consulting rooms, except where the floor area is less than 450 square metres'* *'Office or group of offices, except where the floor area is less than 450 square metres'* *'Shop or group of shops, except where the gross leasable area is less than 450 square metres'*		N	N
4.	Replace	In PDC 35 (Public Notification), the sub-heading 'Category 2', and associated text which states: *'All forms of development listed as envisaged forms of development in the zone (Principle of Development Control 1), except where a stated threshold is exceeded.'*	With: ***'Category 1*** *All forms of development (except where the development is classified as non-complying), or where the site of the development is adjacent land to land in a zone under the relevant Development Plan which is different to the zone that applies to the site of the development.* ***Category 2*** *All forms of development not listed as Category 1 (except where the development is classified as non-complying).'*	N	N
Local Centre Zone					
5.	Replace	The heading 'Complying Development' and associated PDC	With the contents of **Attachment Ga/1** (renumbering the PDC "X" with the next consecutive number accordingly)	N	N
Neighbourhood Centre Zone					
6.	Replace	In paragraph 2 of the Desired Character, the following words: *'Shops (excluding retail showrooms or bulky goods outlets) within the Zone should not exceed a total combined gross leasable area of 5900 square metres.'*	With: '*Shops (excluding retail showrooms or bulky goods outlets) within the Zone should have a maximum gross leasable floor area in the order of 5900 square metres.'*	N	N

7.	Replace	The heading 'Complying Development' and associated PDC	With the contents of **Attachment Ga/1** (renumbering the PDC "X" with the next consecutive number accordingly)	N	N
Neighbourhood Centre (Evanston Gardens) Zone					
8.	Replace	The heading 'Complying Development' and associated PDC	With the contents of **Attachment Ga/1** (renumbering the PDC "X" with the next consecutive number accordingly)	N	N
Town Centre Historic (Conservation) Zone (including Policy Areas)					
9.	Insert	After the heading '***PROCEDURAL MATTERS***' and before the PDC 40 (Non-complying Development)	The contents of **Attachment Ga/1** (renumbering the PDC "X" with the next consecutive number accordingly)	Y	N
TABLES					
Amendments required: **No**					
MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area & Precinct Maps)					
Amendments required: No					
Map Reference Table Adjustments					
Spatial Extent Maps					
Concept Plan Maps					

Complying Development

X Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*. In addition, the following forms of development (except where the development is non-complying) are complying:

A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the building is not a State heritage place

(c) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(d) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(e) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(f) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table Ga/1 – Car Parking Requirements* to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

PART 7

(Holdfast Bay Council)

AMENDMENT INSTRUCTIONS TABLE					
Name of Local Government Area: City of Holdfast Bay					
Name of Development Plan: Holdfast Bay Council Development Plan					
Name of DPA: Existing Activity Centres Policy Review DPA					
The following amendment instructions (at the time of drafting) relate to the Holdfast Bay Council Development Plan consolidated on 26 November 2015. ***Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.***					
Amendment Instruction No:	**Method of Change** • **Replace** • **Delete** • **Insert**	**Detail what is to be replaced or deleted or detail where new policy is to be inserted.** • **Objective (Obj)** • **Principle of Development Control (PDC)** • **Desired Character Statement (DCS)** • **Map/Table No.** • **Other (Specify)**	**Detail what material is to be inserted (if applicable, i.e., use for Insert or Replace methods of change only).**	**Is Renumbering required (Y/N)**	**Subsequent Policy cross-references requiring update (Y/N) if yes please specify.**
COUNCIL WIDE / GENERAL SECTION PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: **No**					
ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: **Yes**					
District Centre Zone (including Policy Areas)					
1.	Insert	Before the sub-heading 'Land Division'	The following PDC under a new sub-heading **'Vehicle Parking**': *'Vehicle parking should be provided in accordance with the rates set out in Table HoB/1 – Off Street Vehicle Parking Requirements or Table HoB/1A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies)'* (numbering the PDC with the next consecutive number accordingly)	Y	N
2.	Insert	At the end of PDC 15 for Glenelg Policy Area 2, after the words: *'Table HoB/1 – Off Street Vehicle*	The following: *'or Table HoB/1A – Off-street Vehicle Parking Requirements*	N	N

		Parking Requirements'	*for Designated Areas (whichever applies)'*		
3.	Insert	In PDC 16 for Glenelg Policy Area 2, after the first word 'Whilst'	The word '*residential'*	N	N
4.	Delete	PDC 10 for Brighton and Hove Policy Area 16, which commences with the following: *'Development within the zone should provide car parking in accordance with the following table:'*		Y	N
5.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment HoB/1**.	N	N
Local Centre Zone					
6.	Replace	In PDC 1 the words: '*consulting room with less than 450 square metres in gross leasable area* *office with less than 450 square metres in gross leasable area* *shop or group of shops with less than 450 square metres in gross leasable area'*	With the following: *'consulting room with a maximum gross leasable floor space in the order of 450 square metres* *office with a maximum gross leasable floor space in the order of 450 square metres* *shop or group of shops with a maximum gross leasable floor space in the order of 450 square metres'*	N	N
7.	Insert	Before the heading 'Procedural Matters'	The following PDC under a new sub-heading **'Vehicle Parking**': *'Vehicle parking should be provided in accordance with the rates set out in Table HoB/1 – Off Street Vehicle Parking Requirements or Table HoB/1A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies)'* (numbering the PDC with the next consecutive number accordingly)	Y	N
8.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment HoB/2.**	N	N
9.	Delete	In the table under the heading 'Non-complying Development', and in the column headed 'Form of Development' the following:		N	N

		'Consulting room' and associated Exceptions *'Office'* and associated Exceptions *'Shop or group of shops'* and associated Exceptions			
Mixed Use Zone					
10.	Replace	In PDC1, all of the words commencing with 'shop or group of shops,…….'	With the following: *shop or group of shops, where the maximum gross leasable area is in the order of 150 square metres (other than bulky goods outlets north of Anzac Highway)*	N	N
11.	Insert	Before the sub-heading 'Land Division'	The following PDC under a new sub-heading **'Vehicle Parking**': *'Vehicle parking should be provided in accordance with the rates set out in Table HoB/1 – Off Street Vehicle Parking Requirements or Table HoB/1A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies)'* (numbering the PDC with the next consecutive number accordingly)	Y	N
12.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment HoB/2.**	N	N
13.	Delete	In the table under the heading 'Non-complying Development', and in the column headed 'Form of Development' the following: 'Bulky goods outlet' and associated Exceptions *'Restaurant*' and associated Exceptions *Shop or group of shops'* and associated Exceptions		N	N
14.	Replace	In the table under the heading 'Public Notification' and in the column headed 'Category 2', all of the following: *'Any of the following forms of development where located adjacent*	With: *'All forms of development not listed as category 1'*	N	N

		to a residential zone boundary: *(a) consulting room* *(b) bulky goods outlet where it is located on the northern side of Anzac Highway* *(c) office* *(d) shop with a gross leasable area of 150 square metres or less.'*			
Neighbourhood Centre Zone					
15.	Insert	Before the sub-heading 'Land Division'	The following PDC under a new sub-heading **'Vehicle Parking**': *'Vehicle parking should be provided in accordance with the rates set out in Table HoB/1 – Off Street Vehicle Parking Requirements or Table HoB/1A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies)'* (numbering the PDC with the next consecutive number accordingly)	Y	N
16.	Insert	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment HoB/2.**	N	N
TABLES					
Amendments required: **Yes**					
17.	Insert	Under the heading 'Table HoB/1', the following text:	The following: *'The following off street vehicle parking requirements apply, except where otherwise stated in Table HoB/1A – Off Street Vehicle Parking Requirements for Designated Areas'*	Y	N
18.	Insert	After Table HoB/1	the contents of **Attachment HoB/3**	N	N
MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area & Precinct Maps)					
Amendments required: **No**					
Map Reference Table Adjustments					
Spatial Extent Maps					
Concept Plan Maps					

Complying Development

Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the development is located inside any of the following area(s):

- 'Jetty Road Core Shopping Area' as shown on Concept Plan Map HoB/1 – Jetty Ro\pad and Moseley Square of **Glenelg Policy Area 2**
- **Brighton and Hove Policy Area 16**

(c) the building is not a State heritage place

(d) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(e) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(f) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(g) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table HoB/1 – Off Street Vehicle Parking Requirements* or the desired minimum rate in *Table HoB/1A - Off Street Vehicle Parking Requirements for Designated Areas* (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

Complying Development

Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the building is not a State heritage place

(c) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(d) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(e) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(f) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table HoB/1 – Off Street Vehicle Parking Requirements* or the desired minimum rate in *Table HoB/1A - Off Street Vehicle Parking Requirements for Designated Areas* (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

Table HoB/1A - Off Street Vehicle Parking Requirements for Designated Areas

Interpretation

1. The vehicle parking rates table applies to Designated Areas listed below except where:

   (a) any applicable condition(s) is/are not met
   (b) the zone provisions require a lesser amount of on-site vehicular parking spaces than the amount determined using the vehicle parking rates tables below.

Designated Areas

2. The following are Designated Areas:

Designated Area	Conditions
District Centre Zone Neighbourhood Centre Zone Local Centre Zone Mixed Use Zone	Any part of the development site is located in accordance with at least one of the following: (a) within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service(2) (b) within 400 metres of a bus interchange(1) that is part of a high frequency public transit service(2) (c) within 400 metres of an O-Bahn interchange(1) (d) within 400 metres of a passenger rail station(1) that is part of a high frequency public transit service(2) (e) within 400 metres of a passenger tram station(1) (f) within 400 metres of the Adelaide Parklands.

(1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles

(2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.

Applicable off-street vehicular parking requirements

3. Development should provide off-street vehicle parking in accordance with the table(s) below. A lesser number of parking spaces may be provided based on the nature of the development and parking conditions in the wider locality including (but not limited to) the following:

   (a) the development is a mixed use development with integrated (shared) parking where the respective peak parking demands across the range of uses occurs at different times

   (b) the development is sited in a locality where the respective peak demands for parking for the range of uses (existing and proposed) occurs at different times and suitable arrangements are in place for the sharing of adjoining or nearby parking areas

   (c) the development involves the retention and reuse of a place of heritage value, where the provision of on-site parking is constrained

(d) suitable arrangements are made for any parking shortfall to be met elsewhere or by other means (including a contribution to a car parking fund)

(e) generous on-street parking and/or public parking areas are available and in convenient proximity, other than where such parking may become limited or removed by future loss of access, restrictions, road modifications or widening.

(f) the site of the development is located within distances specified in the conditions applicable to Designated Areas for at least two different public transit modes.

TABLES: VEHICLE PARKING RATES

TABLE 1: Non-residential development excluding tourist accommodation

Location of development	Desired minimum number of vehicle parking spaces	Maximum number of vehicle parking spaces
All ***Designated Areas*** (unless otherwise stated)	3 spaces per 100 square metres of gross leasable floor area	6 spaces per 100 square metres of gross leasable floor area

PART 8

(Light Regional Council)

AMENDMENT INSTRUCTIONS TABLE

Name of Local Government Area: Light Regional Council

Name of Development Plan: Light Regional Council Development Plan

Name of DPA: Existing Activity Centres Policy Review DPA

The following amendment instructions (at the time of drafting) relate to the Light Regional Council Development Plan consolidated on 3 December 2015.

Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.

Amendment Instruction No:	Method of Change • Replace • Delete • Insert	Detail what is to be replaced or deleted or detail where new policy is to be inserted. • Objective (Obj) • Principle of Development Control (PDC) • Desired Character Statement (DCS) • Map/Table No. • Other (Specify)	Detail what material is to be inserted (if applicable, i.e., use for Insert or Replace methods of change only).	Is Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
COUNCIL WIDE / GENERAL SECTION PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: **No**					
ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: **Yes**					
District Centre Zone (including Policy Areas and Precincts)					
1.	Replace	The heading 'Complying Development' and associated text	With the contents of **Attachment Lig/1**	N	N
Town Centre Zone					
2.	Replace	The heading 'Complying Development' and associated text	With the contents of **Attachment Lig/2**	N	N
3.	Delete	In the list 'Non-complying Development' and in the column headed 'Form of Development' the following: '*Shop or group of shops'* and associated Exceptions		N	N
TABLES					
Amendments required: **No**					

MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area & Precinct Maps)					
Amendments required: **No**					
Map Reference Table Adjustments					
Spatial Extent Maps					
Concept Plan Maps					

Complying Development

Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the development is located inside any of the following area(s):

- **Precinct 1 Commercial Kapunda**
- **Precinct 3 Retail Kapunda**

(c) the building is not a State heritage place

(d) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(e) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(i) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(ii) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(f) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(g) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table Lig/2 – Off Street Vehicle Parking Requirements* to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which had previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of

parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

Complying Development

Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

(a) Other than where provided for in clause 2, development listed in the following table subject to the achieving all of the Conditions of Complying Development:

Form of Development	Conditions of Complying Development
Community centre Consulting room Office Shop located outside of the **Precinct 38 Greenock Centre** and has a gross leasable area of less than 200 square metres	Provided it: (a) it is located outside of **Precinct 39 Marananga Centre** (b) the conditions contained in *Table Lig/1 - Conditions for Complying Development* (c) no development incorporating a building or place listed in *Table Lig/7 - Contributory items, Table Lig/8 - Local Heritage Places* or *Table Lig/9 - State Heritage Places* (d) the external walls of any building, or of any addition or alteration to a building, being substantially composed of masonry, brick, stone, timber, rendered masonry, fibrous-cement cladding (e) no buildings being erected, added to or altered on land so that any portion of the building is constructed nearer to the existing boundary of a road than 6 metres, and for an allotment with more than one road frontage, 2.5 metres from the secondary frontage (f) a total building height of either less than 8 metres above natural ground level or no more than one storey in height where it is located within **Precinct 40 Roseworthy Centre** (g) no development being located within the **Historic Conservation Area**.

(b) A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(i) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(ii) the building is not a State heritage place

(iii) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(iv) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (A) or (B):

(A) all of the following:

(i) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(ii) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and

stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(B) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(v) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (A) or (B):

(A) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(B) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(vi) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table Lig/2 – Off Street Vehicle Parking Requirements* to the nearest whole number, except in any one or more of the following circumstances:

(A) the building is a local heritage place

(B) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(C) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

PART 9

(Mallala Council)

AMENDMENT INSTRUCTIONS TABLE					
Name of Local Government Area: District Council of Mallala					
Name of Development Plan: Mallala Council Development Plan					
Name of DPA: Existing Activity Centres Policy Review DPA					
The following amendment instructions (at the time of drafting) relate to the Mallala Council Development Plan consolidated on 8 October 2015. ***Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.***					
Amendment Instruction No:	**Method of Change** • **Replace** • **Delete** • **Insert**	**Detail what is to be replaced or deleted or detail where new policy is to be inserted.** • **Objective (Obj)** • **Principle of Development Control (PDC)** • **Desired Character Statement (DCS)** • **Map/Table No.** • **Other (Specify)**	**Detail what material is to be inserted (if applicable, i.e., use for Insert or Replace methods of change only).**	**Is Renumbering required (Y/N)**	**Subsequent Policy cross-references requiring update (Y/N) if yes please specify.**
COUNCIL WIDE / GENERAL SECTION PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: **No**					
ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: **Yes**					
Town Centre Zone					
1.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment Mal/1**	N	N
TABLES					
Amendments required: **No**					
MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area & Precinct Maps)					
Amendments required: **No**					
Map Reference Table Adjustments					
Spatial Extent Maps					
Concept Plan Maps					

Complying Development

Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the building is not a State heritage place

(c) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(d) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(e) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(f) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table Mal/1 – Off Street Vehicle Parking Requirements* to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

PART 10

(Marion Council)

AMENDMENT INSTRUCTIONS TABLE

Name of Local Government Area: City of Marion

Name of Development Plan: Marion Council Development Plan

Name of DPA: Existing Activity Centres Policy Review DPA

The following amendment instructions (at the time of drafting) relate to the Marion Council Development Plan consolidated on 3 December 2015.

Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.

Amendment Instruction No:	Method of Change • Replace • Delete • Insert	Detail what is to be replaced or deleted or detail where new policy is to be inserted. • Objective (Obj) • Principle of Development Control (PDC) • Desired Character Statement (DCS) • Map/Table No. • Other (Specify)	Detail what material is to be inserted (if applicable, i.e., use for Insert or Replace methods of change only).	Is Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
COUNCIL WIDE / GENERAL SECTION PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: **No**					
ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: **Yes**					
District Centre Zone					
1.	Insert	Before sub-heading 'Land Division'	The following PDC under a new sub-heading **'Vehicle Parking'**: *'Vehicle parking should be provided in accordance with the rates set out in Table Mar/2 – Off Street Vehicle Parking Requirements or Table Mar/2A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).'* (numbering the PDC with the next consecutive number accordingly)	Y	N
2.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment Mar/1**	N	N

3.	Delete	In the list 'Non-complying Development' the following: '*Shop located within* ***Precinct 2 Community Hallett Cove***'		N	N
Local Centre Zone					
4.	Insert	After PDC 4	The following new PDC: *Shop development should generally comprise a maximum gross leasable floor area in the order of 450 square metres.'* (numbering the PDC with the next consecutive number accordingly)	Y	N
5.	Insert	Before sub-heading 'Land Division'	The following PDC under a new sub-heading **'Vehicle Parking**': *'Vehicle parking should be provided in accordance with the rates set out in Table Mar/2 – Off Street Vehicle Parking Requirements or Table Mar/2A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).'* (numbering the PDC with the next consecutive number accordingly)	Y	N
6.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment Mar/2**	N	N
7.	Delete	Within the 'Non-complying' table, the following: '*Shop or group of shops'* and associated Exceptions		N	N
Neighbourhood Centre Zone					
8.	Replace	The following text in PDC 5 which states: '*The gross leasable retail floor area in the following centres should be limited to that shown in the table below:'*	With: '*The maximum gross leasable retail floor areas in the following centres should generally be in the order of the amounts shown in the table below:'*	N	N
9.	Replace	In the second column of the table in PDC 5, the following: ***'Maximum gross leasable retail floor area (square metres)'***	With: ***'Area (square metres)'***	N	N

10.	Insert	Before sub-heading 'Land Division'	The following PDC under a new sub-heading **'Vehicle Parking**': *'Vehicle parking should be provided in accordance with the rates set out in Table Mar/2 – Off Street Vehicle Parking Requirements or Table Mar/2A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).'* (numbering the PDC with the next consecutive number accordingly)	Y	N
11.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment Mar/2**	N	N
Regional Centre Zone					
12.	Insert	In the last sentence of the 4th paragraph of Desired Character, and after the words: '*….core retail facilities, is to be allowed within and'*	The following: '*generally'*	N	N
13.	Insert	In the 5th paragraph of Desired Character, and after the words: '*The remainder of the triangle is to be ...'*	The following: '*primarily'*	N	N
14.	Insert	Before sub-heading 'Land Division'	The following PDC under a new sub-heading **'Vehicle Parking**': *'Vehicle parking should be provided in accordance with the rates set out in Table Mar/2 – Off Street Vehicle Parking Requirements or Table Mar/2A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).'* (numbering the PDC with the next consecutive number accordingly)	Y	N
15.	Delete	PDC 21 under the sub heading '**Precinct 9 Northern Fringe Marion**'.		Y	N
16.	Delete	PDC 25 under the sub-heading '**Precinct 11 Retail Support Marion**'		Y	N
17.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment Mar/3**	N	N

18.	Delete	In the table under the heading 'Non-complying Development', all listings in the column headed 'Form of Development' and commencing with the words 'shop or group of shops', including associated Exceptions		N	N
Suburban Activity Node Zone					
19.	Insert	After the eighth paragraph of the Desired Character	The following: *'While retail activity in the form of bulky goods outlets is generally not envisaged, such uses may be appropriate where they contribute to the overall built form and character of the zone, present active fronts to public spaces and roadways, and complement other retail experiences in the locality. Shops selling bulky goods will present a façade design and scale that is comparable to other specialty goods shops, restaurants and to create a consistent theme and appearance.'*	N	N
20.	Replace	In PDC 1 the following: ', excluding a bulky goods outlet or a retail showroom*'*	With: *', excluding larger scale bulky goods outlets that exceed a maximum gross leasable floor area in the order of 500 square metres'*	N	N
21.	Replace	The following words in PDC 9: *'Shops or groups of shops and offices should have the following maximum gross leasable areas.'*	With: '*Shops or groups of shops and offices should generally have maximum gross leasable areas in the order of the amounts shown in the table below:'*	N	N
22.	Replace	All of PDC 22 under the sub-heading '**Off Street Vehicle Parking**' and associated tables	With the following: *'22 Vehicle parking should be provided in accordance with Table Mar/2A - Off Street Vehicle Parking Requirements for Designated Areas except where incentives apply in which case the parking rate should be reduced accordingly.'*	N	N

23.	Delete	Within the 'Non-complying' table, the following: '*Bulky Goods outlet or retail showroom'* and associated Exceptions		N	N
TABLES					
Amendments required: **Yes**					
24.	Insert	Under the heading 'Table Mar/2 – Off Street Vehicle Parking Requirements'	The following: *'The following off street vehicle parking requirements apply except where otherwise stated in Table Mar/2A - Off Street Vehicle Parking Requirements for Designated Areas.'*	N	N
25.	Insert	After Table Mar/2	New Table Mar/2A as contain in **Attachment Mar/4**	N	N
MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area & Precinct Maps)					
Amendments required: **No**					
Map Reference Table Adjustments					
26.					
Spatial Extent Maps					
27.					
Concept Plan Maps					
28.					

Complying Development

Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the development is not located inside any of the following area(s):

- **Precinct 2 Community Hallett Cove**

(c) the building is not a State heritage place

(d) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(e) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(f) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(g) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table Mar/2 – Off Street Vehicle Parking Requirements* or the desired minimum rate in *Table Mar/2A - Off Street Vehicle Parking Requirements for Designated Areas* (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of

parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

Complying Development

Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the building is not a State heritage place

(c) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(d) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(e) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(f) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table Mar/2 – Off Street Vehicle Parking Requirements* or the desired minimum rate in *Table Mar/2A - Off Street Vehicle Parking Requirements for Designated Areas* (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

Complying Development

Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the development is not located inside any of the following area(s):

- Precinct 8 Community Services Marion

(c) the building is not a State heritage place

(d) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(e) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(f) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(g) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table Mar/2 – Off Street Vehicle Parking Requirements* or the desired minimum rate in *Table Mar/2A - Off Street Vehicle Parking Requirements for Designated Areas* (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of

parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

Table Mar/2A - Off Street Vehicle Parking Requirements for Designated Areas

Interpretation

1. The vehicle parking rates table applies to Designated Areas listed below except where:

   (a) any applicable condition(s) is/are not met
   (b) the zone provisions require a lesser amount of on-site vehicular parking spaces than the amount determined using the vehicle parking rates tables below.

Designated Areas

2. The following are Designated Areas:

Designated Area	Conditions
Suburban Activity Node Zone	None
District Centre Zone Local Centre Zone Neighbourhood Centre Zone Regional Centre Zone	Any part of the development site is located in accordance with at least one of the following: (a) within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service(2) (b) within 400 metres of a bus interchange(1) that is part of a high frequency public transit service(2) (c) within 400 metres of an O-Bahn interchange(1) (d) within 400 metres of a passenger rail station(1) that is part of a high frequency public transit service(2) (e) within 400 metres of a passenger tram station(1) (f) within 400 metres of the Adelaide Parklands.

(1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles

(2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.

Applicable off-street vehicular parking requirements

3. Development should provide off-street vehicle parking in accordance with the table(s) below. A lesser number of parking spaces may be provided based on the nature of the development and parking conditions in the wider locality including (but not limited to) the following:

   (a) the development is a mixed use development with integrated (shared) parking where the respective peak parking demands across the range of uses occurs at different times

   (b) the development is sited in a locality where the respective peak demands for parking for the range of uses (existing and proposed) occurs at different times and suitable arrangements are in place for the sharing of adjoining or nearby parking areas

(c) the development involves the retention and reuse of a place of heritage value, where the provision of on-site parking is constrained

(d) suitable arrangements are made for any parking shortfall to be met elsewhere or by other means (including a contribution to a car parking fund)

(e) generous on-street parking and/or public parking areas are available and in convenient proximity, other than where such parking may become limited or removed by future loss of access, restrictions, road modifications or widening.

(f) the site of the development is located within distances specified in the conditions applicable to Designated Areas for at least two different public transit modes.

TABLES: VEHICLE PARKING RATES

TABLE 1: Non-residential development (excluding light industry)

Location of development	Desired minimum number of vehicle parking spaces	Maximum number of vehicle parking spaces
All ***Designated Areas*** (unless otherwise stated)	3 spaces per 100 square metres of gross leasable floor area	6 spaces per 100 square metres of gross leasable floor area
Core Area as shown on Concept Plan Map Mar/8 – Tonsley Park of the **Suburban Activity Node Zone**	3 spaces per 100 square metres of gross leasable floor area	5 spaces per 100 square metres of gross leasable floor area

TABLE 2: Residential development, in the form of residential flat buildings and residential development in multi-storey buildings

Location of development	Rate for each dwelling based on number of bedrooms per dwelling	Plus number of required visitor parking spaces
Core Area as shown on Concept Plan Map Mar/8 – Tonsley Park of the **Suburban Activity Node Zone**	0.25 per studio (no separate bedroom) 0.75 per 1 bedroom dwelling 1 per 2 bedroom dwelling 1.25 per 3 + bedroom dwelling	0.25 per dwelling
Transition Area/Any other area not designated on Concept Plan Map Mar/8 – Tonsley Park of the **Suburban Activity Node Zone**	0.5 per studio (no separate bedroom) 1 per 1 bedroom dwelling 1.5 per 2 bedroom dwelling 2 per 3 + bedroom dwelling	0.25 per dwelling

TABLE 3: Row, semi-detached and detached dwellings

Location of development	Number of bedrooms, or rooms capable of being used as a bedroom	Number of required vehicle parking spaces
Suburban Activity Node Zone	1 or 2 bedrooms	1
	3 + bedrooms	2

PART 11

(Mitcham (City))

AMENDMENT INSTRUCTIONS TABLE

Name of Local Government Area: City of Mitcham

Name of Development Plan: Mitcham (City) Development Plan

Name of DPA: Existing Activity Centres Policy Review DPA

The following amendment instructions (at the time of drafting) relate to the Mitcham (City) Development Plan consolidated on 19 February 2015.

Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.

Amendment Instruction No:	Method of Change • Replace • Delete • Insert	Detail what is to be replaced or deleted or detail where new policy is to be inserted. • Objective (Obj) • Principle of Development Control (PDC) • Desired Character Statement (DCS) • Map/Table No. • Other (Specify)	Detail what material is to be inserted (if applicable, i.e., use for Insert or Replace methods of change only).	Is Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
COUNCIL WIDE / GENERAL SECTION PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: **No**					
ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: **Yes**					
District Centre Zone					
1.	Insert	Before existing PDC 4 (complying development)	The following PDC: *'4 Vehicle parking should be provided in accordance with the rates set out in Table Mit/9 –- Off Street Vehicle Parking Requirements for Designated Areas (where applicable).'*	Y	N
2.	Replace	PDC 4 (Complying Development)	With the contents of **Attachment Mit/1** (renumbering the PDC "X" with the next consecutive number accordingly)	N	N

Neighbourhood Centre Zone					
3.	Insert	Before PDC 6	The following PDC: *'6 Vehicle parking should be provided in accordance with the rates set out in Table Mit/9 –- Off Street Vehicle Parking Requirements for Designated Areas (where applicable).'*	Y	N
4.	Replace	PDC 6 (Complying Development)	With the contents of **Attachment Mit/1** (renumbering the PDC "X" with the next consecutive number accordingly)	N	N
Local Centre Zone					
5.	Insert	After PDC 1	The following new PDC: *'Shop development should generally comprise a maximum gross leasable floor area in the order of 450 square metres.'* (numbering the PDC with the next consecutive number accordingly)	Y	N
6.	Insert	Before PDC 4	The following PDC: *'Vehicle parking should be provided in accordance with the rates set out in Table Mit/9 –- Off Street Vehicle Parking Requirements for Designated Areas (where applicable).'* (numbering the PDC with the next consecutive number accordingly)	Y	N
7.	Replace	PDC 4 (Complying Development)	With the contents of **Attachment Mit/1** (renumbering the PDC "X" with the next consecutive number accordingly)	N	N
8.	Delete	In PDC 5 (Non-complying development) the following: '*Shop or group of shops with a gross leasable area greater than 450 square metres'*		N	N

Mixed Use (Belair Road) Zone					
9.	Insert	In PDC 4 after the words: *'Individual development or use components should'*	The following: *'generally'*	N	N
10.	Insert	After PDC 18	A new PDC as follows: *'19 Vehicle parking should be provided in accordance with the rates set out in Table Mit/9 –- Off Street Vehicle Parking Requirements for Designated Areas (where applicable).'*	Y	N
11.	Replace	PDC 19 (Complying Development)	The contents of **Attachment Mit/2** (renumbering the PDC "X" with the next consecutive number accordingly)	Y	N
12.	Delete	The following from PDC 20 (Non-complying development) *'Consulting Rooms with a gross leasable area greater than 250 square metres'* *'Office with a gross leasable area of greater than 250 square metres'* *'Shop or group of shops'* and associated clauses (a) and (b).		N	N
13.	Insert	After PDC 20 (Non-complying Development)	The contents of **Attachment Mit/3** (public notification) (renumbering the PDC "X" with the next consecutive number accordingly)	N	N
Commercial (Main Road) Zone					
14.	Insert	In Objective 1 after the words: *'A zone accommodating'*	The following: *'primarily'*	N	N
15.	Insert	After existing PDC 2	The following new PDC: *'Shop development should generally comprise a maximum gross leasable floor area in the order of 250 square metres.'* (numbering the PDC with the next consecutive number accordingly)	Y	N

16.	Insert	After existing PDC 4	A new PDC as follows: *'Vehicle parking should be provided in accordance with the rates set out in Table Mit/9 –- Off Street Vehicle Parking Requirements for Designated Areas (where applicable).'* (numbering the PDC with the next consecutive number accordingly)	Y	N
17.	Replace	PDC 11 (Complying Development)	With the contents of **Attachment Mit/4** (renumbering the PDC "X" with the next consecutive number accordingly)	Y	N
18.	Delete	The following from PDC 12 (Non-complying development) *'Shop or group of shops with a gross leasable area greater than 50 square metres but not including a plant nursery or a retail showroom of less than 250 square metres gross leasable area'*		N	N
19.	Insert	After PDC 12 (Non-complying Development)	The contents of **Attachment Mit/3** (public notification) (renumbering the PDC "X" with the next consecutive number accordingly)	N	N
TABLES					
Amendments required: **Yes**					
20.	Insert	After Table Mit/8	The contents of **Attachment Mit/4**	N	N
MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area & Precinct Maps)					
Amendments required: **No**					
Map Reference Table Adjustments					
Spatial Extent Maps					
Concept Plan Maps					

X Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*. In addition, the following forms of development (except where the development is non-complying) are complying:

(a) Advertisements listed in Table Mit/1 where all of the following are achieved (where applicable):

(i) compliance with the conditions prescribed in Table Mit/1; and

(ii) the development not being located on a site or abutting a site containing an item of heritage significance listed in Table Mit/3

(b) A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(i) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(ii) the building is not a State heritage place

(iii) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(iv) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (A) or (B):

(A) all of the following:

(i) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(ii) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(B) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(v) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (A) or (B):

(A) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(B) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(vi) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table Mit/9 – Off Street Vehicle Parking Requirements for Designated Areas* (where applicable) to the nearest whole number, except in any one or more of the following circumstances:

(A) the building is a local heritage place

(B) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of

parking spaces is the same or substantially the same as that which was previously approved

(C) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

X Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*. In addition, the following forms of development (except where the development is non-complying) are complying:

(a) Advertisements listed in Table Mit/1, subject to compliance with conditions prescribed in Table Mit/1 where applicable

(b) A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(i) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(ii) the building is not a State heritage place

(iii) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(iv) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (A) or (B):

(A) all of the following:

(i) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(ii) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(B) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(v) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (A) or (B):

(A) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(B) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(vi) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table Mit/9 – Off Street Vehicle Parking Requirements for Designated Areas* (where applicable) to the nearest whole number, except in any one or more of the following circumstances:

(A) the building is a local heritage place

(B) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(C) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

X Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*. In addition, the following forms of development, or any combination thereof (except where the development is classified as non-complying), are designated:

Category 1

All forms of development other than where the site of the development is adjacent land to land in a zone under the relevant Development Plan which is different to the zone that applies to the site of the development

Category 2

All forms of development not listed as Category 1

X Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*. In addition, the following forms of development (except where the development is non-complying) are complying:

(a) Advertisements listed in Table Mit/1 and recreation area where all of the following are achieved (where applicable):

(i) compliance with the conditions prescribed in Table Mit/1; and

(ii) the development not being located on a site or abutting a site containing an item of heritage significance listed in Table Mit/3

(b) A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(i) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(ii) the building is not a State heritage place

(iii) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(iv) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (A) or (B):

(A) all of the following:

(iii) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(iv) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(B) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(v) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (A) or (B):

(A) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(B) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(vi) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table Mit/9 – Off Street Vehicle Parking Requirements for Designated Areas* (where applicable) to the nearest whole number, except in any one or more of the following circumstances:

(A) the building is a local heritage place

(B) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of

parking spaces is the same or substantially the same as that which was previously approved

(C) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

TABLE Mit/9

Off-street Vehicle Parking Requirements for Designated Areas

Interpretation

1. The vehicle parking rates table applies to Designated Areas listed below except where:

   (a) any applicable condition(s) is/are not met
   (b) the zone provisions require a lesser amount of on-site vehicular parking spaces than the amount determined using the vehicle parking rates table below.

Designated Areas

2. The following are Designated Areas:

Designated Area	Conditions
District Centre Zone Neighbourhood Centre Zone Local Centre Zone Mixed Use (Belair Road) Zone Commercial (Main Road) Zone	Any part of the development site is located in accordance with at least one of the following: (a) within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service(2) (b) within 400 metres of a bus interchange(1) that is part of a high frequency public transit service(2) (c) within 400 metres of an O-Bahn interchange(1) (d) within 400 metres of a passenger rail station(1) that is part of a high frequency public transit service(2) (e) within 400 metres of a passenger tram station(1) (f) within 400 metres of the Adelaide Parklands.

(1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles

(2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.

Applicable off-street vehicular parking requirements

3. Development should provide off-street vehicle parking in accordance with the table(s) below. A lesser number of parking spaces may be provided based on the nature of the development and parking conditions in the wider locality including (but not limited to) the following:

   (a) the development is a mixed use development with integrated (shared) parking where the respective peak parking demands across the range of uses occurs at different times

   (b) the development is sited in a locality where the respective peak demands for parking for the range of uses (existing and proposed) occurs at different times and suitable arrangements are in place for the sharing of adjoining or nearby parking areas

   (c) the development involves the retention and reuse of a place of heritage value, where the provision of on-site parking is constrained

   (d) suitable arrangements are made for any parking shortfall to be met elsewhere or by other means (including a contribution to a car parking fund)

(e) generous on-street parking and/or public parking areas are available and in convenient proximity, other than where such parking may become limited or removed by future loss of access, restrictions, road modifications or widening

(f) the site of the development is located within distances specified in the conditions applicable to Designated Areas for at least two different public transit modes.

VEHICLE PARKING RATES TABLES

TABLE 1: Non-residential development excluding tourist accommodation

Location of development	Desired minimum number of vehicle parking spaces	Maximum number of vehicle parking spaces
All ***Designated Areas*** (unless otherwise stated)	3 spaces per 100 square metres of gross leasable floor area	6 spaces per 100 square metres of gross leasable floor area

PART 12

(Mount Barker Council)

AMENDMENT INSTRUCTIONS TABLE

Name of Local Government Area: District Council of Mount Barker

Name of Development Plan: Mount Barker Council Development Plan

Name of DPA: Existing Activity Centres Policy Review DPA

The following amendment instructions (at the time of drafting) relate to the Mount Barker Council Development Plan consolidated on 24 October 2013.

Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.

Amendment Instruction No:	Method of Change • Replace • Delete • Insert	Detail what is to be replaced or deleted or detail where new policy is to be inserted. • Objective (Obj) • Principle of Development Control (PDC) • Desired Character Statement (DCS) • Map/Table No. • Other (Specify)	Detail what material is to be inserted (if applicable, i.e., use for Insert or Replace methods of change only).	Is Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
COUNCIL WIDE / GENERAL SECTION PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: **No**					
ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: **Yes**					
Local Centre Zone					
1.	Replace	In Desired Character under the sub-heading 'Function' the following: '*The gross leasable floor area of a shop or group of shops should not exceed 450 square metres.'*	With: *'The maximum gross leasable floor area of a shop or group of shops should be in the order of 450 square metres.'*	N	N
2.	Replace	In the list attached to PDC 1 and after the words 'shop or group of shops', which states: '*with a gross leasable area of 450 square metres or less'*	With: '*with a maximum gross leasable floor area in the order of 450 square metres'*	N	N
3.	Replace	The heading 'Complying Development' and associated text	With the contents of **Attachment MtB/1**.	Y	N
4.	Delete	In the list 'Non-complying Development' the following: '*Shop or group of shops'* and associated Exceptions		N	N

Neighbourhood Centre Zone					
5.	Replace	The heading 'Complying Development' and associated text	With the contents of **Attachment MtB/2**.	Y	N
Regional Town Centre Zone (including Policy Areas)					
6.	Insert	In the 1st paragraph of the Desired Character under the sub-heading 'Function', after the words: '*The zone will ...'*	The following: '*primarily'*	N	N
7.	Delete	PDC 9 *as follows:* *'Shops with a gross leasable floor area in excess of 500 square metres should only occur where, it is in the form of a:* *(a) shop (other than a bulky goods outlet) and it is located within the **Core Policy Area 7*** *(b) bulky goods outlet and it is located within the **Bulky Goods Policy Area 5**.'*		Y	N
8.	Delete	PDC 6 of Bulky Goods Policy Area 5 which states: *'Supermarkets, major retail outlets and restaurants should not occur within the policy area.'*		Y	N
9.	Insert	In Objective 1 of Civic Policy Area 6, after the words: *'An area'*	The word: *'primarily'*	N	N
10.	Replace	The heading 'Complying Development' and associated text and table	With the contents of **Attachment MtB/3**.	Y	N
11.	Delete	In the list 'Non-complying Development' the following: '*Shop or group of shops with a maximum gross leasable floor area of more than 500 square metres'* and associated Exceptions		N	N
Township Zone (including Policy Areas)					
12.	Replace	The heading 'Complying Development' and associated text	With the contents of **Attachment MtB/4**.	Y	N

13.	Insert	In the table under the heading 'Public Notification' and in the column headed 'Category 1'	The following: *'Consulting room located in* ***Hufendorf Policy Area 20*** *or* ***Strassendorf Policy Area 22'*** *'Office located in* ***Hufendorf Policy Area 20*** *or* ***Strassendorf Policy Area 22'*** *'Shop located in* ***Hufendorf Policy Area 20*** *or* ***Strassendorf Policy Area 22'***	N	N
14.	Insert	In the table under the heading 'Public Notification' and in the column headed 'Category 2'	The following in alphabetical order: *'All forms of development not listed as Category 1 in* ***Hufendorf Policy Area 20*** *or* ***Strassendorf Policy Area 22'***	N	N
TABLES					
Amendments required: **No**					
MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area & Precinct Maps)					
Amendments required: **No**					
Map Reference Table Adjustments					
Spatial Extent Maps					
Concept Plan Maps					

Complying Development

Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

1 Advertisements and/or advertising hoardings that comply with the conditions contained in *Table MtB/4 - Design Guidelines for Advertisements* except for State and Local Heritage Places and where located within a **Historic Conservation Area**.

2 A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the building is not a State heritage place

(c) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(d) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(e) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(f) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table MtB/2 – Off Street Vehicle Parking Requirements* to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

Complying Development

Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

1 Advertisements and/or advertising hoardings:

(a) that comply with the conditions contained in *Table MtB/4 - Design Guidelines for Advertisements*

(b) is not located within the Historic Conservation Area or on an allotment containing a Heritage Place identified in *Table MtB/9 - State Heritage Places* or *MtB/7 - Local Heritage Places*

2 A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the building is not a State heritage place

(c) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(d) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(e) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(f) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table MtB/2 – Off Street Vehicle Parking Requirements* to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act*

1993 or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

Complying Development

Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

1 Advertisements and/or advertising hoardings:

(a) that comply with the conditions contained in *Table MtB/4 - Design Guidelines for Advertisements*

(b) is not located within the Historic Conservation Area or on an allotment containing a Heritage Place identified in *Table MtB/9 - State Heritage Places* or *MtB/7 - Local Heritage Places*

2. A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the development is located inside any of the following area(s):

- **Core Policy Area 7**
- **Gawler Street Policy Area 8**
- **Mixed Use Policy Area 9**

(c) the building is not a State heritage place

(d) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(e) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(f) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(g) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table MtB/2 – Off Street Vehicle Parking Requirements* to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

Complying Development

Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the development is located inside any of the following area(s):

- **Hufendorf Policy Area 20**
- **Strassendorf Policy Area 22**

(c) the building is not a State heritage place

(d) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(e) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(f) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(g) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table MtB/2 – Off Street Vehicle Parking Requirements* to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

PART 13

(Norwood Payneham and St Peters (City))

AMENDMENT INSTRUCTIONS TABLE

Name of Local Government Area: City of Norwood, Payneham and St Peters

Name of Development Plan: Norwood, Payneham and St Peters (City) Development Plan

Name of DPA: Existing Activity Centres Policy Review DPA

The following amendment instructions (at the time of drafting) relate to the Norwood, Payneham and St Peters (City) Development Plan consolidated on 2 July 2015.

Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.

Amendment Instruction No:	Method of Change • Replace • Delete • Insert	Detail what is to be replaced or deleted or detail where new policy is to be inserted. • Objective (Obj) • Principle of Development Control (PDC) • Desired Character Statement (DCS) • Map/Table No. • Other (Specify)	Detail what material is to be inserted (if applicable, i.e., use for Insert or Replace methods of change only).	Is Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
COUNCIL WIDE / GENERAL SECTION PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: **No**					
ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: **Yes**					
District Centre (Norwood) Zone					
1.	Insert	In the 2nd paragraph of the Desired Character, after the words: '*retailing will be contained*'	The following: '*primarily*'	N	N
2.	Replace	In PDC1, the following listings: Discount department store (only within the Retail Core Policy Area) Supermarket (only within the Retail Core Policy Area)	With: *'Discount department store (within the Retail Core Policy Area)* *Supermarket (within the Retail Core Policy Area)'*	N	N
3.	Replace	PDC 4 which states, after the words: *'Development incorporating large floor area retail tenancies, such as discount department stores or*	The following: *'Development incorporating large floor area retail tenancies, such as discount department*	N	N

		supermarkets, should be contained within the Retail Core Policy Area.'	*stores or supermarkets, should generally be located within the Retail Core Policy Area.'*		
4.	Insert	After PDC16	The following PDC: *'Vehicle parking should be provided in accordance with the rates set out in Table NPSP/9 – Off Street Vehicle Parking Requirements for Non-Residential Land Uses or Table NPSP/9A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).'* (numbering the PDC with the next consecutive number accordingly)	Y	N
5.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment NPSP/1** (numbering the PDC "X" with the next consecutive number accordingly)	N	N
District Centre (St Peters) Zone					
6.	Delete	Entire PDC 3		Y	N
7.	Insert	Before sub-heading 'Complying Development'	The following PDC: *'Vehicle parking should be provided in accordance with the rates set out in Table NPSP/9 – Off Street Vehicle Parking Requirements for Non-Residential Land Uses or Table NPSP/9A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).'* (numbering the PDC with the next consecutive number accordingly)	Y	N
8.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment NPSP/1**	N	N
Neighbourhood Centre Zone					
9.	Replace	Objective 1, which states: *'Development providing retail facilities including small-scale specialty and convenience shops, restaurants, consulting rooms and offices'*	With: *'Development primarily consisting of small-scale specialty and convenience shops, restaurants, consulting rooms and offices'*	N	N

10.	Insert	Before PDC 8	The following PDC: *'Vehicle parking should be provided in accordance with the rates set out in Table NPSP/9 – Off Street Vehicle Parking Requirements for Non-Residential Land Uses or Table NPSP/9A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).'* (numbering the PDC with the next consecutive number accordingly)	Y	N
11.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment NPSP/1** (numbering the PDC "X" with the next consecutive number accordingly)	N	N
12.	Delete	In PDC 12 (Non-complying Development), the following: '*Consulting Room with gross leasable area greater than 250 square metres in the Magill Road Policy Area.'* *'Office with gross leasable area greater than 250 square metres in the Magill Road Policy Area.'* *Shop or group of shops with a gross leasable area greater than 250 square metres in the Magill Road Policy Area.'*		N	N
Local Centre (St Peters) Zone					
13.	Insert	After PDC 1	The following PDC: '*The maximum gross leasable floor area of a shop or group of shops should be in the order of 250 square metres.'* (numbering the PDC with the next consecutive number accordingly)	Y	N
14.	Insert	Before the sub-heading 'Complying Development	The following PDC: *'Vehicle parking should be provided in accordance with the rates set out in Table NPSP/9 – Off Street Vehicle Parking Requirements for Non-*	Y	N

			Residential Land Uses or *Table NPSP/9A - Off Street Vehicle Parking Requirements for Designated Areas* *(whichever applies).'* (numbering the PDC with the next consecutive number accordingly)		
15.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment NPSP/1** (numbering the PDC "X" with the next consecutive number accordingly)	N	N
16.	Delete	In PDC 3 (non-complying development) the following: '*Shop or group of shops with a gross leasable area of greater than 250 square metres'*		N	N
Local Centre (Norwood) Zone					
17.	Insert	After PDC 1	The following PDC: '*The maximum gross leasable floor area of a shop or group of shops should be in the order of 450 square metres.'* (numbering the PDC with the next consecutive number accordingly)	Y	N
18.	Insert	Before PDC 7	The following PDC: *'Vehicle parking should be provided in accordance with the rates set out in Table NPSP/9 – Off Street Vehicle Parking Requirements for Non-Residential Land Uses or Table NPSP/9A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).'* (numbering the PDC with the next consecutive number accordingly)	Y	N
19.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment NPSP/1** (numbering the PDC "X" with the next consecutive number accordingly)	N	N

20.	Delete	In PDC 11 (non-complying development) the following: '*Consulting room with gross leasable area greater than 250 square metres'* *'Office with gross leasable area greater than 250 square metres'* *'Shop or group of shops with gross leasable area greater than 450 square metres'*		N	N
District Shopping Zone					
21.	Insert	Before the sub-heading 'Complying Development	The following PDC: *'Vehicle parking should be provided in accordance with the rates set out in Table NPSP/9 – Off Street Vehicle Parking Requirements for Non-Residential Land Uses or Table NPSP/9A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).'* (numbering the PDC with the next consecutive number accordingly)	Y	N
22.	Replace	The sub-heading 'Complying Development' and associated PDC 2 and 3	With the contents of **Attachment NPSP/2,** inserting the following in the space indicated by *'(insert list)*': *'Bank* *Consulting Room* *Office* *Office and Dwelling* *Post Office* *Radio or TV Studio* *Recreation Area* *Shop* *Shop and Dwelling'* (numbering the PDC "X" with the next consecutive number accordingly)	N	N
Local Shopping Zone					
23.	Insert	Before the sub-heading 'Complying Development'	The following PDC: *'Vehicle parking should be provided in accordance with the rates set out in Table NPSP/9 – Off Street Vehicle Parking Requirements for Non-Residential Land Uses or Table*	Y	N

			NPSP/9A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).' (numbering the PDC with the next consecutive number accordingly)		
24.	Replace	The sub-heading 'Complying Development' and associated PDC 2 and 3	With the contents of **Attachment NPSP/2,** inserting the following in the space indicated by *'(insert list)*': *'Shop* *Shop and Dwelling'* (numbering the PDC "X" with the next consecutive number accordingly)	N	N
Mixed Use Historic (Conservation) Zone (including Policy Areas)					
25.	Insert	In Objective 3, after the first word: '*Development'*	The following: '*primarily'*	N	N
26.	Replace	The sub-heading 'Complying Development' and all the text up to the next sub-heading 'Non-complying Development'	With the contents of **Attachment NPSP/3** (numbering the PDC "X" with the next consecutive number accordingly)	N	N
27.	Replace	In PDC 22 (non-complying development), the following: *Shop or Group of Shops with a gross leasable area greater than 250 square metres in all other Policy Areas (other than in a building designated as a State Heritage Place, Local Heritage Place or Contributory Item)'*	With: *Shop or Group of Shops with a gross leasable area greater than 250 square metres in all other Policy Areas, other than in:* *(a) a building designated as a State Heritage Place, Local Heritage Place or Contributory Item* *(b) the Payneham Road Policy Area'*	N	N
28.	Insert	In PDC 23 (Public Notification)	The following under the sub-heading 'Category 1 Development' in alphabetical order: *'All forms of development (except where the development is classified as non-complying) in the Payneham Road Policy Area other than where the site of the development is adjacent land to land in a zone under*	N	N

			the relevant Development Plan which is different to the zone that applies to the site of the development' The following under the sub-heading 'Category 2 Development' in alphabetical order: *All forms of development (except where the development is classified as non-complying) in the Payneham Road Policy Area not listed as Category 1'*		
29.	Insert	After PDC 5 for the Payneham Road Policy Area	The following PDC: *'Vehicle parking should be provided in accordance with the rates set out in Table NPSP/9 – Off Street Vehicle Parking Requirements for Non-Residential Land Uses or Table NPSP/9A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).'* (numbering the PDC with the next consecutive number accordingly)	N	N
Urban Corridor Zone					
30.	Insert	Before PDC 6	The following PDC: *'Vehicle parking should be provided in accordance with the rates set out in Table NPSP/9A - Off Street Vehicle Parking Requirements for Designated Areas.'* (numbering the PDC with the next consecutive number accordingly)	Y	N
31.	Replace	The sub-heading 'Complying Development' and all the text up to the next sub-heading 'Non-complying Development'	With the contents of **Attachment NPSP/4** (numbering the PDC "X" with the next consecutive number accordingly)	N	N
32.	Replace	PDC 5 for the Boulevard Policy Area which states: *'A shop or a group of shops*	With: *'A shop or a group of shops contained in a single building*	N	N

		contained in a single building should have a total gross leasable floor area of less than 1000 square metres.'	*should have a total maximum gross leasable floor area in the order of 1000 square metres.'*		
33.	Replace	PDC 3 for the Business Policy Area which states: *'Shop or group of shops should have a gross leasable floor area of less than 500 square metres.*'	With the following: *'Shop or group of shops should have a maximum gross leasable floor area in the order of 500 square metres.'*	N	N
34.	Replace	PDC 2 for the High Street Policy Area which states: *'A shop or a group of shops contained in a single building, should have a total gross leasable floor area of less than 1000 square metres.'*	With the following: '*A shop or a group of shops contained in a single building, should have a maximum total gross leasable floor area in the order of 1000 square metres.'*	N	N
TABLES					
Amendments required: **Yes**					
35.	Insert	Under the heading 'Table NPSP/9 – Off Street Vehicle Parking Requirements for Non-Residential Land Uses'	The following: *'The following off street vehicle parking requirements apply except where otherwise stated in Table NPSP/9A - Off Street Vehicle Parking Requirements for Designated Areas.'*	N	N
36.	Replace	In the first column of the first row of Table NPSP/9, the following: ***'All Zones other than the Urban Corridor Zone'***	With: ***'All Zones (except where Table NPSP/9A applies)'***	N	N
37.	Delete	All the material in second Table NPSP/9, which begins with 'Urban Corridor Zone' in the first row of the first column.		N	N
38.	Insert	After Table NPSP/9	The contents of **Attachment NPSP/5**	N	N
MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area & Precinct Maps)					
Amendments required: **No**					
Map Reference Table Adjustments					

Complying Development

X Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

(a) Maintenance or repair to a Local Heritage Place, provided that there is no change to the external appearance of the building

(b) Work undertaken within a Local Heritage Place that does not increase the total floor area of the building and does not alter the external appearance of the building

(c) A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(i) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(ii) the building is not a State heritage place

(iii) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(iv) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (A) or (B):

(A) all of the following:

(i) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(ii) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(B) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(v) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (A) or (B):

(A) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(B) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(vi) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table NPSP/9 – Off Street Vehicle Parking Requirements for Non-Residential Land Uses* or the desired minimum rate in *Table NPSP/9A - Off Street Vehicle Parking Requirements for Designated Areas* (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:

(A) the building is a local heritage place

(B) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(C) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

Complying Development

X Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

(a) Those uses listed below, provided:

(i) the conditions prescribed in Table NPSP/2 are met (where relevant); and

(ii) no building being erected, added to or altered on any land so that any portion of such building will be erected, added to or altered nearer than eight metres to the existing boundary of any road, or to the boundary of any land shown as being required for road widening on the Plan deposited under the provisions of the Metropolitan Adelaide Road Widening Plan Act, 1972-1976.

(b) Maintenance or repair to a Local Heritage Place, provided that there is no change to the external appearance of the building

(c) Work undertaken within a Local Heritage Place that does not increase the total floor area of the building and does not alter the external appearance of the building

(d) A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(i) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(ii) the building is not a State heritage place

(iii) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(iv) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (A) or (B):

(A) all of the following:

(i) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(ii) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(B) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(v) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (A) or (B):

(A) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(B) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(vi) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table NPSP/9 – Off Street Vehicle Parking Requirements for Non-Residential Land Uses* or the desired minimum rate in *Table NPSP/9A - Off Street Vehicle Parking Requirements for Designated Areas* (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:

(A) the building is a local heritage place

(B) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(C) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

Complying Development

X Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

(a) Subject to compliance with the conditions prescribed in Tables NPSP/1 and 2:

(i) Demolition of an outbuilding, except an outbuilding specifically listed in Table NPSP/5, 6 or 7

(ii) Fencing, not exceeding 1.8 metres in height (measured from the lower of the two adjoining finished ground levels) and constructed of timber or corrugated iron, other than:

(A) along a street frontage (including a secondary street frontage);

(B) along the side boundaries from the alignment of the main face of the principal building to the street;

(C) on an allotment containing a State Heritage Place; or

(D) on an allotment containing a Local Heritage Place where it adjoins a public reserve

(iii) Maintenance or repair to a Local Heritage Place, provided that there is no change to the external appearance of the building

(iv) Work undertaken within a Local Heritage Place that does not increase the total floor area of the building and does not alter the external appearance of the building

(b) A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(i) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(ii) the development is located inside any of the following area(s):

- Payneham Road Policy Area

(iii) the building is not a State heritage place

(iv) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(v) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (A) or (B):

(A) all of the following:

(i) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(ii) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(B) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(vi) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (A) or (B):

(A) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(B) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(vii) off-street vehicular parking is provided in accordance with the rate(s) specified *Table NPSP/9 – Off Street Vehicle Parking Requirements for Non-Residential Land Uses* or the desired minimum rate in *Table NPSP/9A - Off Street Vehicle Parking Requirements for Designated Areas* (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:

(A) the building is a local heritage place

(B) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(C) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

Complying Development

X Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

(a) Maintenance or repair to a Local Heritage Place, provided that there is no change to the external appearance of the building

(b) Work undertaken within a Local Heritage Place that does not increase the total floor area of the building and does not alter the external appearance of the building.

(c) Subject to satisfying the car parking rates set out in *Table NPSP/9A - Off Street Vehicle Parking Requirements for Designated Areas*:

(i) change in the use of land, from residential to office on the ground or first floor of a building

(ii) change in the use of land, from residential to shop less than 250 square metres on the ground floor of a building.

(d) A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(i) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(ii) the development is located inside any of the following area(s):

- **High Street Policy Area**

(iii) the building is not a State heritage place

(iv) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(v) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (A) or (B):

(A) all of the following:

(i) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(ii) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(B) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(vi) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (A) or (B):

(A) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(B) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one

building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(vii) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table NPSP/9A - Off Street Vehicle Parking Requirements for Designated Areas* to the nearest whole number, except in any one or more of the following circumstances:

(A) the building is a local heritage place

(B) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(C) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

TABLE NPSP/9A

Off-street Vehicle Parking Requirements for Designated Areas

Interpretation

1. The vehicle parking rates table applies to Designated Areas listed below except where:

   (a) any applicable condition(s) is/are not met
   (b) the zone provisions require a lesser amount of on-site vehicular parking spaces than the amount determined using the vehicle parking rates tables below.

Designated Areas

2. The following are Designated Areas:

Designated Area	Conditions
Urban Corridor Zone	None
District Centre (Norwood) Zone District Centre (St Peters) Zone District Shopping Local Centre (Norwood) Zone Local Centre (St Peters) Zone Local Shopping Neighbourhood Centre Zone Payneham Road Policy Area of the Mixed Use Historic (Conservation) Zone	Any part of the development site is located in accordance with at least one of the following: (a) within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service(2) (b) within 400 metres of a bus interchange(1) that is part of a high frequency public transit service(2) (c) within 400 metres of an O-Bahn interchange(1) (d) within 400 metres of a passenger rail station(1) that is part of a high frequency public transit service(2) (e) within 400 metres of a passenger tram station(1) (f) within 400 metres of the Adelaide Parklands. (a)

(1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles

(2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.

Applicable off-street vehicular parking requirements

3. Development should provide off-street vehicle parking in accordance with the table(s) below. A lesser number of parking spaces may be provided based on the nature of the development and parking conditions in the wider locality including (but not limited to) the following:

4.

   (a) the development is a mixed use development with integrated (shared) parking where the respective peak parking demands across the range of uses occurs at different times

   (b) the development is sited in a locality where the respective peak demands for parking for the range of uses (existing and proposed) occurs at different times and suitable arrangements are in place for the sharing of adjoining or nearby parking areas

   (c) the development involves the retention and reuse of a place of heritage value, where the provision of on-site parking is constrained

(d) suitable arrangements are made for any parking shortfall to be met elsewhere or by other means (including a contribution to a car parking fund)

(e) generous on-street parking and/or public parking areas are available and in convenient proximity, other than where such parking may become limited or removed by future loss of access, restrictions, road modifications or widening

(f) the site of the development is located within distances specified in the conditions applicable to Designated Areas for at least two different public transit modes.

VEHICLE PARKING RATES TABLES

TABLE 1: Non-residential development excluding tourist accommodation

Location of development	Desired minimum number of vehicle parking spaces	Maximum number of vehicle parking spaces
All ***Designated Areas*** (unless otherwise stated)	3 spaces per 100 square metres of gross leasable floor area	6 spaces per 100 square metres of gross leasable floor area
Urban Corridor Zone	3 spaces per 100 square metres of gross leasable floor area	5 spaces per 100 square metres of gross leasable floor area

TABLE 2: Tourist accommodation

Location of development	Desired minimum number of required vehicle parking spaces	Maximum number of vehicle parking spaces
Urban Corridor Zone	1 space for every 4 bedrooms up to 100 bedrooms and 1 space for every 5 bedrooms over 100 bedrooms	1 space for every 2 bedrooms up to 100 bedrooms and 1 space for every 4 bedrooms over 100 bedrooms

TABLE 3: Residential development, in the form of residential flat buildings and residential development in multi-storey buildings

Location of development	Rate for each dwelling based on number of bedrooms per dwelling	Plus number of required visitor parking spaces
Urban Corridor Zone	1 per studio (no separate bedroom), 1, or 2 bedroom dwelling 1.25 per 3 + bedroom dwelling	0.25 per dwelling

TABLE 4: Row, semi-detached and detached dwellings

Location of development	Number of bedrooms, or rooms capable of being used as a bedroom	Number of required vehicle parking spaces
Urban Corridor Zone	1 or 2 bedrooms	1
	3 + bedrooms	2

PART 14

(Onkaparinga Council)

AMENDMENT INSTRUCTIONS TABLE					
Name of Local Government Area: City of Onkaparinga					
Name of Development Plan: Onkaparinga Council Development Plan					
The following amendment instructions (at the time of drafting) relate to the Onkaparinga Council Development Plan consolidated on 16 April 2015. ***Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.***					
Amendment Instruction No:	**Method of Change** • **Replace** • **Delete** • **Insert**	**Detail what is to be replaced or deleted or detail where new policy is to be inserted.** • **Objective (Obj)** • **Principle of Development Control (PDC)** • **Desired Character Statement (DCS)** • **Map/Table No.** • **Other (Specify)**	**Detail what material is to be inserted (if applicable, i.e., use for Insert or Replace methods of change only).**	**Is Renumbering required (Y/N)**	**Subsequent Policy cross-references requiring update (Y/N) if yes please specify.**
COUNCIL WIDE / GENERAL SECTION PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: **No**					
ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: **Yes**					
District Centre Zone (including Policy Areas)					
1.	Replace	PDC15 which states: *'Off-street car parking spaces should be provided at a rate not less than the rate specified in Table Onka/3 - Off Street Vehicle Parking Requirements.'*	With: *'Vehicle parking should be provided in accordance with the rates set out in Table Onka/3 – Off Street Vehicle Parking Requirements or Table Onka/3A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).'*	N	N
2.	Replace	PDC 15 for Aldinga Beach Policy Area 8 – Precinct 11 Business, which states: '*One cluster of three to four small retail tenancies may be appropriate within the precinct, up to a combined leasable floor area of 400 square metres.'*	With the following: *'Clusters of three to four small retail tenancies may be appropriate within the precinct, with a maximum total gross leasable floor area in the order of 400 square metres.'*	N	N

3.	Delete	In PDC 16 for Aldinga Beach Policy Area 8 – Precinct 11 Business, the following: ', *along with one tenancy for the provision of delicatessen style takeaway foods.'*		N	N
4.	Insert	In PDC 3 of Christies Beach Road Policy Area 9, after the words: '*... service activities should.'*	The following: '*generally'*	N	N
5.	Replace	PDC 4 of Christies Beach Road Policy Area 9, which states: *'Administrative and professional offices should not be developed within the policy area, except where located in upper storeys of buildings or where accessible from side streets.'*	With the following: *'Administrative and professional offices should primarily be located in upper storeys of buildings or where accessible from side streets.'*	N	N
6.	Replace	PDC 10 of Christies Beach Road Policy Area 9, which states: *'Buildings should provide no greater than 400 square metres in gross leasable floor area, unless:* *(a) configured such that each individual tenancy within the building is no greater than 400 square metres in gross leasable floor area* *(b) each tenancy is designed such that it presents as a single entity to the street.'*	With the following: *'The maximum gross leasable floor area for buildings should be in the order of 400 square metres unless the buildings are designed is such a way as to ensure each tenancy:* *(a) is generally no greater than 400 square metres in gross leasable floor area* *(b) presents as a single entity to the street.'*	N	N
7.	Replace	PDC 14 of Christies Beach Road Policy Area 9	With the following: *'Vehicle parking should be provided in accordance with the rates set out in Table Onka/3 – Off Street Vehicle Parking Requirements or Table Onka/3A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).*	N	N
8.	Insert	In PDC 1 of Sherriffs Road Policy Area 11	The following in alphabetical order: '*consulting room'* *'office'*	N	N

9.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment Onka/1**	N	N
Local Centre Zone					
10.	Insert	In Objective 1, after the words: '*A centre'*	The following: '*primarily'*	N	N
11.	Replace	PDC 7, which states: The maximum gross leasable area of any single shop should not exceed 250 square metres except where it achieves (a) and (b) or (a) and (c) of the following: (a) it is a supermarket (b) it has a maximum gross leasable area of no more than 1000 square metres or 50 per cent of the total retail floor space, whichever is the lesser area (c) it is located in **Hepenstal Road Policy Area 68**.	With: The maximum gross leasable area of any single shop should be in the order of 250 square metres except where it is a supermarket and achieves (a) or (b): (a) it has a gross leasable area generally no more than 1000 square metres or 50 per cent of the total retail floor space, whichever is the lesser area (b) it is located in **Hepenstal Road Policy Area 68**.	N	N
12.	Replace	PDC 14, which states: *'Off-street car parking spaces should be provided at a rate not less than the rate specified in Table Onka/3 - Off Street Vehicle Parking Requirements'*	With: *'Vehicle parking should be provided in accordance with the rates set out in Table Onka/3 – Off Street Vehicle Parking Requirements or Table Onka/3A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).*	N	N
13.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment Onka/2**	N	N
14.	Delete	In the 'Non-complying Development' list, the following: '*Shop or group of shops'* and associated Exceptions		N	N
Neighbourhood Centre Zone					
15.	Delete	PDC 7, which states the following: '*The Pimpala Road, Woodcroft centre, should develop as a small scale neighbourhood centre, with a moderate range of retail and community uses, and with a gross leasable area of all shops limited to 3000 square metres.'*		Y	N

16.	Replace	PDC 8, which states: '*The Pennys Hill Road, Hackham centre, should develop as a medium sized neighbourhood centre, with a full range of uses appropriate to the neighbourhood level, in the centres' hierarchy, with a gross leasable area of all shops limited to 3000 square metres, and with no direct access to Main South Road.'*	With the following: *'The Pennys Hill Road, Hackham centre, should be developed with no direct access to Main South Road.'*	N	N
17.	Delete	PDC 9, which states: '*The Flaxmill Road, Christie Downs centre should be consolidated and upgraded to operate as a small neighbourhood centre, with a gross leasable area of all shops limited to 1800 square metres.'*		Y	N
18.	Delete	PDC 10, which states: '*The Gulfview Road, Christies Beach centre, should be expanded to a small neighbourhood centre, to include small scale offices, business uses, with a gross leasable area of all shops limited to 1200 square metres, and shops located primarily on the northern side of Gulfview Road.'*		Y	N
19.	Delete	PDC 11, which states: '*At Seaford Meadows, the neighbourhood centre should not exceed 4500 square metres (Gross Leasable Area) of all shops.'*		Y	N
20.	Delete	PDC 12, which states: '*The Babbacombe Drive, Moana centre should develop as a neighbourhood centre, with a gross leasable area of all shops limited to 2000 square metres with a further 2000 square metres retail floor area deferred until further demand warrants.'*		Y	N
21.	Delete	In PDC 15, after the words: *'The Bains Road, Woodcroft Centre should not exceed a gross leasable floor area of 10000 square metres.'*		Y	N

22.	Replace	PDC 17	With the following: *'Vehicle parking should be provided in accordance with the rates set out in Table Onka/3 – Off Street Vehicle Parking Requirements or Table Onka/3A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).'*	N	N
23.	Replace	In the Desired Character for the O'Halloran Hill Policy Area 23 and under the sub-heading 'Precinct 19 Limited Retail', in paragraph 3, the words: *'occupying floor areas larger than 150 square metres'*	With: *'occupying minimum floor spaces in the order of 150 square metres'*	N	N
24.	Delete	PDC 7 of the O'Halloran Hill Policy Area 23, which states: *'Retail activity within the precinct should be relatively specialised, associated with low to medium traffic generation rates and suited to single-tenancy floor areas of 150 square metres or more.'*		Y	N
25.	Replace	PDC 9 of the O'Halloran Hill Policy Area 23, which states: *'The design and layout of premises should be inherently suited to single-tenancies occupying floor areas of 150 square metres or more and should deter ready adaptation to accommodate smaller multiple tenancies suited to uses more appropriately established within* ***Precinct 20 Business/Office*** *or within* ***Precinct 18 Shopping/Office/Community.'***	With the following: *'The design and layout of premises should suit single tenancies generally occupying floor areas of 150 square metres or more.'*	N	N
26.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment Onka/2**	N	N
Regional Centre Zone					
27.	Replace	The Sub-heading: *'Car Parking'*	With the following: *'Vehicle Parking'*	N	N
28.	Replace	In Part (e) of PDC 21, the following words: *'non-residential development (excluding serviced apartments and tourist accommodation) located in* ***Central City Policy***	With the following: *'for non-residential development (excluding serviced apartments and tourist accommodation), vehicle parking should be provided in accordance with the*	N	N

		***Area 34** should provide off street vehicle parking in accordance with the following rates:'*	*rates set out in Table Onka/3 – Off Street Vehicle Parking Requirements except where the following apply:* *(i) Table Onka/3A - Off Street Vehicle Parking Requirements for Designated Areas* *(ii) if the development is located* in **Central City Policy Area 34**, *the following rates:'* (the existing table associated with part (e) is to follow new clause (ii))		
29.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment Onka/3**, inserting the following in the space indicated by *'(insert list)*': • ***Central City Policy Area 34***	N	N
Town Centre Zone					
30.	Replace	In PDC 1, the following: ▪ *'office with a floor area of 100 square metres or less* ▪ *shop with a floor area of 250 square metres or less'*	With: ▪ *'office with a maximum floor area in the order of 100 square metres* ▪ *shop with a maximum floor area in the order of 250 square metres'*	N	N
31.	Replace	In PDC 8 the following: *'Off-street car parking spaces should be provided at a rate not less than the rate specified in Table Onka/3 - Off Street Vehicle Parking Requirements'*	With: *'Vehicle parking should be provided in accordance with the rates set out in Table Onka/3 – Off Street Vehicle Parking Requirements or Table Onka/3A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).'*	N	N
32.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment Onka/2**	N	N
33.	Delete	In the 'Non-complying Development' list, the following: '*Office'* and associated Exceptions '*Shop or group of shops with a gross leasable floor area of greater than 250 square metres'* and associated Exceptions		N	N

Township Zone (including Policy Areas and Precincts)					
34.	Replace	In PDC 1, the following in the list of uses: *'shop or group of shops where the gross leasable area is less than 250 square metres'*	With: *'shop or group of shops where the maximum gross leasable area is in the order of 250 square metres'*	N	N
35.	Replace	PDC 5 of Precinct 27 Town Centre in Old Reynella Policy Area 61, which states: *'Each shop should not exceed 250 square metres in gross leasable area.'*	With: *'Each shop should provide a maximum gross leasable floor area in the order of 250 square metres.'*	N	N
36.	Insert	Before the sub-heading 'Land Division' in Precinct 27 Town Centre for Old Reynella Policy Area 61	The following under the sub-heading 'Vehicle Parking': *'Vehicle parking should be provided in accordance with the rates set out in Table Onka/3 – Off Street Vehicle Parking Requirements or Table Onka/3A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).'*	Y	N
37.	Delete	In PDC 24 of Precinct 35 Town Centre in Willunga Policy Area 63, the following: *'small scale shop supplying food and grocery items (but not a supermarket), antiquities, art and craft products'*		N	N
38.	Replace	In PDC 24 of Precinct 35 Town Centre in Willunga Policy Area 63, the following: *'shop, with a floor area not exceeding 200 square metres.'*	With: *'shop, with a maximum gross leasable floor area in the order of 200 square metres.'*	N	N
39.	Insert	Before the sub-heading 'Land Division' of Precinct 35 Town Centre in Willunga Policy Area 63	The following under the sub-heading 'Vehicle Parking': *'Vehicle parking should be provided in accordance with the rates set out in Table Onka/3 – Off Street Vehicle Parking Requirements or Table Onka/3A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).'*	Y	N
40.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment Onka/3**, inserting the following in the space indicated by *'(insert list)*': • ***Precinct 25 Mixed Use** in*	N	N

			*the **Clarendon Policy Area 57*** • ***Precinct 27 Town Centre** in the **Old Reynella Policy Area 61*** • ***Precinct 35 Town Centre** in the **Willunga Policy Area 63***		
41.	Insert	In the Non-complying Development table, and in the row containing the following: *'Office exceeding 250 square metres where located within one of the following policy areas:* *(a) **Old Reynella Policy Area 61*** *(b) **Willunga Policy Area 63**.'*	The following in the Exemptions column: '*Except where located within (a) or (b):* *(a) **Precinct 27 Town Centre** in the **Old Reynella Policy Area 61*** *(b) **Precinct 35 Town Centre** in the **Willunga Policy Area 63.'***	N	N
42.	Replace	In the Non-complying Development table, the following: *'Shop or group of shops where the gross leasable area is 250 square metres or more and is located in one of the following policy areas or precincts:* *(a) **Precinct 26 Town Centre of the Old Reynella Policy Area 61*** *(b) **Willunga Policy Area 63.'***	With: *'Shop or group of shops where the gross leasable area is 250 square metres or more and is located in one of the following policy areas:* *(a) **Old Reynella Policy Area 61*** *(b) **Willunga Policy Area 63.'*** And by inserting the following in the same row but in the Exceptions column: '*Except where located within (a) or (b):* *(a) **Precinct 27 Town Centre** of the **Old Reynella Policy Area 61*** *(b) **Precinct 35 Town Centre** of the **Willunga Policy Area 63'***	N	N
43.	Insert	In the Non-complying Development table, and in the row containing the following: *Shop or group of shops where the gross leasable area is 900 square metres or more located within the **Port Willunga/Aldinga Policy Area 62**.*	The following in the Exemptions column: *Except where located within **Precinct 29 Aldinga Village** of the **Port Willunga/Aldinga Policy Area 62***	N	N
44.	Replace	In the non-complying table, all references to '***Precinct 27 Residential'***	With: ***'Precinct 28 Residential'***	N	N
45.	Replace	The heading 'Public Notification' and associated text	With the contents of **Attachment Onka/4**	N	N

TABLES					
Amendments required: **Yes**					
46.	Insert	Under the heading 'Table Onka/3 – Off Street Vehicle Parking Requirements'	The following: *'The following off street vehicle parking requirements apply except where otherwise stated in Table Onka/3A - Off Street Vehicle Parking Requirements for Designated Areas.'*	N	N
47.	Inert	After Table Onka/3	The contents of **Attachment Onka/5**	N	N
MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area & Precinct Maps)					
Amendments required: **No**					
Map Reference Table Adjustments					
Spatial Extent Maps					
Concept Plan Maps					

Complying Development

Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the development is not located inside any of the following area(s):

- **Precinct 3 Car Park**
- **Precinct 4 Education**
- **Precinct 5 Recreation**
- **Precinct 7 Western**
- **Precinct 9 Community Service**
- **Precinct 10 Mixed Use**
- **Seaford Policy Area 10, other than Main Street Precinct 12**

(c) the building is not a State heritage place

(d) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(e) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(f) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(g) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table Onka/3 – Off Street Vehicle Parking Requirements* or the desired minimum rate in *Table*

Onka/3A - Off Street Vehicle Parking Requirements for Designated Areas (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

Complying Development

Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the building is not a State heritage place

(c) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(d) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(e) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(f) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table Onka/3 – Off Street Vehicle Parking Requirements* or the desired minimum rate in *Table Onka/3A - Off Street Vehicle Parking Requirements for Designated Areas* (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

Complying Development

Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the development is located inside any of the following area(s):

- (*Insert List*)

(c) the building is not a State heritage place

(d) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(e) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(f) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(g) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table Onka/3 – Off Street Vehicle Parking Requirements* or the desired minimum rate in *Table Onka/3A - Off Street Vehicle Parking Requirements for Designated Areas* (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of

parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008.*

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
All forms of development within the following areas: • **Precinct 25 Mixed Use** of the **Clarendon Policy Area 57** • **Precinct 27 Town Centre** of the **Old Reynella Policy Area 61** • **Precinct 29 Aldinga Village** of the **Port Willunga / Aldinga Policy Area 62** • **Precinct 35 Town Centre** of the **Willunga Policy Area 63** other than where the site of the development is adjacent land to land in a zone under the relevant Development Plan which is different to the zone that applies to the site of the development.	All forms of development not listed as Category 1 within the following areas: • **Precinct 25 Mixed Use** of the **Clarendon Policy Area 57** • **Precinct 27 Town Centre** of the **Old Reynella Policy Area 61** • **Precinct 29 Aldinga Village** of the **Port Willunga / Aldinga Policy Area 62** • **Precinct 35 Town Centre** of the **Willunga Policy Area 63** Within **Precinct 23 Landscape Environs** of the **Clarendon Policy Area 57** the following land uses are Category 2: (a) agricultural industry (b) home based industry (c) mineral water extraction and/or processing plant (d) winery of less than 500 tonnes crush capacity per annum (e) winery of 500 tonnes or more crush capacity per annum where: (i) it is located more than 300 metres of a dwelling or tourist accommodation (ii) it is not in the ownership of the winery applicant.

Table Onka/3A - Off Street Vehicle Parking Requirements for Designated Areas

Interpretation

1. The vehicle parking rates table applies to Designated Areas listed below except where:

   (a) any applicable condition(s) is/are not met
   (b) the zone provisions require a lesser amount of on-site vehicular parking spaces than the amount determined using the vehicle parking rates tables below.

Designated Areas

2. The following are Designated Areas:

Designated Area	Conditions
District Centre Zone Local Centre Zone Neighbourhood Centre Zone Regional Centre Zone Town Centre Zone Township Zone - Precinct 27 Town Centre in the Old Reynella Policy Area 61 and Precinct 35 Town Centre in the Willunga Policy Area 63	Any part of the development site is located in accordance with at least one of the following: (a) within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service(2) (b) within 400 metres of a bus interchange(1) that is part of a high frequency public transit service(2) (c) within 400 metres of an O-Bahn interchange(1) (d) within 400 metres of a passenger rail station(1) that is part of a high frequency public transit service(2) (e) within 400 metres of a passenger tram station(1) (f) within 400 metres of the Adelaide Parklands

(1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles

(2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.

Applicable off-street vehicular parking requirements

3. Development should provide off-street vehicle parking in accordance with the table(s) below. A lesser number of parking spaces may be provided based on the nature of the development and parking conditions in the wider locality including (but not limited to) the following:

   (a) the development is a mixed use development with integrated (shared) parking where the respective peak parking demands across the range of uses occurs at different times

   (b) the development is sited in a locality where the respective peak demands for parking for the range of uses (existing and proposed) occurs at different times and suitable arrangements are in place for the sharing of adjoining or nearby parking areas

   (c) the development involves the retention and reuse of a place of heritage value, where the provision of on-site parking is constrained

(d) suitable arrangements are made for any parking shortfall to be met elsewhere or by other means (including a contribution to a car parking fund)

(e) generous on-street parking and/or public parking areas are available and in convenient proximity, other than where such parking may become limited or removed by future loss of access, restrictions, road modifications or widening

(f) the site of the development is located within distances specified in the conditions applicable to Designated Areas for at least two different public transit modes.

VEHICLE PARKING RATES TABLES

TABLE 1: Non-residential development excluding tourist accommodation

Location of development	Desired minimum number of vehicle parking spaces	Maximum number of vehicle parking spaces
All ***Designated Areas*** (unless otherwise stated)	3 spaces per 100 square metres of gross leasable floor area	6 spaces per 100 square metres of gross leasable floor area

PART 15

(Playford Council)

AMENDMENT INSTRUCTIONS TABLE

Name of Local Government Area: City of Playford

Name of Development Plan: Playford Council Development Plan

Name of DPA: Existing Activity Centres Policy Review DPA

The following amendment instructions (at the time of drafting) relate to the Playford Council Development Plan consolidated on 10 December 2015.

Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.

Amendment Instruction No:	Method of Change • Replace • Delete • Insert	Detail what is to be replaced or deleted or detail where new policy is to be inserted. • Objective (Obj) • Principle of Development Control (PDC) • Desired Character Statement (DCS) • Map/Table No. • Other (Specify)	Detail what material is to be inserted (if applicable, i.e., use for Insert or Replace methods of change only).	Is Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
COUNCIL WIDE / GENERAL SECTION PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: **No**					
ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: **Yes**					
District Centre Zone (including Policy Areas)					
1.	Delete	PDC 4		Y	N
2.	Delete	In PDC 5(c), part (i) which states: 'not include any form of retail development'		Y	N
3.	Replace	PDC 23 which states: '*Development should provide off-street vehicle parking to meet anticipated demand in accordance with Table Play/3 - Off Street Vehicle Parking Requirements unless:* *(a) an agreement is reached between the Council and the applicant for a reduce number of parking spaces* *(b) a financial contribution is paid into the Council Car Parking Fund specified by the*	With the following: *'Vehicle parking should be provided in accordance with the rates set out in Table Play/3 – Off Street Vehicle Parking Requirements or Table Play/3A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies), unless:* *(a) an agreement is reached between the Council and the applicant for a reduce number of parking spaces*	N	N

		Council, in accordance with the gazetted rate per car park.'	*(b) a financial contribution is paid into the Council Car Parking Fund specified by the Council, in accordance with the gazetted rate per car park.'*		
4.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment Play/1**, inserting the following in the space indicated by *'(insert list)*': • *'Retail Core' area shown on Concept Plan Map Play/1 - Munno Para District Centre* • *Land south of George McCullum Road within the Main North Road Area shown on Concept Plan Map Play/1 - Munno Para District Centre* • *'Services Trades Areas' shown on Concept Plan Map Play/1 - Munno Para District Centre*	N	N
5.	Delete	In the list 'Non-complying Development' the following: '*Office' and associated Exceptions*		N	N
Local Centre Zone (including Policy Areas)					
6.	Replace	In PDC 5, the words: '*not exceed the following'*	With the following: '*be in the order of the following amounts'*	N	N
7.	Insert	In PDC 6, after the first word: '*The'*	The following: '*maximum'*	N	N
8.	Replace	In PDC 6, the words: '*not exceed'*	With the following: '*be in the order of*'	N	N
9.	Insert	Before the heading 'Precinct Specific Provisions'	The following PDC under the new sub-heading '**Vehicle Parking**': *'Vehicle parking should be provided in accordance with the rates set out in Table Play/3 – Off Street Vehicle Parking Requirements or Table Play/3A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).'*	Y	N

			(numbering the PDC with the next consecutive number accordingly)		
10.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment Play/2**	N	N
11.	Delete	In the list 'Non-complying Development' the following: '*Shop or group of shops with a gross leasable area greater than 1000 square metres'* and associated Exceptions		N	N
Neighbourhood Centre Zone (including Policy Areas)					
12.	Insert	Within the Desired Character 'Precinct 11 Andrews Farm/Penfield Neighbourhood Activity Centre', following the words: *'maximum retail floor space'*	The following: *'in the order'*	N	N
13.	Insert	Within the Desired Character Statement, for 'Precinct 12 Blakeview Neighbourhood Activity Centre', following the words: *'…a maximum retail floor space'*	The following: *'in the order'*	N	N
14.	Insert	Within the Desired Character for 'Precinct 14 Medlow Road Neighbourhood Activity Centre', following the words: *'maximum retail floor space'*	The following: *'in the order'*	N	N
15.	Insert	Before sub-heading 'Land Division':	The following PDC under the new sub-heading '**Vehicle Parking**': *'Vehicle parking should be provided in accordance with the rates set out in Table Play/3 – Off Street Vehicle Parking Requirements or Table Play/3A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).'* (numbering the PDC with the next consecutive number accordingly)	Y	N

16.	Replace	PDC 18(b) for Precinct 10 Alawoona Road Neighbourhood Activity Centre, which states: '*not exceed a total of 3500 square metres in gross leasable floor area'*	With the following: '*amount to a total gross leasable floor area in the order of 3500 square metres'*	N	N
17.	Replace	PDC 33 for Precinct 16 Angle Vale Neighbourhood Centre, which states: '*The gross leasable floor area of existing and proposed retail facilities in the precinct should not exceed 8000 square metres.'*	With the following: '*The maximum gross leasable floor area of existing and proposed retail facilities in the precinct should be in the order of 8000 square metres.'*	N	N
18.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment Play/3**, inserting the following in the space indicated by *'(insert list)*': • ***Precinct 15 Whitington Road Neighbourhood Activity Centre*** • ***Craigmore Neighbourhood Activity Centre Policy Area 15*** • ***Elizabeth Park Neighbourhood Activity Centre Policy Area 17*** • ***Elizabeth South Neighbourhood Activity Centre Policy Area 18***	N	N
Regional Centre Zone					
19.	Insert	Before the sub-heading 'Precinct Specific Provisions'	The following PDC under a new sub-heading '**Vehicle Parking**': *'Vehicle parking should be provided in accordance with the rates set out in Table Play/3 – Off Street Vehicle Parking Requirements or Table Play/3A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).'* (numbering the PDC with the next consecutive number accordingly)	Y	N
20.	Insert	In PDC 37 for Precinct 26 Centre Retail Fringe, after the words: '*... that retail food should*'	With the following: '*generally'*	N	N

21.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment Play/1**, inserting the following in the space indicated by *'(insert list)*': • ***Precinct 21 Centre Fringe*** • ***Precinct 25 Centre Retail Core***	N	N
22.	Delete	In the list 'Non-complying Development', the following: *'All forms of development within* ***Precinct 23 Centre Open Space.'*** '*Shop or group of shops located within one of the following precincts:* *(a)* ***Precinct 20 Centre Community Services*** *(b)* ***Precinct 22 Centre Institutional*** *(c)* ***Precinct 24 Centre Recreation'*** and associated Exceptions *'Shop or group of shops involving food retailing located within* ***Precinct 26 Centre Retail Fringe'*** and associated Exceptions		N	N
Suburban Activity Node (Health Precinct) Zone					
23.	Replace	PDC 13, which states: *'Car parking should be provided in accordance with Table Play/3 – Off Street Vehicle Parking Requirements unless it is demonstrated that shared arrangements justify a lesser number.'*	With: *'Vehicle parking should be provided in accordance with the rates set out in Table Play/3 – Off Street Vehicle Parking Requirements or Table Play/3A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).'*	N	N
24.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment Play/4**	N	N
25.	Delete	In the list 'Non-complying Development', the following: *'Bulky Goods Outlet'*		N	N
Town Centre Zone					
26.	Insert	In PDC 3, after the words: '*Development should*'	The following: '*primarily*'	N	N

27.	Replace	PDC 11, which states: *'A shop within the precinct should not have a gross leasable area that exceeds 1150 square metres.'*	With the following: *'A shop within the precinct should have a maximum gross leasable area in the order of 1150 square metres'*	N	N
28.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment Play/1**, inserting the following in the space indicated by *'(insert list)*': • *Precinct 30 One Tree Hill Centre* • *Precinct 31 Smithfield Centre*	N	N
TABLES					
Amendments required: **Yes**					
29.	Insert	Under the heading 'Table Play/3 – Off Street Vehicle Parking Requirements'	The following: *'The following off street vehicle parking requirements apply except where otherwise stated in Table Play/3A - Off Street Vehicle Parking Requirements for Designated Areas.'*	N	N
30.	Insert	After Table Play/3– Off Street Vehicle Parking Requirements	With the contents of **Attachment Play/5**	Y	N
MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area & Precinct Maps)					
Amendments required: **No**					
Map Reference Table Adjustments					

Complying Development

Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the development is located inside any of the following area(s):

- *(Insert list)*

(c) the building is not a State heritage place

(d) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(e) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(f) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(g) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table Play/3 – Off Street Vehicle Parking Requirements* or the desired minimum in rate in *Table Play/3A - Off Street Vehicle Parking Requirements for Designated Areas* (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of

parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

Complying Development

Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the building is not a State heritage place

(c) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(d) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(ii) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(iii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(e) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(f) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table Play/3 – Off Street Vehicle Parking Requirements* or the desired minimum in rate in *Table Play/3A - Off Street Vehicle Parking Requirements for Designated Areas* whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are designated as complying:

1. subject to the conditions contained in *Table Play/1 - Conditions for Complying Development*:

Form of Development	Conditions of Complying Development
Electricity sub-station Minor public service depot Pumping station over 74 kW Recreation area Service reservoir Telephone exchange Temporary sewage treatment plant	Provided the development does not involve any of the following: (a) it is located within one of the following precincts or policy areas: (i) **Precinct 10 Alawoona Road Neighbourhood Activity Centre** (ii) **Precinct 11 Andrews Farm/Penfield Neighbourhood Activity Centre** (iii) **Precinct 12 Blakeview Neighbourhood Activity Centre** (iv) **Precinct 13 Curtis Road Neighbourhood Activity Centre** (v) **Precinct 14 Medlow Road Neighbourhood Activity Centre** (vi) **Precinct 15 Whitington Road Neighbourhood Activity Centre** (vii) **Craigmore Neighbourhood Activity Centre Policy Area 15** (viii) **Elizabeth Park Neighbourhood Activity Centre Policy Area 17** (ix) **Elizabeth South Neighbourhood Activity Centre Policy Area 18** (b) any building being located closer to the road boundary than an existing building on the same allotment, or the prescribed setback distance for each road, or portion thereof, for roads listed in Column 3 of *Table Play/2 - Building Setbacks from Road Boundaries* (c) an activity identified as being either of Environmental Significance or Major Environmental Significance within *Schedule 21* or *Schedule* 22 of the *Development Regulations, 2008.*

2. A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

   (a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

   (b) the development is located inside any of the following area(s):

   - *(Insert list)*

   (c) the building is not a State heritage place

   (d) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

   (e) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

   (i) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(f) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(g) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table Play/3 – Off Street Vehicle Parking Requirements* or the desired minimum in rate in *Table Play/3A - Off Street Vehicle Parking Requirements for Designated Areas* (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

Complying Development

Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

1. Subject to the conditions contained in *Table Play/1 – Conditions for Complying Development* and off-street vehicular parking being provided at a rate in accordance with *Table Play/3 – Off Street Vehicle Parking Requirements* or the desired minimum in *Table Play/3A - Off Street Vehicle Parking Requirements for Designated Areas*:

   (a) change in the use of land, from residential to office on the ground or first floor of a building

   (b) change in the use of land from residential to shop less than 250 square metres on the ground floor of a building.

2. A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

   (a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

   (b) the development is located inside any of the following area(s):

   - 'Main Street Mixed Use/Allied Health' area shown on Concept Plan Map Play/33 – Lyell McEwin Health Suburban Activity Node
   - 'Secondary Mixed Use/Allied Health' area shown on Concept Plan Map Play/33 – Lyell McEwin Health Suburban Activity Node

   (c) the building is not a State heritage place

   (d) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

   (e) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

      (i) all of the following:

         (A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

         (B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

      (ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

   (f) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

      (i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

      (ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one

building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(g) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table Play/3 – Off Street Vehicle Parking Requirements* or the desired minimum in rate in *Table Play/3A - Off Street Vehicle Parking Requirements for Designated Areas* (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

Table Play/3A - Off Street Vehicle Parking Requirements for Designated Areas

Interpretation

1. The vehicle parking rates table applies to Designated Areas listed below except where:

   (a) any applicable condition(s) is/are not met
   (b) the zone provisions require a lesser amount of on-site vehicular parking spaces than the amount determined using the vehicle parking rates tables below.

Designated Areas

2. The following are Designated Areas:

Designated Area	Conditions
District Centre Zone Local Centre Zone Neighbourhood Centre Zone Regional Centre Zone Suburban Activity Node (Health Precinct) Zone Town Centre Zone	Any part of the development site is located in accordance with at least one of the following: (a) within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service(2) (b) within 400 metres of a bus interchange(1) that is part of a high frequency public transit service(2) (c) within 400 metres of an O-Bahn interchange(1) (d) within 400 metres of a passenger rail station(1) that is part of a high frequency public transit service(2) (e) within 400 metres of a passenger tram station(1) (f) within 400 metres of the Adelaide Parklands.

(1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles

(2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.

Applicable off-street vehicular parking requirements

3. Development should provide off-street vehicle parking in accordance with the table(s) below. A lesser number of parking spaces may be provided based on the nature of the development and parking conditions in the wider locality including (but not limited to) the following:

   (a) the development is a mixed use development with integrated (shared) parking where the respective peak parking demands across the range of uses occurs at different times

   (b) the development is sited in a locality where the respective peak demands for parking for the range of uses (existing and proposed) occurs at different times and suitable arrangements are in place for the sharing of adjoining or nearby parking areas

   (c) the development involves the retention and reuse of a place of heritage value, where the provision of on-site parking is constrained

(d) suitable arrangements are made for any parking shortfall to be met elsewhere or by other means (including a contribution to a car parking fund)

(e) generous on-street parking and/or public parking areas are available and in convenient proximity, other than where such parking may become limited or removed by future loss of access, restrictions, road modifications or widening

(f) the site of the development is located within distances specified in the conditions applicable to Designated Areas for at least two different public transit modes.

VEHICLE PARKING RATES TABLES

TABLE 1: Non-residential development excluding tourist accommodation

Location of development	Desired minimum number of vehicle parking spaces	Maximum number of vehicle parking spaces
All ***Designated Areas*** (unless otherwise stated)	3 spaces per 100 square metres of gross leasable floor area	6 spaces per 100 square metres of gross leasable floor area

PART 16

(Port Adelaide Enfield Council)

AMENDMENT INSTRUCTIONS TABLE					
Name of Local Government Area: City of Port Adelaide Enfield					
Name of Development Plan: Port Adelaide Enfield Council Development Plan					
The following amendment instructions (at the time of drafting) relate to the Port Adelaide Enfield Council Development Plan consolidated on 8 October 2015. ***Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.***					
Amendment Instruction No:	**Method of Change** • **Replace** • **Delete** • **Insert**	**Detail what is to be replaced or deleted or detail where new policy is to be inserted.** • **Objective (Obj)** • **Principle of Development Control (PDC)** • **Desired Character Statement (DCS)** • **Map/Table No.** • **Other (Specify)**	**Detail what material is to be inserted (if applicable, i.e., use for Insert or Replace methods of change only).**	**Is Renumbering required (Y/N)**	**Subsequent Policy cross-references requiring update (Y/N) if yes please specify.**
COUNCIL WIDE / GENERAL SECTION PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: **No**					
ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: **Yes**					
District Centre Zone (including Policy Areas)					
1.	Insert	Before sub-heading 'Land Division':	The following PDC under the new sub-heading '**Vehicle Parking**': *'Vehicle parking should be provided in accordance with the rates set out in Table PAdE/5 – Off Street Vehicle Parking Requirements or Table PAdE/5A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).'* (numbering the PDC with the next consecutive number accordingly)	Y	N
2.	Replace	Objective 2 for the Gilles Plains Policy Area 6, which states: *'A centre where the shopping core is confined to the area as*	With: *'A centre where shop development primarily occurs in the Shopping Core area shown*	N	N

		shown on Concept Plan Map PAdE/3 - Gilles Plains District Centre.'	*on Concept Plan Map PAdE/3 - Gilles Plains District Centre.'*		
3.	Replace	In PDC 2 for the Gilles Plains Policy Area 6, the words: '*not occur within'*	With the following: '*be primarily located in areas other than'*	N	N
4.	Replace	Objective 2 for the Greenacres Policy Area 7, which states: *'A centre where the shopping core is confined to the south, west and north-west sections of the land bordered by Muller, Fosters, Rellum and Floriedale Roads in accordance with Concept Plan Map PAdE/4 - Greenacres District Centre.'*	With: *'A centre where shop development primarily occurs in the Shopping Core area shown on Concept Plan Map PAdE/4 - Greenacres District Centre.'*	N	N
5.	Replace	PDC 2 of the Sefton Park Policy Area 8, which states: '*Shopping development should not expand north of Regency Road or east of May Street'*	With the following: '*Shop development should generally locate south of Regency Road.'*	N	N
6.	Delete	PDC 3 of the Sefton Park Policy Area 8, which states: *'The shopping core of the centre should be confined to the area generally bordered by Main North Road, Regency Road, May Street and north of Third Avenue.'*		Y	N
7.	Delete	PDC 4 of the Sefton Park Policy Area 8.		Y	N
8.	Insert	In PDC 6 of the Sefton Park Policy Area 8, after the words: '*Offices should be'*	The following: '*primarily*'	N	N
9.	Insert	In PDC 7 of the Sefton Park Policy Area 8, after the words: '... centres) should'	The following: '*primarily*'	N	N
10.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment PAdE/1**, inserting the following in the space indicated by *'(insert list)*': • *Shopping Core area 1 shown on Concept Plan Map PAdE/3 - Gilles Plains District Centre* • *Shopping Core area 1 or*	N	N

			Commercial area 2 shown on Concept Plan Map PAdE/4 - Greenacres District Centre • *Any part of **Sefton Park Policy Area 8** south of Regency Road*		
Local Centre Zone					
11.	Insert	Before sub-heading 'Land Division'	The following PDC under the new sub-heading '**Vehicle Parking**': *'Vehicle parking should be provided in accordance with the rates set out in Table PAdE/5 – Off Street Vehicle Parking Requirements or Table PAdE/5A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).'* (numbering the PDC with the next consecutive number accordingly)	Y	N
12.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment PAdE/2**	N	N
Neighbourhood Centre Zone (including Policy Areas)					
13.	Insert	Before sub-heading 'Land Division':	The following PDC under the new sub-heading '**Vehicle Parking**': *'Vehicle parking should be provided in accordance with the rates set out in Table PAdE/5 – Off Street Vehicle Parking Requirements or Table PAdE/5A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).'* (numbering the PDC with the next consecutive number accordingly)	Y	N
14.	Replace	PDC 2 of the Pauls Drive Policy Area 30, which states: '*Shop development should not exceed a total cumulative gross leasable area of 1000 square metres for the entire centre.'*	With the following: '*The total cumulative gross leasable area for shop development should be in the order of 1000 square metres.'*	N	N
15.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment PAdE/2**	N	N

Regional Centre Zone (including Policy Areas)					
16.	Insert	Before sub-heading 'Waterfront Development' (after PDC 60)	The following PDC under a new sub-heading **'Vehicle Parking**': *'Vehicle parking should be provided in accordance with the rates set out in Table PAdE/5 – Off Street Vehicle Parking Requirements or Table PAdE/5A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).'* (numbering the PDC with the next consecutive number accordingly)	Y	N
17.	Replace	In PDC 6 of the East End Policy Area 40, the words: *'Medium to large scale shopping development should not be situated in this policy area.'*	With: *'Medium to large scale shopping development is generally not envisaged in this policy area.'*	N	N
18.	Insert	In PDC 4 of the McLaren's Wharf Policy Area 44, after the words: '*... markets should*'	With the following: '*generally*'	N	N
19.	Replace	PDC 7 of the North West Policy Area 45, which states: *'The total retail, office and commercial gross leasable area throughout the policy area should be limited to 3000 square metres.'*	With the following: *'The total retail, office and commercial gross leasable floor space throughout the policy area should be in the order of 3000 square metres.'*	N	N
20.	Insert	After PDC 4 of the Old Port Reach Policy Area 46	The following PDC: *'The maximum gross leasable floor area of a shop or group of shops should be in the order of 450 square metres'* (numbering the PDC with the next consecutive number accordingly)	Y	N
21.	Insert	After PDC 7 of the West Policy Area 53	The following PDC: *'The maximum gross leasable floor area of a shop or group of shops should be in the order of 200 square metres'* (numbering the PDC with the next consecutive number accordingly)	Y	N

22.	Insert	In PDC 8 of the Woolstores Policy Area 54, after the words: '*Shops should*'	With the following: '*generally*'	N	N
23.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment PAdE/1**, inserting the following in the space indicated by '*(insert list)*': • ***Main* Street Policy Area 43** • ***McLaren's Wharf Policy Area 44*** • ***North West Policy Area 45*** • ***Retail Core Policy Area 50*** • ***Southern Gateway Policy Area 52***	N	N
24.	Delete	In the list 'Non-complying Development', the following: '*Shop or group of shops with a gross leasable area of greater than 450 square metres where located within the* ***Old Port Reach Policy Area 46'*** *'Shop or group of shops with a gross leasable area of greater than 200 square metres where located within the* ***West Policy Area 53*** *(south of Hart Street Bridge).'*		N	N
Suburban Neighbourhood Zone					
25.	Replace	PDC 13 which states: 'Development should provide vehicle parking in accordance with *Table PAdE/10 - Off-street vehicle parking for the Suburban Neighbourhood Zone.'*	With the following: *'Vehicle parking should be provided in accordance with the rates set out in Table PAdE/10 - Off-street Vehicle Parking Requirements for the Suburban Neighbourhood Zone or Table PAdE/5A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).'*	N	N
26.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment PAdE/1**, inserting the following in the space indicated by '*(insert list)*': • ***Neighbourhood Activity Centre*** *shown on Concept Plan Map PAdE/21 - Northgate Neighbourhood Activity Centre*	N	N

TABLES					
Amendments required: **Yes**					
27.	Insert	Under the heading 'Table PAdE/5 – Off Street Vehicle Parking Requirements'	The following: *'The following off street vehicle parking requirements apply except where otherwise stated in Table PAdE/5A - Off Street Vehicle Parking Requirements for Designated Areas.'*	N	N
28.	Insert	After Table PAdE/5	The contents of **Attachment PAdE/3**	N	N
MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area & Precinct Maps)					
Amendments required: **No**					
Map Reference Table Adjustments					

Complying Development

Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the development is located inside any of the following area(s):

- *(insert list)*

(c) the building is not a State heritage place

(d) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(e) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(f) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(g) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table PAdE/5 – Off Street Vehicle Parking Requirements* or the desired minimum rate in *Table PAdE/5A - Off Street Vehicle Parking Requirements for Designated Areas* (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of

parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

Complying Development

Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the building is not a State heritage place

(c) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(d) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(e) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(f) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table PAdE/5 – Off Street Vehicle Parking Requirements* or the desired minimum rate in *Table PAdE/5A - Off Street Vehicle Parking Requirements for Designated Areas* (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

Table PAdE/5A - Off Street Vehicle Parking Requirements for Designated Areas

Interpretation

1. The vehicle parking rates table applies to Designated Areas listed below except where:

   (a) any applicable condition(s) is/are not met
   (b) the zone provisions require a lesser amount of on-site vehicular parking spaces than the amount determined using the vehicle parking rates table below.

Designated Areas

2. The following are Designated Areas:

Designated Area	Conditions
Regional Centre	None
District Centre Zone Local Centre Neighbourhood Centre Zone Suburban Neighbourhood Zone - *Neighbourhood Activity Centre shown on Concept Plan Map PAdE/21 - Northgate Neighbourhood Activity Centre*	Any part of the development is located in accordance with at least one of the following: (a) within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service(2) (b) within 400 metres of a bus interchange (1) that is part of a high frequency public transit service(2) (c) within 400 metres of an O-Bahn interchange (1) (d) within 400 metres of a passenger rail station(1) that is part of a high frequency public transit service(2) (e) within 400 metres of a passenger tram station(1) (f) within 400 metres of the Adelaide Parklands.

(1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles

(2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.

Applicable off-street vehicular parking requirements

3. Development should provide off-street vehicle parking in accordance with the table(s) below. A lesser number of parking spaces may be provided based on the nature of the development and parking condition in the wider locality including (but not limited to) the following:

   (a) the development is a mixed use development with integrated (shared) parking where the respective peak parking demands across the range of uses occurs at different times

   (b) the development is sited in a locality where the respective peak demands for parking for the range of uses (existing and proposed) occurs at different times and suitable arrangements are in place for the sharing of adjoining or nearby parking areas

(c) the development involves the retention and reuse of a place of heritage value, where the provision of on-site parking is constrained

(d) suitable arrangements are made for any parking shortfall to be met elsewhere or by other means (including a contribution to a car parking fund)

(e) generous on-street parking and/or public parking areas are available and in convenient proximity, other than where such parking may become limited or removed by future loss of access, restrictions, road modifications or widening

(f) the site of the development is located within distances specified in the conditions applicable to Designated Areas for at least two different public transit modes.

VEHICLE PARKING RATES TABLES

TABLE 1: Non-residential development excluding tourist accommodation

Location of development	Desired minimum number of vehicle parking spaces	Maximum number of vehicle parking spaces
All ***Designated Areas*** (unless otherwise stated)	3 spaces per 100 square metres of gross leasable floor area	6 spaces per 100 square metres of gross leasable floor area

PART 17

(Prospect (City))

AMENDMENT INSTRUCTIONS TABLE

Name of Local Government Area: City of Prospect

Name of Development Plan: Prospect (City) Development Plan

Name of DPA: Existing Activity Centres Policy Review DPA

The following amendment instructions (at the time of drafting) relate to the Prospect City Development Plan consolidated on 12 February 2015.

Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.

Amendment Instruction No:	Method of Change • Replace • Delete • Insert	Detail what is to be replaced or deleted or detail where new policy is to be inserted. • Objective (Obj) • Principle of Development Control (PDC) • Desired Character Statement (DCS) • Map/Table No. • Other (Specify)	Detail what material is to be inserted (if applicable, i.e., use for Insert or Replace methods of change only).	Is Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
COUNCIL WIDE / GENERAL SECTION PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: **No**					
ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: **Yes**					
District Centre Zone					
1.	Insert	Before PDC 6	The following PDC under a new sub-heading '**Vehicle Parking**': *'Vehicle parking should be provided in accordance with the rates set out in Table Pr/5 - Off Street Vehicle Parking Requirements for Designated Areas (where applicable).'* (numbering the PDC with the next consecutive number accordingly)	Y	N
2.	Insert	Before PDC 6 (Non-complying Development)	The contents of **Attachment Pr/1** (numbering the PDC "X" with the next consecutive number accordingly)	Y	N

3.	Insert	Before PDC 6	The sub-heading '***Non-complying Development***'	N	N
Neighbourhood Centre Zone (including Policy Areas)					
4.	Insert	Before the sub-heading 'Non-complying Development'	The following PDC under a new sub-heading '**Vehicle Parking**': *'Vehicle parking should be provided in accordance with the rates set out in Table Pr/5 - Off Street Vehicle Parking Requirements for Designated Areas (where applicable).'* (numbering the PDC with the next consecutive number accordingly)	Y	N
5.	Insert	Before the sub-heading 'Non-complying Development'	The contents of **Attachment Pr/1** (numbering the PDC "X" with the next consecutive number accordingly)	Y	N
Urban Corridor Zone (including Policy Areas)					
6.	Insert	Before sub-heading 'Land Division'	The following PDC under a new sub-heading '**Vehicle Parking**': *'Vehicle parking should be provided in accordance with the rates set out in Table Pr/5 - Off Street Vehicle Parking Requirements for Designated Areas.'* (numbering the PDC with the next consecutive number accordingly)	Y	N
7.	Replace	The sub-heading 'Complying Development' and associated text	The contents of **Attachment Pr/2** (numbering the PDC "X" with the next consecutive number accordingly)	Y	N
8.	Replace	PDC 3 of the **Boulevard Policy Area**, which states: *'Shops or groups of shops contained in a single building, other than a restaurant, should have a maximum gross leasable area of less than 2000 square metres.'*	With the following: *'Shops or groups of shops contained in a single building, other than a restaurant, should have a maximum gross leasable area in the order of 2000 square metres.'*	N	N

9.	Replace	PDC 2 of the **High Street Policy Area**, which states: *'Shops or groups of shops contained in a single building, other than a restaurant, should have a maximum gross leasable area of less than 2000 square metres.'*	With the following: *'Shops or groups of shops contained in a single building, other than a restaurant, should have a maximum gross leasable area in the order of 2000 square metres.'*	N	N
10.	Replace	PDC 1 of the **Transit Living Policy Area**, which states: *'Shops or groups of shops contained in a single building should have a maximum gross leasable area of less than 500 square metres.'*	With the following: *'Shops or groups of shops contained in a single building should have a maximum gross leasable area in the order of 500 square metres.'*	N	N
11.	Replace	PDC 3 of the **Business Policy Area**, which states: *'Shops or groups of shops should have a maximum gross leasable area of less than 2000 square metres.'*	With the following: *'Shops or groups of shops should have a maximum gross leasable area in the order of 2000 square metres.'*	N	N
TABLES					
Amendments required: **Yes**					
12.	Replace	*Table Pr/5 - Off Street Vehicle Parking Requirements for the Urban Corridor Zone*	With the contents of **Attachment Pr/3**	N	N
MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area & Precinct Maps)					
Amendments required: **No**					
Map Reference Table Adjustments					
13.					

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

X A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the building is not a State heritage place

(c) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(d) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(e) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(f) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table Pr/5 - Off Street Vehicle Parking Requirements for Designated Areas* to the nearest whole number, except in any one of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

X Subject to the conditions contained in *Table Pr/5 - Off Street Vehicle Parking Requirements for Designated Areas* and *Table Pr/6 – Off-street Bicycle Parking Requirements for the Urban Corridor Zone*

(a) change in the use of land, from residential to office on the ground or first floor of a building

(b) change in the use of land from residential to shop less than 250 square metres on the ground floor of a building.

X A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the development is located inside any of the following area(s):

- High Street Policy Area

(c) the building is not a State heritage place

(d) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(e) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(f) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(g) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table Pr/5 - Off Street Vehicle Parking Requirements for Designated Areas* to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

TABLE Pr/5

Off-street Vehicle Parking Requirements for Designated Areas

Interpretation

1. The vehicle parking rates table applies to Designated Areas listed below except where:

   (a) any applicable condition(s) is/are not met
   (b) the zone provisions require a lesser amount of on-site vehicular parking spaces than the amount determined using the vehicle parking rates table below.

Designated Areas

2. The following are Designated Areas:

Designated Area	Conditions
Urban Corridor Zone	None
District Centre Zone Neighbourhood Centre Zone	Any part of the development site is located in accordance with at least one of the following: (a) within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service(2) (b) within 400 metres of a bus interchange(1) that is part of a high frequency public transit services(2) (c) within 400 metres of an O-Bahn interchange(1) (d) within 400 metres of a passenger rail station(1) that is part of a high frequency public transit service(2) (e) within 400 metres of a passenger tram station(1) (f) within 400 metres of the Adelaide Parklands.

(1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles

(2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.

Applicable off-street vehicular parking requirements

3. Development should provide off-street vehicle parking in accordance with the table(s) below. A lesser number of parking spaces may be provided based on the nature of development and parking conditions in the wider locality including (but not limited to) the following:

   (a) the development is a mixed use development with integrated (shared) parking where the respective peak parking demands across the range of uses occurs at different times

   (b) the development is sited in a locality where the respective peak demands for parking for the range of uses (existing and proposed) occurs at different times and suitable arrangements are in place for the sharing of adjoining or nearby parking areas

   (c) the development involves the retention and reuse of a place of heritage value, where the provision of on-site parking is constrained

   (d) suitable arrangements are made for any parking shortfall to be met elsewhere or by other means (including a contribution to a car parking fund)

(e) generous on-street parking and/or public parking areas are available and in convenient proximity, other than where such parking may become limited or removed by future loss of access, restrictions, road modifications or widening

(f) the site of the development is located within distances specified in the conditions applicable to Designated Areas for at least two different public transit modes.

VEHICLE PARKING RATES TABLES

TABLE 1: Non-residential development excluding tourist accommodation

Location of development	Desired minimum number of vehicle parking spaces	Maximum number of vehicle parking spaces
All ***Designated Areas*** (unless otherwise stated)	3 spaces per 100 square metres of gross leasable floor area	6 spaces per 100 square metres of gross leasable floor area
Urban Corridor Zone	3 spaces per 100 square metres of gross leasable floor area	5 spaces per 100 square metres of gross leasable floor area

TABLE 2: Tourist accommodation

Location of development	Desired minimum number of required vehicle parking spaces	Maximum number of vehicle parking spaces
Urban Corridor Zone	1 space for every 4 bedrooms up to 100 bedrooms and 1 space for every 5 bedrooms over 100 bedrooms	1 space for every 2 bedrooms up to 100 bedrooms and 1 space for every 4 bedrooms over 100 bedrooms

TABLE 3: Residential development, in the form of residential flat buildings and residential development in multi-storey buildings

Location of development	Rate for each dwelling based on number of bedrooms per dwelling	Plus number of required visitor parking spaces
Urban Corridor Zone	1 per studio (no separate bedroom), 1, or 2 bedroom dwelling 1.25 per 3 + bedroom dwelling	0.25 per dwelling

TABLE 4: Row, semi-detached and detached dwellings

Location of development	Number of bedrooms, or rooms capable of being used as a bedroom	Number of required vehicle parking spaces
Urban Corridor Zone	1 or 2 bedrooms	1
	3 + bedrooms	2

PART 18

(Salisbury Council)

AMENDMENT INSTRUCTIONS TABLE					
Name of Local Government Area: City of Salisbury					
Name of Development Plan: Salisbury Council Development Plan					
The following amendment instructions (at the time of drafting) relate to the Salisbury Council Development Plan consolidated on 7 January 2016. ***Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.***					
Amendment Instruction No:	**Method of Change** • **Replace** • **Delete** • **Insert**	**Detail what is to be replaced or deleted or detail where new policy is to be inserted.** • **Objective (Obj)** • **Principle of Development Control (PDC)** • **Desired Character Statement (DCS)** • **Map/Table No.** • **Other (Specify)**	**Detail what material is to be inserted (if applicable, i.e., use for Insert or Replace methods of change only).**	**Is Renumbering required (Y/N)**	**Subsequent Policy cross-references requiring update (Y/N) if yes please specify.**
COUNCIL WIDE / GENERAL SECTION PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: **No**					
ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: **Yes**					
District Centre Zone (including Policy Areas)					
1.	Insert	Before sub-heading 'Land Division':	The following PDC under the new sub-heading '**Vehicle Parking**': *'Vehicle parking should be provided in accordance with the rates set out in Table Sal/2 – Off Street Vehicle Parking Requirements or Table Sal/2A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).'* (numbering the PDC with the next consecutive number accordingly)	Y	N
2.	Replace	PDC 8 for Precinct 14 Bulky Goods in Salisbury Downs Policy Area 4, which states: *'The precinct should be*	With: *'The precinct should be developed primarily for bulky goods outlets'*	N	N

		comprised of low-intensity bulky goods retail development'			
3.	Replace	PDC 17 for Precinct 16 Mixed Use in Salisbury Downs Policy Area 4, the words: *'comprised of'*	With: *'developed primarily for'*	N	N
4.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment Sal/1**, inserting the following in the space indicated by *'(Insert list)*': • ***Precinct 8 Retail Core** in **Ingle Farm Policy Area 2*** • ***Precinct 13 Retail Core** in **Salisbury Town Centre Policy Area 3*** • ***Precinct 17 Retail Core** in **Salisbury Downs Policy Area 4***	N	N
Local Centre Zone					
5.	Replace	In PDC 4, the words: 'not exceed'	With the following: '*be in the order of*'	N	N
6.	Insert	Before the sub-heading 'Land Division'	The following PDC under the new sub-heading '**Vehicle Parking**': *'Vehicle parking should be provided in accordance with the rates set out in Table Sal/2 – Off Street Vehicle Parking Requirements or Table Sal/2A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).'* (numbering the PDC with the next consecutive number accordingly)	Y	N
7.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment Sal/2**	N	N
Mixed Use (Bulky Goods, Entertainment and Leisure) Zone					
8.	Replace	Objective 1, which states: *'A zone accommodating land uses including entertainment and leisure activities, bulky goods outlets, larger floorplate retail (excluding supermarkets selling predominantly foodstuffs) and service trade premises.'*	With: *'A zone primarily accommodating entertainment and leisure activities, bulky goods outlets, larger floorplate retail (selling predominantly non-foodstuffs) and service trade premises.'*	N	N

9.	Replace	In the first paragraph of the Desired Character, the material in the brackets which states: *'(excluding supermarkets selling predominantly foodstuffs)'*	With: *'(selling predominantly non-foodstuffs)'*	N	N
10.	Replace	The whole of the third paragraph of the Desired Character as follows: *'It is envisaged that the zone will include the development of a single large floorplate shop as a single tenancy with a minimum floor area of 10 000 square metres and a maximum floor area of 15 000 square metres. This tenancy may include the sale of foodstuffs however no more than 45 per cent of its total floor area will be used for the display and sale of foodstuffs. This shop will provide an alternative retail model for small and medium businesses and individuals to purchase products in bulk.'*	With: *'It is envisaged that the zone will include the development of a single large floorplate shop with a floor area between 10 000 square metres and 15 000 square metres or thereabouts. Up to 45 percent of the total floor space of this tenancy may include the display and sale of foodstuffs. This shop will provide an alternative retail model for small and medium businesses and individuals to purchase products in bulk.'*	N	N
11.	Replace	The second sentence of the fourth paragraph of the Desired Character, which states: *'Tenancies will be a minimum of 200 square metres to provide an alternative retail model to smaller tenancies found within other centres.'*	With: *'Each tenancy will generally be 200 square metres or more to provide an alternative retail model to smaller tenancies found within other centres.'*	N	N
12.	Replace	The four dot points in PDC 1, which state: ▪ *leisure and entertainment venues, including indoor recreation with a maximum total floor area across the zone of 20 000 square metres* ▪ *bulky goods outlet and service trade premise that comprise only indoor displays with a maximum total floor area across the zone of 18 000 square metres* ▪ *shops (excluding bulky goods outlets and restaurants) with a minimum total floor area of 200 square metres and a maximum of 15 000 square metres per tenancy with a maximum total floor area across the zone of 46 000*	With: ▪ *leisure and entertainment venues, including indoor recreation with a maximum total floor area in the order of 20 000 square metres across the zone* ▪ *bulky goods outlet and service trade premise that comprise only indoor displays with a maximum total floor area in the order of 18 000 square metres across the zone* ▪ *shops (excluding bulky goods outlets and restaurants) with a minimum total floor area in the order of 200 square metres and a maximum in the order of 15 000 square metres per tenancy with a*	N	N

		square metres ▪ *restaurants with a maximum total floor area across the zone of 1200 square metres*	*maximum total floor area across the zone in the order of 46 000 square metres* ▪ *restaurants with a maximum total floor area in the order of 1200 square metres across the zone*		
13.	Replace	PDC 2, which states: *'The total maximum gross leasable floor area across the Zone should not exceed 77 900 square metres and a maximum total floor area of 85 200 square metres.'*	With: *'The total maximum gross leasable floor area across the zone should be in the order of 77 900 square metres and a maximum total floor area in the order of 85 200 square metres.'*	N	N
14.	Insert	In PDC 4, after the words '….*maximum floor area*'	The following: *'in the order'*	N	N
15.	Insert	In PDC 5(c), after the words '….*maximum floor area*'.	The following: *'in the order'*	N	N
16.	Delete	PDC 7, which states: *'A shop in the form of a supermarket primarily for the sale of foodstuffs should not be developed in the zone.'*		Y	N
17.	Delete	In the 'Non-complying Development' table the following: '*Consulting room*' '*Shop*' and associated Exceptions '*Shop in the form of supermarket selling predominantly foodstuffs*'		N	N
18.	Insert	In the table under the subheading Public Notification and in the column headed Category 2	The following: *'All forms of development not listed as Category 1.'*	N	N
Neighbourhood Centre Zone					
19.	Replace	In the Desired Character for Precinct 18 Saints Road Neighbourhood Centre, the following text in the second paragraph: *'will be rigorously restricted to'*	With: *'should primarily consist of'*	N	N
20.	Delete	In the Desired Character for Precinct 18 Saints Road Neighbourhood Centre, the last sentence of second paragraph which states:		N	N

		'The Area 2 'Bulky Goods' will not contain land uses that display, sell or hire foodstuffs, clothing or personal effects goods.'			
21.	Insert	In PDC 7(b), after the words: '*leasable floor area'*	With the following: '*in the order'*	N	N
22.	Insert	In PDC 8(b), after the words: '*leasable floor area'*	With the following: '*in the order'*	N	N
23.	Insert	Before sub-heading 'Land Division'	The following PDC under the new sub-heading '**Vehicle Parking**': *'Vehicle parking should be provided in accordance with the rates set out in Table Sal/2 – Off Street Vehicle Parking Requirements or Table Sal/2A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).'* (numbering the PDC with the next consecutive number accordingly)	Y	N
24.	Replace	PDC 13 for Precinct 18 Saints Road, which states: *'Land uses within the Area 2 'Bulky Goods' shown on Concept Plan Map Sal/16 - Saints Road Neighbourhood Centre should be restricted to service trade premises and bulky goods outlets and should not include conventional shops (including restaurants and personal service establishments).'*	With the following: *'Land uses within the Area 2 'Bulky Goods' shown on Concept Plan Map Sal/16 - Saints Road Neighbourhood Centre should primarily comprise service trade premises and bulky goods outlets and should generally not include conventional shops (including restaurants and personal service establishments).'*	N	N
25.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment Sal/2**	N	N
TABLES					
Amendments required: **Yes**					
26.	Replace	Under the heading 'Table Sal/2 – Off Street Vehicle Parking Requirements' the following words: *'The following vehicle parking requirements do not apply to the*	With the following: '*The following vehicle parking requirements do not apply:* *(a) to the Mixed Use (Bulky Goods, Entertainment, Leisure) Zone except*	N	N

		Mixed Use (Bulky Goods, Entertainment, Leisure) Zone except where the form of development is Light Industry whereby the rates for Industry, warehouse, stores are applicable.'	*where the form of development is light industry whereby the rates for Industry, warehouse, stores are applicable* *(b) to development that is subject to the requirements in Table Sal/2A - Off Street Vehicle Parking Requirements for Designated Areas.'*		
27.	Insert	After Table Sal/2	With the contents of **Attachment Sal/3**	Y	N
MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area & Precinct Maps)					
Amendments required: **No**					
Map Reference Table Adjustments					

Complying Development

Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the development is located inside any of the following area(s):

- *(insert list)*

(c) the building is not a State heritage place

(d) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(e) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(f) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(g) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table Sal/2 – Off Street Vehicle Parking Requirements* or the desired minimum in rate in *Table Sal/2A - Off Street Vehicle Parking Requirements for Designated Areas* (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of

parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

Complying Development

Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the building is not a State heritage place

(c) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(d) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(e) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(f) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table Sal/2 – Off Street Vehicle Parking Requirements* or the desired minimum in rate in *Table Sal/2A - Off Street Vehicle Parking Requirements for Designated Areas* (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

Table Sal/2A - Off Street Vehicle Parking Requirements for Designated Areas

Interpretation

1. The vehicle parking rates table applies to Designated Areas listed below except where:

   (a) any applicable condition(s) is/are not met
   (b) the zone provisions require a lesser amount of on-site vehicular parking spaces than the amount determined using the vehicle parking rates table below.

Designated Areas

2. The following are Designated Areas:

Designated Area	Conditions
District Centre Zone Local Centre Neighbourhood Centre Zone Mixed Use (Bulky Goods, Entertainment and Leisure) Zone	Any part of the development site is located in accordance with at least one of the following: (a) within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service(2) (b) within 400 metres of a bus interchange(1) that is part of a high frequency public transit service(2) (c) within 400 metres of an O-Bahn interchange (1) (d) within 400 metres of a passenger rail station(1) that is part of a high frequency public transit service(2) (e) within 400 metres of a passenger tram station(1) (f) within 400 metres of the Adelaide Parklands.

(1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles

(2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.

Applicable off-street vehicular parking requirements

3. Development should provide off-street vehicle parking in accordance with the table(s) below. A lesser number of parking spaces may be provided based on the nature of the development and parking conditions in the wider locality (but not limited to) the following:

   (a) the development is a mixed use development with integrated (shared) parking where the respective peak parking demands across the range of uses occurs at different times

   (b) the development is sited in a locality where the respective peak demands for parking for the range of uses (existing and proposed) occurs at different times and suitable arrangements are in place for the sharing of adjoining or nearby parking areas

   (c) the development involves the retention and reuse of a place of heritage value, where the provision of on-site parking is constrained

(d) suitable arrangements are made for any parking shortfall to be met elsewhere or by other means (including a contribution to a car parking fund)

(e) generous on-street parking and/or public parking areas are available and in convenient proximity, other than where such parking may become limited or removed by future loss of access, restrictions, road modifications or widening

(f) the site of the development is located within distances specified in the conditions applicable to Designated Areas for at least two different public transit modes.

VEHICLE PARKING RATES TABLES

TABLE 1: Non-residential development excluding tourist accommodation

Location of development	Desired minimum number of vehicle parking spaces	Maximum number of vehicle parking spaces
All ***Designated Areas*** (unless otherwise stated)	3 spaces per 100 square metres of gross leasable floor area	6 spaces per 100 square metres of gross leasable floor area

PART 19

(Tea Tree Gully Council)

AMENDMENT INSTRUCTIONS TABLE					
Name of Local Government Area: City of Tea Tree Gully					
Name of Development Plan: Tea Tree Gully Council Development Plan					
Name of DPA: Exiasting Activity Centres Policy Review DPA					
The following amendment instructions (at the time of drafting) relate to the Tea Tree Gully Council Development Plan consolidated on 29 October 2015. ***Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.***					
Amendment Instruction No:	**Method of Change** • **Replace** • **Delete** • **Insert**	**Detail what is to be replaced or deleted or detail where new policy is to be inserted.** • **Objective (Obj)** • **Principle of Development Control (PDC)** • **Desired Character Statement (DCS)** • **Map/Table No.** • **Other (Specify)**	**Detail what material is to be inserted (if applicable, i.e., use for Insert or Replace methods of change only).**	**Is Renumbering required (Y/N)**	**Subsequent Policy cross-references requiring update (Y/N) if yes please specify.**
COUNCIL WIDE / GENERAL SECTION PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: **No**					
ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: **Yes**					
District Centre Zone (including Policy Areas)					
1.	Replace	Objective 4, which states: *'The centres at Clovercrest and St Agnes having a total gross leasable area between 5000 and 10 000 square metres each'*	With: *'The centres at Clovercrest and St Agnes having a total gross leasable area in the order of 5000 to 10 000 square metres each'*	N	N
2.	Insert	Before sub-heading 'Land Division':	The following PDC under the new sub-heading '**Vehicle Parking**': *'Vehicle parking should be provided in accordance with the rates set out in Table TTG/2 – Off Street Vehicle Parking Requirements or Table TTG/2A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).'* (numbering the PDC with the next consecutive number accordingly)	Y	N

3.	Replace	In PDC 20 of the **Golden Grove District Centre Policy Area 2**, the words: '*only occur'*	With the following: '*primarily be'*	N	N
4.	Replace	PDC 34 of the **Golden Grove District Centre Policy Area 2**, which states: *'Shops that provide take-away food as a significant part of trade should:* *(a) not be located in this precinct* *(b) instead be located in **Precinct 3 Golden Grove Core Retail** and **Precinct 6 Golden Grove Peripheral**.'*	With the following: '*Shops that provide take-away food as a significant part of trade are generally not envisaged.'*	N	N
5.	Replace	PDC 45(b) of the **Golden Grove District Centre Policy Area 2**, which states: *'have a minimum of 30 per cent of the total shop floor space developed for individual tenancies with a maximum floor space of 150 square metres for each individual tenancy'*	With the following: *'have a minimum of around 30 per cent of the total shop floor space developed for individual tenancies with a maximum floor space in the order of 150 square metres for each individual tenancy'*	N	N
6.	Replace	The sub-heading 'Complying Development' and associated text	The contents of **Attachment TTG/1**, inserting the following in the space indicated by *'(Insert list)*': • ***Precinct 1 Golden Grove Commercial*** • ***Precinct 2 Golden Grove Community*** • ***Precinct 4 Golden Grove Dining*** • ***Precinct 5 Golden Grove Mixed Use*** • ***Precinct 6 Golden Grove Peripheral***	N	N
7.	Delete	In the 'Non-complying Development' list the following: *'Restaurant where located within **Golden Grove District Centre Policy Area 2**'* and associated Exceptions *'Retail showroom where located within **Golden Grove District Centre Policy Area 2**'* and associated Exceptions		N	N

		*'Shop and dwelling where located within **Precinct 2 Golden Grove Community'*** '*Shop or group of shops where located within **Golden Grove District Centre Policy Area 2**' and associated Exceptions*			
Local Centre Zone					
8.	Insert	Before sub-heading 'Land Division':	The following PDC under the new sub-heading '**Vehicle Parking**': *'Vehicle parking should be provided in accordance with the rates set out in Table TTG/2 – Off Street Vehicle Parking Requirements or Table TTG/2A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).'* (numbering the PDC with the next consecutive number accordingly)	Y	N
9.	Replace	The sub-heading 'Complying Development' and associated text	The contents of **Attachment TTG/2**	N	N
Neighbourhood Centre Zone (including Policy Areas)					
10.	Replace	Obj 4, which states: *'A centre with a total retail floor area of up to 5000 square metres for each centre.'*	With the following: *'Each centre with a total retail floor area in the order of 5000 square metres.'*	N	N
11.	Insert	Before sub-heading 'Land Division':	The following PDC under the new sub-heading '**Vehicle Parking**': *'Vehicle parking should be provided in accordance with the rates set out in Table TTG/2 – Off Street Vehicle Parking Requirements or Table TTG/2A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).'* (numbering the PDC with the next consecutive number accordingly)	Y	N

12.	Replace	PDC 3(f) of the **Golden Grove Neighbourhood Centre Policy Area 7**, which states: '*not exceed a cumulative gross leasable area of 4500 square metres for the entire centre.'*	With the following: *'have a total cumulative maximum gross leasable area in the order of 4500 square metres'*	N	N
13.	Replace	PDC 4(c) and associated clauses (i) and (ii) of the **Golden Grove Neighbourhood Centre Policy Area 7**, which states: *'(c) not exceed a cumulative gross leasable area of 2000 square metres for the entire centre, comprising of:* *(i) retail development that does not cumulatively exceed 1000 square metres* *(ii) restaurants, personal service establishments and other envisaged development that does not cumulatively exceed 1000 square metres'*	With the following: *'(c) have a total cumulative maximum gross leasable area in the order of 2000 square metres, comprising:* *(i) retail development with a cumulative maximum gross leasable floor area in the order of 1000 square metres* *(ii) restaurants, personal service establishments and other envisaged development with a cumulative maximum gross leasable floor area in the order of 1000 square metres'*	N	N
14.	Replace	PDC 5 (c) of the **Golden Grove Neighbourhood Centre Policy Area 7**, which states: '*not exceed a cumulative gross leasable area of 4500 square metres for the entire centre'*	With the following: *'have a total cumulative maximum gross leasable area in the order of 4500 square metres'*	N	N
15.	Replace	In PDC 8 of the **Crouch Road Policy Area 21**, the words: '*not exceed*'	With the following: '*be in the order of*'	N	N
16.	Replace	The sub-heading 'Complying Development' and associated text	The contents of **Attachment TTG/2**	N	N
Urban Core Zone (including Policy Areas)					
17.	Insert	Before sub-heading 'Land Division':	The following PDC under the new sub-heading '**Vehicle Parking**': *'Vehicle parking should be provided in accordance with the rates set out in Table TTG/2 – Off Street Vehicle Parking Requirements or Table TTG/2A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).'* (numbering the PDC with the	Y	N

			next consecutive number accordingly)		
18.	Replace	The sub-heading 'Complying Development' and associated text	The contents of **Attachment TTG/3**, inserting the following in the space indicated by *'(Insert list)*': • *Core area shown on Concept Plan Map TTG/16 – Urban Core Land Uses* • ***Main Street Policy Area 10***	N	N
TABLES					
Amendments required: **Yes**					
19.	Insert	Under the heading 'Table TTG/2 – Off Street Vehicle Parking Requirements'	The following: *'The following off street vehicle parking requirements apply except where otherwise stated in Table TTG/2A - Off Street Vehicle Parking Requirements for Designated Areas.'*	N	N
20.	Insert	After Table TTG/2 – Off Street Vehicle Parking Requirements	With the contents of **Attachment TTG/4**	Y	N
MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area & Precinct Maps)					
Amendments required: **No**					
Map Reference Table Adjustments					

Complying Development

Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

Advertisement subject to the conditions contained in *Table TTG/1 - Conditions for Complying Development*

A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the development is not located inside any of the following area(s):

- *(insert list)*

(c) the building is not a State heritage place

(d) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(e) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(f) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(g) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table TTG/2 – Off Street Vehicle Parking Requirements* or the desired minimum in rate in *Table TTG/2A - Off Street Vehicle Parking Requirements for Designated Areas* (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

Complying Development

Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

Advertisement subject to the conditions contained in *Table TTG/1 - Conditions for Complying Development*

A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the building is not a State heritage place

(c) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(d) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(e) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(f) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table TTG/2 – Off Street Vehicle Parking Requirements* or the desired minimum in rate in *Table TTG/2A - Off Street Vehicle Parking Requirements for Designated Areas* (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

Complying Development

Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

1. Change in the use of land, from residential to office on the ground or first floor of a building
2. Change in the use of land, from residential to shop less than 250 square metres on the ground floor of a building.
3. A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:
   (a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses
   (b) the development is located inside any of the following area(s):
      - *(insert list)*
   (c) the building is not a State heritage place
   (d) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space
   (e) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):
      (i) all of the following:
         (A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)
         (B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions
      (ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development
   (f) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):
      (i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road
      (ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared
   (g) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table TTG/2 – Off Street Vehicle Parking Requirements* or the desired minimum in rate in *Table TTG/2A - Off Street Vehicle Parking Requirements for Designated Areas* (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:
      (i) the building is a local heritage place

(i) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

Table TTG/2A - Off Street Vehicle Parking Requirements for Designated Areas

Interpretation

1. The vehicle parking rates table applies to Designated Areas listed below except where:

   (a) any applicable condition(s) is/are not met
   (b) the zone provisions require a lesser amount of on-site vehicular parking spaces than the amount determined using the vehicle parking rates tables below.

Designated Areas

2. The following are Designated Areas:

Designated Area	Conditions
Urban Core Zone	**None**
District Centre Zone Local Centre Zone Neighbourhood Centre Zone	Any part of the development is located in accordance with at least one of the following: (a) within 200 metres of any section of road reserve along which a bus service operate as a high frequency public transit service(2) (b) within 400 metres of a bus interchange(1) that is part of a high frequency public transit service(2) (c) within 400 metres of an O-Bahn interchange(1) (d) within 400 metres of a passenger rail station(1) that is part of a high frequency public transit service (2) (e) within 400 metres of a passenger tram station(1) (f) within 400 metres of the Adelaide Parklands.

(1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles

(2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.

Applicable off-street vehicular parking requirements

3. Development should provide off-street vehicle parking in accordance with the table(s) below. A lesser number of parking spaces may be provided based on the nature of the development and parking conditions in the wider locality including (but not limited to) the following:

   (a) the development is a mixed use development with integrated (shared) parking where the respective peak parking demands across the range of uses occurs at different times

   (b) the development is sited in a locality where the respective peak demands for parking for the range of uses (existing and proposed) occurs at different times and suitable arrangements are in place for the sharing of adjoining or nearby parking areas

   (c) the development involves the retention and reuse of a place of heritage value, where the provision of on-site parking is constrained

(d) suitable arrangements are made for any parking shortfall to be met elsewhere or by other means (including a contribution to a car parking fund)

(e) generous on-street parking and/or public parking areas are available and in convenient proximity, other than where such parking may become limited or removed by future loss of access, restrictions, road modifications or widening

(f) the site of the development is located within distances specified in the conditions applicable to Designated Areas for at least two different public transit modes.

TABLES: VEHICLE PARKING RATES

TABLE 1: Non-residential development excluding tourist accommodation

Location of development	Desired minimum number of vehicle parking spaces	Maximum number of vehicle parking spaces
All ***Designated Areas*** (unless otherwise stated)	3 spaces per 100 square metres of gross leasable floor area	6 spaces per 100 square metres of gross leasable floor area

PART 20

(The Barossa Council)

AMENDMENT INSTRUCTIONS TABLE					
Name of Local Government Area: The Barossa Council					
Name of Development Plan: The Barossa Council Development Plan					
Name of DPA: Existing Activity Centres Policy Review DPA					
The following amendment instructions (at the time of drafting) relate to the Barossa Council Development Plan consolidated on 13 August 2015. ***Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.***					
Amendment Instruction No:	**Method of Change** • **Replace** • **Delete** • **Insert**	**Detail what is to be replaced or deleted or detail where new policy is to be inserted.** • **Objective (Obj)** • **Principle of Development Control (PDC)** • **Desired Character Statement (DCS)** • **Map/Table No.** • **Other (Specify)**	**Detail what material is to be inserted (if applicable, i.e., use for Insert or Replace methods of change only).**	**Is Renumbering required (Y/N)**	**Subsequent Policy cross-references requiring update (Y/N) if yes please specify.**
COUNCIL WIDE / GENERAL SECTION PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: **No**					
ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: **Yes**					
District Town Centre Zone					
1.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment Baro/1**	N	N
Township Zone					
2.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment Baro/2**	N	N
3.	Insert	In the table under the heading 'Non-complying Development', and in the row containing the following: 'Bulky goods outlet'	The following in the Exemptions column: 'Except located within the **Town Centre Policy Area 10'**	N	N
4.	Replace	In the table under the heading 'Non-complying Development', and in the row containing the word 'Office', the associated material in the Exemptions column	With the following: Except where it is: (a) located within the **Town Centre Policy Area 1**0 (b) ancillary to an existing lawful business located within the **Residential Mount Pleasant Policy**	N	N

			Area 8 or located within the **Mixed Use Policy Area 9**		
5.	Insert	In the table under the heading 'Non-complying Development', and in the row containing the following: *'Shop or group of shops with a gross leasable area of more than 250 square metres'*	The following in the Exemptions column: *'Except located within the **Town Centre Policy Area 10'***	N	N
6.	Insert	In the table under the heading 'Public Notification' and in the column for 'Category 1'	The following in alphabetical order: *'All forms of development in the **Town Centre Policy Area 10** other than where the site of the development is adjacent land to land in a zone which is different to the zone that applies to the site of the development'*	N	N
7.	Insert	In the table under the heading 'Public Notification' and in the column for 'Category 2'	The following in alphabetical order: *'All forms of development in the **Town Centre Policy Area 10** not listed as Category 1'*	N	N
TABLES					
Amendments required: **No**					
MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area & Precinct Maps)					
Amendments required: No					
Map Reference Table Adjustments					
Spatial Extent Maps					
Concept Plan Maps					

Complying Development

Complying developments are prescribed in Schedule 4 of the Development Regulations 2008.

In addition, the following forms of development (except where the development is non-complying) are designated:

A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the building is not a State heritage place

(c) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(d) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(e) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(f) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table Baro/1 – Off Street Vehicle Parking Requirements*, to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

Complying Development

Complying developments are prescribed in Schedule 4 of the Development Regulations 2008.

In addition, the following forms of development (except where the development is non-complying) are designated:

A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the development is located inside any of the following area(s):

- **Town Centre Policy Area 10**

(c) the building is not a State heritage place

(d) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(e) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(f) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(g) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table Baro/1 – Off Street Vehicle Parking Requirements* to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

PART 21

(Unley (City))

AMENDMENT INSTRUCTIONS TABLE

Name of Local Government Area: The City of Unley

Name of Development Plan: Unley (City) Development Plan

Name of DPA: Existing Activity Centres Policy Review DPA

The following amendment instructions (at the time of drafting) relate to the Unley (City) Development Plan consolidated on 30 January 2014.

Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.

Amendment Instruction No:	Method of Change • Replace • Delete • Insert	Detail what is to be replaced or deleted or detail where new policy is to be inserted. • Objective (Obj) • Principle of Development Control (PDC) • Desired Character Statement (DCS) • Map/Table No. • Other (Specify)	Detail what material is to be inserted (if applicable, i.e., use for Insert or Replace methods of change only).	Is Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
COUNCIL WIDE / GENERAL SECTION PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: **No**					
ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: **Yes**					
District Centre Zone					
1.	Insert	In PDC 3, after the words: '*... development should ...*'	With the following: '*generally*'	N	N
2.	Insert	Before sub-heading 'Complying Development':	The following PDC under a new sub-heading **'Vehicle Parking**': *'Vehicle parking should be provided in accordance with the rates set out in Table Un/5 – Off Street Vehicle Parking Requirements or Table Un/5A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies)'* (numbering the PDC with the next consecutive number accordingly)	Y	N
3.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment Un/1**	Y	N

			(numbering the PDC "X" with the next consecutive number accordingly)		
4.	Delete	In PDC 11 (Non-complying Development), the words: '*A building containing an office, consulting room or bank:* *(a) In which the total floor area of the office, consulting room or bank individually or together exceeds 450 square metres; or* *(b) Comprising a podium which supports two or more roofed areas, each of which roofed area has the appearance of being a separate building, the total floor area of an office, consulting room or bank, individually or together, within any one of the roofed areas exceeds 450 square metres.'*		N	N
Neighbourhood Centre Zone					
5.	Delete	PDC 4		Y	N
6.	Insert	Before sub-heading 'Complying Development'	The following PDC under a new sub-heading **'Vehicle Parking**': *'Vehicle parking should be provided in accordance with the rates set out in Table Un/5 – Off Street Vehicle Parking Requirements or Table Un/5A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies)'* (numbering the PDC with the next consecutive number accordingly)	Y	N
7.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment Un/1** (numbering the PDC "X" with the next consecutive number accordingly)	Y	N
8.	Delete	In PDC 8 (Non-complying Development), the words: '*A building containing an office, consulting room or bank:* *(a) in which the total floor area of the office, consulting room or bank individually or together exceeds 450 square metres; or*		N	N

		(b) comprising a podium which supports two or more roofed areas, each of which roofed area has the appearance of being a separate building, the total floor area of an office, consulting room or bank, individually or together, within any one of the roofed areas exceeds 450 square metres.'			
Specialty Goods Centre Zone					
9.	Insert	Before sub-heading 'Complying Development'	The following PDC under a new sub-heading **'Vehicle Parking**': *'Vehicle parking should be provided in accordance with the rates set out in Table Un/5 – Off Street Vehicle Parking Requirements or Table Un/5A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies)'* (numbering the PDC with the next consecutive number accordingly)	Y	N
10.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment Un/1** (numbering the PDC "X" with the next consecutive number accordingly)	Y	N
11.	Delete	In PDC 8 (Non-complying Development), the words: '*A building containing an office, consulting room or bank:* *(a) in which the total floor area of the office, consulting room or bank individually or together exceeds 450 square metres; or* *(b) comprising a podium which supports two or more roofed areas, each of which roofed area has the appearance of being a separate building, the total floor area of an office, consulting room or bank, individually or together, within any one of the roofed areas exceeds 450 square metres.'*		N	N

Local Centre Zone					
12.	Replace	PDC 4, which states: *'The total floor area of all shop development within a Local Centre Zone should not exceed 450 square metres. In those Local Centre Zones where the total floor area of all existing shop development exceeds 450 square metres, additional shop development should be limited to refurbishing and/or minor expansion of existing shop development.'*	With the following: *'The maximum floor area of all shop development within a Local Centre Zone should be in the order of 450 square metres.'*	N	N
13.	Insert	Before the sub-heading 'Complying Development'	The following PDC under a new sub-heading **'Vehicle Parking**': *'Vehicle parking should be provided in accordance with the rates set out in Table Un/5 – Off Street Vehicle Parking Requirements or Table Un/5A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies)'* (numbering the PDC with the next consecutive number accordingly)	Y	N
14.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment Un/1** (numbering the PDC "X" with the next consecutive number accordingly)	Y	N
15.	Delete	In PDC 8 (Non-complying Development), the words: '*A building containing an office, consulting room or bank:* *(a) in which the total floor area of the office, consulting room or bank individually or together exceeds 250 square metres; or* *(b) comprising a podium which supports two or more roofed areas, each of which roofed area has the appearance of being a separate building, the total floor area of an office, consulting room or bank, individually or together, within any one of the roofed areas exceeds 250 square metres.'*		N	N

Urban Corridor Zone (including Policy Areas)					
16.	Insert	Before the sub-heading 'Complying Development'	With the following PDC under a new sub-heading **'Vehicle Parking**': *'Vehicle parking should be provided in accordance with the rates set out in Table Un/5 – Off Street Vehicle Parking Requirements or Table Un/5A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies)* (numbering the PDC with the next consecutive number accordingly)	Y	N
17.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment Un/2** (numbering the PDC "X" with the next consecutive number accordingly)	Y	N
18.	Replace	PDC 3 for the **High Street (Unley Road) Policy Area**, which states: '*Shops or group of shops contained in a single building should have a gross leasable area of less than 450 square metres (per tenancy).'*	With the following: *'Shops or group of shops contained in a single building should have a maximum gross leasable area in the order of 450 square metres (per tenancy).'*	N	N
Historic (Conservation) Zone – Centre					
19.	Insert	Before sub-heading 'Complying Development':	The following PDC under a new sub-heading **'Vehicle Parking**': *'Vehicle parking should be provided in accordance with the rates set out in Table Un/5 – Off Street Vehicle Parking Requirements* or *Table Un/5A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies)'* (numbering the PDC with the next consecutive number accordingly)	Y	N
20.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment Un/3** (numbering the PDC "X" with the next consecutive number accordingly)	Y	N
21.	Delete	In PDC 11 (Non-complying Development), the words:		N	N

		‘*A building containing an office, consulting room or bank:* *(a) in which the total floor area of the office, consulting room or bank individually or together exceeds 450 square metres; or* *(b) comprising a podium which supports two or more roofed areas, each of which roofed area has the appearance of being a separate building, the total floor area of an office, consulting room or bank, individually or together, within any one of the roofed areas exceeds 450 square metres’*			
Mixed Use 1 Zone					
22.	Replace	Objective 1, which states: ‘*Accommodation of primarily small office and consulting room development of up to 250 square metres of total floor area per individual building, with limited small-scale specialty goods outlets and retail showrooms, and small entertainment facilities, to complement the adjacent centre facilities.’*	With the following: ‘*Accommodation of primarily small office and consulting room development with a maximum total floor area in the order of 250 square metres per individual building, with primarily small-scale specialty goods outlets and retail showrooms, and small entertainment facilities, to complement the adjacent centre facilities.’*	N	N
23.	Replace	PDC 2 which states: *‘Office and consulting room development, together or individually, should not exceed 250 square metres of total floor area per individual building.’*	With the following: ‘*Shop*, *office and consulting room development, together or individually, should have a maximum total floor area in the order of 250 square metres per individual building.’*	N	N
24.	Insert	Before sub-heading ‘Complying Development’:	The following PDC under a new sub-heading **‘Vehicle Parking**’: *‘Vehicle parking should be provided in accordance with the rates set out in Table Un/5 – Off Street Vehicle Parking Requirements* or *Table Un/5A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).’* (numbering the PDC with the next consecutive number accordingly)	Y	N

25.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment Un/1** (numbering the PDC "X" with the next consecutive number accordingly)	Y	N
26.	Delete	In PDC 7 (Non-complying Development), the words: '*A building containing an office, consulting room or bank:* *(a) in which the total floor area of the office, consulting room or bank individually or together exceeds 250 square metres; or* *(b) comprising a podium which supports two or more roofed areas, each of which roofed area has the appearance of being a separate building, the total floor area of an office, consulting room or bank, individually or together, within any one of the roofed areas exceeds 250 square metres'* *'Shop or group of shops with a gross leasable floor area of greater than 250 square metres'*		N	N
27.	Replace	The sub-heading 'Public Notification' and associated PDC 8 and 9	With the contents of **Attachment Un/4** (numbering the PDC "X" with the next consecutive number accordingly)	N	N
Mixed Use 2 Zone					
28.	Replace	Objective 1, which states: *'Accommodation of a mixture of commercial land uses including medium-scale offices and consulting rooms of up to 450 square metres total floor area per individual building, service industries, warehouses and retail showrooms which result in low traffic generation.'*	With the following: *'Accommodation of a mixture of commercial land uses including medium-scale offices and consulting rooms with a maximum total floor area in the order of 450 square metres per individual building; as well as service industries, warehouses and retail showrooms which result in low traffic generation.'*	N	N
29.	Replace	PDC 2, which states: *'Office and consulting room development, together or individually, should not exceed 450 square metres of total floor area per individual building.'*	With the following: *'Shop, office and consulting room development, together or individually, should have a maximum floor area in the order of 450 square metres per individual building.'*	N	N

30.	Insert	Before sub-heading 'Complying Development':	The following PDC under a new sub-heading **'Vehicle Parking**': *'Vehicle parking should be provided in accordance with the rates set out in Table Un/5 – Off Street Vehicle Parking Requirements* or *Table Un/5A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).'* (numbering the PDC with the next consecutive number accordingly)	Y	N
31.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment Un/1** (numbering the PDC "X" with the next consecutive number accordingly)	Y	N
32.	Delete	In PDC 8 (Non-complying Development), the words: '*A building containing an office, consulting room or bank:* *(a) in which the total floor area of the office, consulting room or bank individually or together exceeds 450 square metres; or* *(b) comprising a podium which supports two or more roofed areas, each of which roofed area has the appearance of being a separate building, the total floor area of an office, consulting room or bank, individually or together, within any one of the roofed areas exceeds 450 square metres'* '*Shop or group of shops with a gross leasable floor area greater than 450 square metres'*		N	N
33.	Replace	The sub-heading 'Public Notification' and associated PDC 9 and 10	With the contents of **Attachment Un/4** (numbering the PDC "X" with the next consecutive number accordingly)	N	N
Mixed Use 3 Zone					
34.	Replace	Objective 1, which states: '*Accommodation of small-scale office and consulting room*	With the following: *'Accommodation of small-scale office and consulting room*	N	N

		development of up to 250 square metres total floor area per individual building, small-scale specialty goods outlets, and residential development of up to two storeys at medium densities.'	*development with a maximum total floor area in the order of 250 square metres per individual building; as well as small-scale specialty goods outlets, and residential development of up to two storeys at medium densities.'*		
35.	Replace	PDC 1, which states: *'Development should be primarily, small-scale offices and consulting rooms, preferably in converted dwellings, with a limited extent of small-scale specialty goods outlets, and residential development of up to two storeys at medium densities.'*	With the following; '*Development should be primarily small-scale offices and consulting rooms with a limited extent of small-scale specialty goods outlets, and residential development of up to two storeys at medium densities*.'	N	N
36.	Replace	PDC 2, which states: *'Development involving offices, consulting rooms and specialty goods outlets, together or individually, should not exceed 250 square metres of total floor area per individual building'*	With the following: *'Development involving offices, consulting rooms and specialty goods outlets, together or individually, should have a maximum total floor area in the order of 250 square metres per individual building.'*	N	N
37.	Insert	Before sub-heading 'Complying Development':	The following PDC under a new sub-heading **'Vehicle Parking**': *'Vehicle parking should be provided in accordance with the rates set out in Table Un/5 – Off Street Vehicle Parking Requirements* or *Table Un/5A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).'* (numbering the PDC with the next consecutive number accordingly)	Y	N
38.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment Un/5** (numbering the PDC "X" with the next consecutive number accordingly)	Y	N
39.	Delete	In PDC 7 (Non-complying Development), the words: '*A building containing an office, consulting room or bank:* *(a) in which the total floor area of the office, consulting room or bank individually or*		N	N

		together exceeds 250 square metres; or *(b) comprising a podium which supports two or more roofed areas, each of which roofed area has the appearance of being a separate building, the total floor area of an office, consulting room or bank, individually or together, within any one of the roofed areas exceeds 250 square metres'* '*Shop or group of shops with a gross leasable floor area greater than 250 square metres'*			
40.	Replace	The sub-heading 'Public Notification' and associated PDC 8 and 9	With the contents of **Attachment Un/4** (numbering the PDC "X" with the next consecutive number accordingly)	N	N
TABLES					
Amendments required: **Yes**					
41.	Replace	The text under the heading 'TABLE Un/5', which states: ***'Off-Street Vehicle Parking Requirements'***	With the following: ***'Off-Street Vehicle Parking Requirements (except where otherwise stated in Table Un/5A)'***	N	N
42.	Insert	After Table Un/5	The contents of **Attachment Un/6**	N	N
MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area & Precinct Maps)					
Amendments required: **No**					
Map Reference Table Adjustments					

Complying Development

X Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*. In addition, the following forms of development (except where the development is non-complying) are complying:

(a) subject to the conditions contained in Table Un/1 - Conditions for Complying Development and other than in respect to a Heritage Place identified in Table Un/3 and Table Un/4:

(i) those kinds of development listed in Table Un/7

(ii) advertisement

(b) A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(i) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(ii) the building is not a State heritage place

(iii) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(iv) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (A) or (B):

(A) all of the following:

(i) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(ii) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(B) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(v) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (A) or (B):

(A) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(B) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(vi) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table Un/5 – Off Street Vehicle Parking Requirements* or the desired minimum in rate in *Table Un/5A - Off Street Vehicle Parking Requirements for Designated Areas* (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:

(A) the building is a local heritage place

(B) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(C) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

Complying Development

X Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

Advertisement subject to the conditions contained in Table Un/1 - Conditions for Complying Development and other than in respect to a Heritage Place identified in Table Un/3 and Table Un/4:

A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the development is located inside any of the following area(s):

- **High Street (Unley Road) Policy Area**

(c) the building is not a State heritage place

(d) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(e) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(f) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(g) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table Un/5 – Off Street Vehicle Parking Requirements* or the desired minimum in rate in *Table Un/5A - Off Street Vehicle Parking Requirements for Designated Areas* (whichever table applies) to the nearest whole number, except in and one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

Complying Development

X Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*. In addition, the following forms of development (except where the development is non-complying) are complying:

(a) subject to the conditions contained in Table Un/1 - Conditions for Complying Development:

(i) those kinds of development listed in Table Un/7

(ii) advertisement

(iii) external paintwork of a building

(iv) fencing not exceeding two metres in height and not located on the street alignment or on the portion of the common property boundary to the front of existing buildings.

(b) A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(i) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(ii) the building is not a State heritage place

(iii) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(iv) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (A) or (B):

(A) all of the following:

(i) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(ii) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(B) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(v) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (A) or (B):

(A) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(B) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(vi) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table Un/5 – Off Street Vehicle Parking Requirements* or the desired minimum in rate in *Table Un/5A - Off Street Vehicle Parking Requirements for Designated Areas*

(whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:

(A) the building is a local heritage place

(B) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(C) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

Public Notification

X Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*. In addition, the following forms of development, or any combination thereof (except where the development is classified as non-complying), are designated:

Category 1

All forms of development other than where:

(a) the site of the development is adjacent land to land in a zone which is different to the zone that applies to the site of the development

(b) it is for a building more than two storeys in height

Category 2

All forms of development not listed as Category 1

Complying Development

X Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

(a) the following uses, other than in respect to a Heritage Place identified in Table Un/3 and Table Un/4, subject to:

(i) the conditions contained in Table Un/1 - Conditions for Complying Development

(ii) with the exception of advertisements, no building being erected, added to or altered on any land so that any portion of such building is constructed nearer to the existing boundary of a road, or to the boundary of any land shown as being required for road widening on the Plan deposited under the provisions of the Metropolitan Adelaide Road Widening Plan Act, 1972, than the distance prescribed for each road or portion thereof, in Column 3 of Table Un/2

Advertisement
Detached Dwelling
Development listed in Table Un/7
Row Dwelling
Semi-detached Dwelling

(b) A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(i) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(ii) the building is not a State heritage place

(iii) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(iv) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (A) or (B):

(A) all of the following:

(i) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(ii) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(B) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(v) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (A) or (B):

(A) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(B) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(vi) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table Un/5 – Off Street Vehicle Parking Requirements* or the desired minimum in rate in *Table Un/5A - Off Street Vehicle Parking Requirements for Designated Areas* (whichever table applies) to the nearest whole number, except in any one of more of the following circumstances:

(A) the building is a local heritage place

(B) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(C) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

TABLE Un/5A

Off-street Vehicle Parking Requirements for Designated Areas

Interpretation

1. The vehicle parking rates table applies to Designated Areas listed below except where:

   (a) any applicable condition(s) is/are not met
   (b) the zone provisions require a lesser amount of on-site vehicular parking spaces than the amount determined using the vehicle parking rates table below.

Designated Areas

2. The following are Designated Areas:

Designated Area	Conditions
Urban Corridor Zone	None
District Centre Zone Historic (Conservation) Zone - Centre Local Centre Zone Mixed Use 1 Zone Mixed Use 2 Zone Mixed Use 3 Zone Neighbourhood Centre Zone Specialty Goods Centre Zone	Any part of the development site is located in accordance with at least one of the following: (a) within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service(2) (b) within 400 metres of a bus interchange(1) that is part of a high frequency public transit service(2) (c) within 400 metres of an O-Bahn interchange(1) (d) within 400 metres of a passenger rail station(1) that is part of a high frequency public transit service(2) (e) within 400 metres of a passenger tram station(1) (f) within 400 metres of the Adelaide Parklands

(1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles

(2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.

Applicable off-street vehicular parking requirements

3. Development should provide off-street vehicle parking in accordance with the table(s) below. A lesser number of parking spaces may be provided based on the nature of the development and parking conditions in the wider locality including (but not limited to) the following:

   (a) the development is a mixed use development with integrated (shared) parking where the respective peak parking demands across the range of uses occurs at different times

   (b) the development is sited in a locality where the respective peak demands for parking for the range of uses (existing and proposed) occurs at different times and suitable arrangements are in place for the sharing of adjoining or nearby parking areas

   (c) the development involves the retention and reuse of a place of heritage value, where the provision of on-site parking is constrained

   (d) suitable arrangements are made for any parking shortfall to be met elsewhere or by other means (including a contribution to a car parking fund)

(e) generous on-street parking and/or public parking areas are available and in convenient proximity, other than where such parking may become limited or removed by future loss of access, restrictions, road modifications or widening

(f) the site of the development is located within distances specified in the conditions applicable to Designated Areas for at least two different public transit modes.

VEHICLE PARKING RATES TABLES

TABLE 1: Non-residential development excluding tourist accommodation

Location of development	Desired minimum number of vehicle parking spaces	Maximum number of vehicle parking spaces
All ***Designated Areas*** (unless otherwise stated)	3 spaces per 100 square metres of gross leasable floor area	6 spaces per 100 square metres of gross leasable floor area
Urban Corridor Zone	3 spaces per 100 square metres of gross leasable floor area	5 spaces per 100 square metres of gross leasable floor area

PART 22

(Victor Harbor (City))

AMENDMENT INSTRUCTIONS TABLE

Name of Local Government Area: City of Victor Harbor

Name of Development Plan: Victor Harbor (City) Development Plan

Name of DPA: Existing Activity Centres Policy Review DPA

The following amendment instructions (at the time of drafting) relate to the Victor Harbor (City) Development Plan consolidated on 10 January 2013.

Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.

Amendment Instruction No:	Method of Change • Replace • Delete • Insert	Detail what is to be replaced or deleted or detail where new policy is to be inserted. • Objective (Obj) • Principle of Development Control (PDC) • Desired Character Statement (DCS) • Map/Table No. • Other (Specify)	Detail what material is to be inserted (if applicable, i.e., use for Insert or Replace methods of change only).	Is Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
COUNCIL WIDE / GENERAL SECTION PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: **No**					
ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: **Yes**					
Regional Town Centre Zone (including Policy Areas)					
1.	Insert	Before the sub-heading 'Non-complying Development'	The contents of **Attachment ViH/1** (numbering the PDC "X" with the next consecutive number accordingly)	Y	N
Neighbourhood Centre Zone					
2.	Insert	In Obj 4, after the words: *'maximum retail floor area'*	With the following: *'in the order'*	N	N
3.	Delete	PDC 3, which states: *'Supermarket development should not exceed a total floor area of 3,500 square metres.'*		Y	N
4.	Replace	PDC 4, which states: *'The aggregate total floor area of shops should not exceed 5,000 square metres.'*	With the following: *'The maximum aggregate total floor area of shops should be in the order of 5,000 square metres.*	N	N

5.	Delete	PDC 5		Y	N
6.	Insert	Before the sub-heading 'Non-complying Development'	The contents of **Attachment ViH/2** (numbering the PDC "X" with the next consecutive number accordingly)	Y	N
7.	Delete	In PDC 17 (Non-complying Development), the words: '*Retail showroom'* *'Shop or group of shops'* and associated Exceptions		N	N
Local Centre Zone					
8.	Insert	Before the sub-heading 'Non-complying Development'	The contents of **Attachment ViH/2** (numbering the PDC "X" with the next consecutive number accordingly)	Y	N
9.	Delete	In PDC 9 (Non-complying Development), the words: *'retail showroom'*		N	N
Local Centre (Hayborough) Zone					
10.	Insert	After PDC 1	The following: *'The maximum gross leasable floor area of a shop or group of shops should be in the order of 1000 square metres.'*	Y	N
11.	Insert	Before PDC 7	The contents of **Attachment ViH/2** (numbering the PDC "X" with the next consecutive number accordingly)	Y	N
12.	Insert	Before existing PDC 7	The sub-heading ***'Non-complying Development'***	N	N
13.	Delete	In PDC 7 (Non-complying Development), the words: *'Shop or group of shops with a gross leasable area greater than 1000 square metres'*		N	N
TABLES					
Amendments required: **No**					
MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area & Precinct Maps)					
Amendments required: **No**					
Map Reference Table Adjustments					

PROCEDURAL MATTERS

Complying Development

X Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the development is located inside any of the following area(s):

- **Business Policy Area 15**
- **Shopping Policy Area 16**

(c) the building is not a State heritage place

(d) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(e) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(f) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(g) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table ViH/7 – Car and Bicycle Parking Requirements* to the nearest whole number, except in any one of more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

PROCEDURAL MATTERS

Complying Development

X Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the building is not a State heritage place

(c) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(d) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(e) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(f) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table ViH/7 – Car and Bicycle Parking Requirements* to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

PART 23

(Walkerville Council)

AMENDMENT INSTRUCTIONS TABLE

Name of Local Government Area: The Corporation of the Town of Walkerville

Name of Development Plan: Walkerville Council Development Plan

Name of DPA: Existing Activity Centres Policy Review DPA

The following amendment instructions (at the time of drafting) relate to the Walkerville Council Development Plan consolidated on 28 August 2014.

Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.

Amendment Instruction No:	Method of Change • Replace • Delete • Insert	Detail what is to be replaced or deleted or detail where new policy is to be inserted. • Objective (Obj) • Principle of Development Control (PDC) • Desired Character Statement (DCS) • Map/Table No. • Other (Specify)	Detail what material is to be inserted (if applicable, i.e., use for Insert or Replace methods of change only).	Is Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
COUNCIL WIDE / GENERAL SECTION PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: **No**					
ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: **Yes**					
Local Centre Zone					
1.	Replace	PDC 6, which states: '*Offices, consulting rooms or other commercial development should not have a total floor area greater than 450 square metres'*	With the following: '*Offices, consulting rooms or other similar commercial uses should have a maximum total floor area in the order of 450 square metres.'*	N	N
2.	Insert	After existing PDC 6	The following new PDC: *'Shop development should have a maximum total gross leasable floor area in the order of 250 square metres.'* (numbering the PDC with the next consecutive number accordingly)	Y	N

3.	Insert	Before the sub-heading 'Land Division'	The following PDC under a new sub-heading '**Vehicle Parking**': *'Vehicle parking should be provided in accordance with the rates set out in Table Walk/2 – Off Street Vehicle Parking Requirements or Table Walk/2A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies)* (numbering the PDC with the next consecutive number accordingly)	Y	N
4.	Replace	The heading 'Complying Development' and associated text	The contents of **Attachment Walk/1**	N	N
5.	Delete	In the table under the heading 'Non-complying Development', the following: '*Shop or group of shops'* and associated Exceptions		N	N
Mixed Use Zone					
6.	Replace	In PDC 1 after the word 'shop or group of shops', the following: '*where the gross leasable area is less than 250 square metres'*	With: *'where the maximum gross leasable area is in the order of 250 square metres'*	N	N
7.	Insert	Before sub-heading 'Procedural Matters':	The following PDC under a new sub-heading '**Vehicle Parking**': *'Vehicle parking should be provided in accordance with the rates set out in Table Walk/2 – Off Street Vehicle Parking Requirements or Table Walk/2A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies)* (numbering the PDC with the next consecutive number accordingly)	N	N
8.	Replace	The heading 'Complying Development' and associated text	The contents of **Attachment Walk/1**	N	N
9.	Delete	In the table under the heading 'Non-complying Development', the following: *'shop or group of shops'* and associated Exceptions		N	N

10.	Replace	The heading 'Public Notification' and associated text	With the contents of **Attachment Walk/2**	N	N
Neighbourhood Centre Zone (including Policy Areas)					
11.	Insert	Before sub-heading 'Land Division':	The following PDC under a new sub-heading '**Vehicle Parking**': *'Vehicle parking should be provided in accordance with the rates set out in Table Walk/2 – Off Street Vehicle Parking Requirements or Table Walk/2A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies)* (numbering the PDC with the next consecutive number accordingly)	Y	N
12.	Replace	In PDC 3 of the Business Core Policy Area 2, the words: '*not exceed'*	With the following: '*have a maximum floor area in the order of*'	N	N
13.	Replace	In PDC 7 of the Warwick Street Policy Area 5, the words: *'be restricted'*	*With:* *'primarily be located'*	N	N
14.	Replace	In PDC 8 of the Warwick Street Policy Area 5, the words: '*be restricted to'*	With the following: *'primarily be located on'*	N	N
15.	Replace	The heading 'Complying Development' and associated text	The contents of **Attachment Walk/1**	N	N
16.	Delete	In the table under the heading 'Non-complying Development', the following: '*Bulky goods outlet located within one of the following policy areas:* *(a) Business Core Policy Area 2* *(b) Residential Fringe Policy Area 3* *(c) Walkerville Oval Policy Area 4* *(d) Warwick Street Policy Area 5'* *'Consulting room located within any of the following policy areas:* *(a) Residential Fringe Policy Area 3* *(b) Walkerville Oval Policy Area 4'*		N	N

		'*Office located within one of the following policy areas:* *(a) Walkerville Oval Policy Area 4'* *(b) Residential Fringe Policy Area 3'* *'Shop'* and associated Exceptions			
TABLES					
Amendments required: **Yes**					
17.	Insert	Under the heading 'Table Walk/2 - Off Street Vehicle Parking Requirements'	The following: 'The following off street vehicle parking requirements apply except where otherwise stated in Table Walk/2A - Off Street Vehicle Parking Requirements for Designated Areas.'	Y	N
18.	Insert	After Table Walk/2	The contents of **Attachment Walk/3**	Y	N
MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area & Precinct Maps)					
Amendments required: **No**					
Map Reference Table Adjustments					

Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

Advertisement and/or advertising hoarding, subject to the conditions contained in *Table Walk/1 - Conditions for Complying Development*.

A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the building is not a State heritage place

(c) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(d) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(e) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(f) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table Walk/2 – Off Street Vehicle Parking Requirements* or the desired minimum rate in *Table Walk/2A - Off Street Vehicle Parking Requirements for Designated Areas* (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of

parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

In addition, the following forms of development, or any combination thereof (except where the development is non-complying), are designated:

Category 1	Category 2
All forms of development other than where the site of the development is adjacent land to land in a zone which is different to the zone that applies to the site of the development.	All forms of development not listed as Category 1.

Table Walk/2A - Off Street Vehicle Parking Requirements for Designated Areas

Interpretation

1. The vehicle parking rates table applies to Designated Areas listed below except where:

   (a) any applicable condition(s) is/are not met
   (b) the zone provisions require a lesser amount of on-site vehicular parking spaces than the amount determined using the vehicle parking rates table below.

Designated Areas

2. The following are Designated Areas:

Designated Area	Conditions
Local Centre Zone Mixed Use Zone Neighbourhood Centre Zone	Any part of the development site is located in accordance with at least one of the following: (a) within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service(2) (b) within 400 metres of a bus interchange(1) that is part of a high frequency public transit service(2) (c) within 400 metres of an O-Bahn interchange(1) (d) within 400 metres of a passenger rail station(1) that is part of a high frequency public transit service(2) (e) within 400 metres of a passenger tram station(1) (f) within 400 metres of the Adelaide Parklands.

(1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles

(2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.

Applicable off-street vehicular parking requirements

3. Development should provide off-street vehicle parking in accordance with the table(s) below. A lesser number of parking spaces may be provided based on the nature of the development and parking conditions in the wider locality included (but not limited to) the following:

   (a) the development is a mixed use development with integrated (shared) parking where the respective peak parking demands across the range of uses occurs at different times

   (b) the development is sited in a locality where the respective peak demands for parking for the range of uses (existing and proposed) occurs at different times and suitable arrangements are in place for the sharing of adjoining or nearby parking areas

   (c) the development involves the retention and reuse of a place of heritage value, where the provision of on-site parking is constrained

(d) suitable arrangements are made for any parking shortfall to be met elsewhere or by other means (including a contribution to a car parking fund)

(e) generous on-street parking and/or public parking areas are available and in convenient proximity, other than where such parking may become limited or removed by future loss of access, restrictions, road modifications or widening

(f) the site of the development is located within distances specified in the conditions applicable to Designated Areas for at least two different public transit modes.

VEHICLE PARKING RATES TABLES

TABLE 1: Non-residential development excluding tourist accommodation

Location of development	Desired minimum number of vehicle parking spaces	Maximum number of vehicle parking spaces
All ***Designated Areas*** (unless otherwise stated)	3 spaces per 100 square metres of gross leasable floor area	6 spaces per 100 square metres of gross leasable floor area

PART 24

(West Torrens Council)

AMENDMENT INSTRUCTIONS TABLE					
Name of Local Government Area: City of West Torrens					
Name of Development Plan: West Torrens Council Development Plan					
Name of DPA: Existing Activity Centres Policy Review DPA					
The following amendment instructions (at the time of drafting) relate to the West Torrens Council Development Plan consolidated on 5 November 2015. ***Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.***					
Amendment Instruction No:	**Method of Change** • **Replace** • **Delete** • **Insert**	**Detail what is to be replaced or deleted or detail where new policy is to be inserted.** • **Objective (Obj)** • **Principle of Development Control (PDC)** • **Desired Character Statement (DCS)** • **Map/Table No.** • **Other (Specify)**	**Detail what material is to be inserted (if applicable, i.e., use for Insert or Replace methods of change only).**	**Is Renumbering required (Y/N)**	**Subsequent Policy cross-references requiring update (Y/N) if yes please specify.**
COUNCIL WIDE / GENERAL SECTION PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: **No**					
ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: **Yes**					
District Centre Zone (including Policy Areas)					
1.	Delete	In PDC 1, after the words *'bulky goods outlet',* the following: *'within the **Kurralta Park Policy Area 7'***		N	N
2.	Insert	Before sub-heading 'Land Division':	The following PDC under the new sub-heading '**Vehicle Parking**': *'Vehicle parking should be provided in accordance with the rates set out in Table WeTo/2 – Off Street Vehicle Parking Requirements or Table WeTo/6 - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).'* (numbering the PDC with the next consecutive number accordingly)	Y	N

3.	Replace	In the tenth paragraph of the Desired Character for the **Brickworks Policy Area 6**, the words: *'…and establish a total floor space of no more than 25 000 square metres, with 20 000 square metres of that dedicated to retailing (including a redeveloped market).'*	With the following: *'…and establish a maximum total gross leasable floor space in the order of 25 000 square metres, with a minimum gross leasable floor space in the order of 20 000 square metres of that dedicated to retailing (including a redeveloped market).'*	N	N
4.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment WeTo/1**	N	N
5.	Delete	In the table under the heading 'Non-complying Development', the following: '*Shop or group of shops with a combined gross leasable floor area in excess of 10 000 square metres within the Kurralta Park Policy Area 7'* and associated Exceptions		N	N
Local Centre Zone					
6.	Replace	PDC1 *'shop with a maximum gross leasable floor area of 450 square metres'*	With: *'shop with a maximum gross leasable floor area in the order of 450 square metres'*	N	N
7.	Insert	Before sub-heading 'Land Division':	The following PDC under the new sub-heading '**Vehicle Parking**': *'Vehicle parking should be provided in accordance with the rates set out in Table WeTo/2 – Off Street Vehicle Parking Requirements or Table WeTo/6 - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).'* (numbering the PDC with the next consecutive number accordingly)	Y	N
8.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment WeTo/1**	N	N
9.	Delete	In the table under the heading 'Non-complying Development', the following: '*shop or group of shops'* and associated Exceptions		N	N

Neighbourhood Centre Zone (including Policy Areas)					
10.	Insert	Before the sub-heading 'Land Division':	The following PDC under the new sub-heading '**Vehicle Parking**': *'Vehicle parking should be provided in accordance with the rates set out in Table WeTo/2 – Off Street Vehicle Parking Requirements or Table WeTo/6 - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).'* (numbering the PDC with the next consecutive number accordingly)	Y	N
11.	Replace	PDC 4(a)(ii) of the **Hilton Policy Area 11**, which states: *'not contain bulky goods outlets'*	With the following: '*not contain large scale bulky goods outlets'*	N	N
12.	Delete	PDC 4(a)(iii) of the **Hilton Policy Area 11**, which states: *'not exceed the total gross leasable floor area of shops (excluding bulky goods outlets and restaurants) in the zone by more than 4700 square metres, above the total gross leasable area of shops that existed in the zone as at 27 October 1993'*		Y	N
13.	Delete	PDC 4(c)(ii) of the **Hilton Policy Area 11**, which states: *'contain consulting rooms, small scale offices, commercial and business uses, bulky goods outlets and up to an additional total of 500 square metres gross leasable area of shops, other than bulky goods outlets and restaurants, above the total gross leasable area of shops, excluding bulky goods outlets and restaurants, that existed as at 27 October 1993'*		Y	N
14.	Replace	The second paragraph of the Desired Characters for the **Marleston Policy Area 12**, which states: *'It is intended that an approximate gross leasable retail floor space limit of 1500 square metres should apply to this zone, the majority of which should occur within the '**Retail Core**' area.'*	With: *'The total maximum gross leasable retail floor space in the policy area should be in the order of 1500 square metres, the majority of which should occur within the '**Retail Core**' area.'*	N	N

15.	Replace	PDC 2 for the **Marleston Policy Area 12**, which states: '*The gross leasable retail floor area within the policy area should not exceed 1500 square metres'*	With the following: '*The maximum gross leasable retail floor space within the Policy Area should be in the order of 1500 square metres'*	N	N
16.	Insert	In PDC 5(b) for the **Marleston Policy Area 12**, after the words: '*Recreation/Community should'*	With the following: '*primarily'*	N	N
17.	Replace	PDC 2 for the **Novar Gardens Policy Area 13**, which states: '*The gross leasable retail floor space of the policy area should not exceed 2500 square metres'*	With the following: *'The maximum gross leasable retail floor space of the policy area should be in the order of 2500 square metres.'*	N	N
18.	Replace	In the first paragraph of the Desired Character for the **Richmond Policy Area 14**, the following: *'A gross leasable retail floor space limit of 2500 square metres will apply to this centre*.'	With the following: '*The policy area should have a maximum total gross leasable retail floor space in the order of 2500 square metres.'*	N	N
19.	Delete	In the second paragraph of the Desired Character for the **Richmond Policy Area 14**, the following: 'A supermarket will be located between Trennery and Passmore Streets.'		N	N
20.	Replace	PDC 2 for the **Richmond Policy Area 14**, which states: '*The gross leasable retail floor area of the policy area should not exceed 2500 square metres'*	With the following: *'The policy area should have a maximum gross leasable retail floor space in the order of 2500 square metres.'*	N	N
21.	Insert	In PDC 5(b) for the **Richmond Policy Area 14**, after the words: '*Retail/Office/Community should'*	With the following: '*primarily'*	N	N
22.	Replace	In the first paragraph of the Desired Character for the **Tennyson Street Policy Area 15**, the words: *'It is intended that total gross leasable retail floor space (excluding bulky goods outlet floor space) be limited to 2500 square metres in the centre.'*	With the following: *'It is intended that total maximum gross leasable retail floor space (excluding bulky goods outlet floor space) be in the order of 2500 square metres in the centre.'*	N	N

23.	Replace	PDC 2 for the **Tennyson Street Policy Area 15**, which states: *'The total gross leasable retail floor space of the policy area, excluding bulky goods outlets, should not exceed 2500 square metres'.*	With the following: *'The maximum total gross leasable retail floor space of the policy area, excluding bulky goods outlets, should be in the order of 2500 square metres.'*	N	N
24.	Insert	In PDC 4(a) for the **Tennyson Street Policy Area 15**, after the words: '*Retail Core should'*	With the following: '*primarily'*	N	N
25.	Insert	In PDC 4(b) for the **Tennyson Street Policy Area 15**, after the words: '*Retail/Office/Commercial should'*	With the following: '*primarily'*	N	N
26.	Replace	The desired character for the **Thebarton Policy Area 16**, which states: *'Development within the policy area will be limited to small-scale specialty shops, offices and community facilities and be sited so as to complement the existing shops.* *The supermarket at the intersection of Dew Street and George Street forms the nucleus of the zone and it is envisaged that the supermarket will continue to function as the most important shopping facility serving the locality which surrounds it.'*	With the following: *'Development within the policy area should comprise primarily small-scale specialty shops, offices and community facilities sited so as to complement the existing shops.* *Larger shops in the form of a supermarket are also envisaged to provide a focus for services in the locality.'*	N	N
27.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment WeTo/1**	N	N
28.	Delete	In the table under the heading 'Non-complying Development', the following: *'Bulky goods outlet where it is located within the Novar Gardens Policy Area 13'* All listings commencing with the words '*shop or group of shops'* and associated Exceptions		N	N
Urban Corridor Zone (including Policy Areas)					
29.	Replace	Under the sub-heading 'Vehicle Parking', PDC 19 which states: '*Development should provide off-street vehicle parking and specifically marked accessible car parking places to meet*	With the following: *'Vehicle parking should be provided in accordance with the rates set out in Table WeTo/6 - Off Street Vehicle Parking Requirements for Designated*	Y	N

		anticipated demand in accordance with Table WeTo/6 - Off-street Vehicle Parking Requirements for Urban Corridor Zone'	*Areas.'* (numbering the PDC with the next consecutive number accordingly)		
30.	Replace	PDC 4 of the **Boulevard Policy Area 34**, which states: '*Shops or groups of shops contained in a single building, should have a gross leasable area of less than 2000 square metres.'*	With the following: *'Shops or groups of shops contained in a single building, should have a maximum gross leasable floor space in the order of 2000 square metres.'*	N	N
31.	Replace	PDC 2 of the **High Street Policy Area 35**, which states: *'Shops or groups of shops contained in a single building, other than a restaurant, should have a gross leasable area of less than 2000 square metres.'*	With the following: *'Shops or groups of shops contained in a single building, other than a restaurant, should have a maximum gross leasable floor space in the order of 2000 square metres.'*	N	N
32.	Replace	PDC 1 of the **Transit Living Policy Area 36**, which states: '*Shops or groups of shops contained in a single building should have a gross leasable area of less than 500 square metres'*	With the following: '*Shops or groups of shops contained in a single building should have a maximum gross leasable floor space in the order of 500 square metres.'*	N	N
33.	Replace	PDC 3 of the **Business Policy Area 37**, which states: '*Shops or group of shops should have a gross leasable area of less than 500 square metres'*	With the following: *'Shops or groups of shops should have a maximum gross leasable floor space in the order of 500 square metres.'*	N	N
34.	Replace	The sub-heading 'Complying Development' and associated text	With the contents of **Attachment WeTo/2**	N	N
TABLES					
Amendments required: **Yes**					
35.	Insert	Under the heading 'Table WeTo/2 – Off Street Vehicle Parking Requirements'	The following: *'The following off street vehicle parking requirements apply except where otherwise stated in Table WeTo/6 - Off Street Vehicle Parking Requirements for Designated Areas.'*	N	N
36.	Replace	Table WeTo/6 - Off Street Vehicle Parking Requirements for Urban Corridor Zone	With the contents of **Attachment WeTo/3**	N	N
MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area & Precinct Maps)					
Amendments required: **No**					
Map Reference Table Adjustments					

Complying Development

Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the building is not a State heritage place

(c) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(d) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(e) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(f) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table WeTo/2 – Off Street Vehicle Parking Requirements* or the desired minimum in rate in *Table WeTo/6 - Off Street Vehicle Parking Requirements for Designated Areas* (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

Complying Development

Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

1 Subject to the conditions contained in *Table WeTo/1 – Conditions for Complying Development* and *Table WeTo/6 – Off-street Vehicle Parking Requirements for Designated Areas:*

(a) change in the use of land, from residential to office on the ground or first floor of a building

(b) change in the use of land from residential to shop less than 250 square metres on the ground floor of a building.

2 A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the development is located inside any of the following area(s):

- **High Street Policy Area 35**

(c) the building is not a State heritage place

(d) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(e) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(f) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(g) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table WeTo/2 – Off Street Vehicle Parking Requirements* or the desired minimum rate in *Table WeTo/6 – Off-street Vehicle Parking Requirements for Designated Areas*

(whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

Table WeTo/6 – Off-street Vehicle Parking Requirements for Designated Areas

Interpretation

1. The vehicle parking rates table applies to Designated Areas listed below except where:

   (a) any applicable condition(s) is/are not met
   (b) the zone provisions require a lesser amount of on-site vehicular parking spaces than the amount determined using the vehicle parking rates table below.

Designated Areas

2. The following are Designated Areas:

Designated Area	Conditions
Urban Corridor Zone	None
District Centre Zone Local Centre Zone Neighbourhood Centre Zone	Any part of the development site is located in accordance with at least one of the following: (a) within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service(2) (b) within 400 metres of a bus interchange(1) that is part of a high frequency public transit service(2) (c) within 400 metres of an O-Bahn interchange(1) (d) within 400 metres of a passenger rail station(1) that is part of a high frequency public transit service(2) (e) within 400 metres of a passenger tram station(1) (f) within 400 metres of the Adelaide Parklands.

(1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles

(2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.

Applicable off-street vehicular parking requirements

3. Development should provide off-street vehicle parking in accordance with the table(s) below. A lesser number of parking spaces may be provided based on the nature of development and parking condition in the wider locality including (but not limited to) the following:

   (a) the development is a mixed use development with integrated (shared) parking where the respective peak parking demands across the range of uses occurs at different times

   (b) the development is sited in a locality where the respective peak demands for parking for the range of uses (existing and proposed) occurs at different times and suitable arrangements are in place for the sharing of adjoining or nearby parking areas

   (c) the development involves the retention and reuse of a place of heritage value, where the provision of on-site parking is constrained

(d) suitable arrangements are made for any parking shortfall to be met elsewhere or by other means (including a contribution to a car parking fund)

(e) generous on-street parking and/or public parking areas are available and in convenient proximity, other than where such parking may become limited or removed by future loss of access, restrictions, road modifications or widening

(f) the site of the development is located within distances specified in the condition applicable to Designated Areas for at least two different public transit modes.

VEHICLE PARKING RATES TABLES

TABLE 1: Non-residential development excluding tourist accommodation

Location of development	Desired minimum number of vehicle parking spaces	Maximum number of vehicle parking spaces
All ***Designated Areas*** (unless otherwise stated)	3 spaces per 100 square metres of gross leasable floor area	6 spaces per 100 square metres of gross leasable floor area
Boulevard Policy Area 34 within the **Urban Corridor Zone**	3 spaces per 100 square metres of gross leasable floor area	5 spaces per 100 square metres of gross leasable floor area
High Street Policy Area 35 within the **Urban Corridor Zone**	3 spaces per 100 square metres of gross leasable floor area	5 spaces per 100 square metres of gross leasable floor area

TABLE 2: Tourist accommodation

Location of development	Desired minimum number of required vehicle parking spaces	Maximum number of vehicle parking spaces
Urban Corridor Zone	1 space for every 4 bedrooms up to 100 bedrooms and 1 space for every 5 bedrooms over 100 bedrooms	1 space for every 2 bedrooms up to 100 bedrooms and 1 space for every 4 bedrooms over 100 bedrooms

TABLE 3: Residential development, in the form of residential flat buildings and residential development in multi-storey buildings

Location of development	Rate for each dwelling based on number of bedrooms per dwelling	Plus number of required visitor parking spaces
Boulevard Policy Area 34 within the **Urban Corridor Zone**	0.25 per studio (no separate bedroom) 0.75 per 1 bedroom dwelling 1 per 2 bedroom dwelling 1.25 per 3 + bedroom dwelling	0.25 per dwelling
High Street Policy Area 35 within the **Urban Corridor Zone**	0.25 per studio (no separate bedroom) 0.75 per 1 bedroom dwelling 1 per 2 bedroom dwelling	0.25 per dwelling

Location of development	Rate for each dwelling based on number of bedrooms per dwelling	Plus number of required visitor parking spaces
	1.25 per 3 + bedroom dwelling	
Transit Living Policy Area 36 within the **Urban Corridor Zone**	0.5 per studio (no separate bedroom) 1 per 1 bedroom dwelling 1.5 per 2 bedroom dwelling 2 per 3 + bedroom dwelling	0.25 per dwelling
Business Policy Area 37 within the **Urban Corridor Zone**	0.5 per studio (no separate bedroom) 1 per 1 bedroom dwelling 1.5 per 2 bedroom dwelling 2 per 3 + bedroom dwelling	0.25 per dwelling

TABLE 4: Row, semi-detached, group and detached dwellings

Location of development	Number of bedrooms, or rooms capable of being used as a bedroom	Number of required vehicle parking spaces
Urban Corridor Zone	1 or 2 bedrooms	1
	3 + bedrooms	2

PART 25

(Yankalilla (DC))

AMENDMENT INSTRUCTIONS TABLE

Name of Local Government Area: The District Council of Yankalilla

Name of Development Plan: Yankalilla (DC) Development Plan

Name of DPA: Existing Activity Centres Policy Review DPA

The following amendment instructions (at the time of drafting) relate to the Yankalilla (DC) Development Plan consolidated on 26 November 2015.

Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.

Amendment Instruction No:	Method of Change • Replace • Delete • Insert	Detail what is to be replaced or deleted or detail where new policy is to be inserted. • Objective (Obj) • Principle of Development Control (PDC) • Desired Character Statement (DCS) • Map/Table No. • Other (Specify)	Detail what material is to be inserted (if applicable, i.e., use for Insert or Replace methods of change only).	Is Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
COUNCIL WIDE / GENERAL SECTION PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: Yes					
ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: **Yes**					
Town Centre Zone					
1.	Replace	The sub-heading 'Complying Development' and associated PDC 34	With the contents of Attachment Ya/1.	N	N
2.	Replace	PDC 36 and 37 (Category 1 and 2)	With the contents of Attachment Ya/2	N	N
TABLES					
Amendments required: **Yes**					
3.	Replace	After the heading 'Table Ya/1, the words: *'Car Parking Requirements'*	With: *'Off Street Vehicle Parking Requirements'*	N	N
MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area & Precinct Maps)					
Amendments required: **No**					
Map Reference Table Adjustments					

PROCEDURAL MATTERS

Complying Development

34 Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*. In addition, the following forms of development (except where the development is non-complying) are complying:

A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the building is not a State heritage place

(c) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(d) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(e) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(f) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table Ya/1 – Off Street Vehicle Parking Requirements* to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

36 Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*. In addition, the following forms of development, or any combination thereof (except where the development is classified as non-complying), are designated:

Category 1

Advertisements
Alterations and additions to existing lawful development
Amusement Machine Centre
Bank
Child Care Centre
Cinema
Civic Facilities
Community Centre
Consulting Room
Educational Establishment
Fire Station
Hospital
Hotel
Indoor Recreation Centre
Land Division
Motor Repair Station
Nursing Home
Office
Petrol Filling Station
Recreational Facilities
Service Trade Premises
Shop
Store
Tourist Accommodation
Used Car Lot
Warehouse

Category 2

All forms of development not listed as Category 1

Government of South Australia
Department of Planning, Transport and Infrastructure

GREATER ADELAIDE REGION

Adelaide Hills Council, Alexandrina Council, Burnside (City), Campbelltown Council, Charles Sturt Council, Gawler (CT), Holdfast Bay (City), Light Regional Council, Mallala Council, Marion Council, Mitcham (City), Mount Barker Council, Norwood Payneham and St Peters (City), Onkaparinga Council, Playford Council, Port Adelaide Enfield Council, Prospect (City), Salisbury Council, Tea Tree Gully Council, The Barossa Council, Unley (City), Victor Harbor (City), Walkerville Council, West Torrens Council, Yankalilla (DC) Development Plans

EXISTING ACTIVITY CENTRES POLICY REVIEW

Development Plan Amendment

By the Minister

EXECUTIVE SUMMARY AND ANALYSIS RELEASED FOR CONSULTATION FROM 27 AUGUST 2015 TO 21 OCTOBER 2015

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THE AMENDMENT

EXECUTIVE SUMMARY

INTRODUCTION

The *Development Act 1993* (the Act) provides the legislative framework for undertaking amendments to a Development Plan. The Act allows either the relevant council or, under prescribed circumstances, the Minister for Planning to amend a Development Plan.

This Development Plan Amendment (DPA) has been prepared by the Minister in accordance with sections 24(1)(g) and 26 of the Act. Section 24(1)(g) allows the Minister to prepare an amendment where of the opinion that the matter is of significant social, economic or environmental importance.

A DPA (this document) explains what policy changes are being proposed and why, and how the amendment process will be conducted.

A DPA may consist of:

- Executive Summary (this section)
- Analysis
- Conclusions and Recommended Policy Changes
- References/Bibliography
- The Amendment.

NEED FOR THE AMENDMENT

The Federal Government has investigated retail activity and competition policy across Australia through the Productivity Commission and the Competition Policy Review Panel with the findings released in three separate reports in 2011, 2014 and 2015. Broadly the recommendations at the Australia-wide level acknowledge a need to establish land use zoning and practices that are more conducive to business activity by broadening zoning, reduce prescription, simplify planning requirements, facilitating more 'as of right' development and to address third party appeal processes.

In addition, the South Australian Planning System is undergoing an improvement program to continue building our State and our city. In 2013 the State Government appointed an Expert Panel to review the system and make recommendations for its improvement. The Panel's findings included several that are relevant to development in our commercial centres and the State Government's aim to boost the competitiveness of our State, grow investment and contribute to ongoing prosperity. Some key findings included:

- more consistent policy will save time and resources and make development rules easier to understand
- the number of zones in the current system makes it difficult to administer
- planning policies require updating
- the level of assessment should match the level of impact of a proposed development
- too many planning applications are considered on merit.

The majority of the State based reforms will be delivered through the enactment of new planning legislation through Parliament and phased in over a few years. However, it is not possible for the current planning system to remain static during this time and operation of the current system is continuing until a new system becomes operational.

In addition to the planning system reform agenda, the State Government has taken on a greater role in assisting developers and investors navigate the land use planning system and expanded the responsibilities of the State's Development Assessment Commission to determine proposals in key locations that support mixed use and built form outcomes aligned to Planning Strategy objectives and targets.

With these issues in mind, this DPA focuses upon achieving some high value improvements in the short term that can benefit many of the everyday development assessment activities that arise in our commercial centres across Greater Adelaide. In particular, this DPA proposes ways in which to:

- facilitate the change of use of existing buildings from one commercial use to another particularly shops, offices and consulting rooms
- introduce additional complying development
- reduce the occurrence of non-complying development assessments
- reduce the potential for competitive appeals
- create more consistency across zoning provisions where local circumstances are not a significant consideration.

This DPA is the first of two initiated DPAs to review land use rules affecting development in activity centres and shopping activity more generally. The expectation is that new building developments for selected land uses will be determined based on negotiated outcomes and that land use processes allow activity centres to respond more efficiently to changing circumstances such as population growth, changes in retail offerings and shopper behaviour, and business innovation and competition.

A second DPA will focus on expanding opportunities for existing and new businesses outside of established activity centres.

AREA AFFECTED

This DPA affects each Development Plan within the Greater Adelaide Region, other than the City of Adelaide. The focus of the DPA is a review of existing 'centre', 'shopping' and some mixed use type zones across twenty five (25) council jurisdictions.

The primary aim of this DPA is to consider the majority of Greater Adelaide's activity centres, which includes:

- all centre and shopping zoned land (e.g. regional, district, neighbourhood, local, town and historic)
- areas within other zones identified as a 'main street', 'high street', 'shopping core' or similarly termed places
- zones or areas that have a high concentration of business/commercial activity (including retail) and may include some business, commercial and mixed use zones
- areas that have been identified for mixed use urban infill purposes, such as transit corridors and key redevelopment sites that support multi-storey buildings.

The zones affected in each council area is summarised in the *Table: Proposed Amendments Matrix* provided as ***Appendix 1***. The table provides an indication about the types of amendments proposed in each zone (or in some cases, a portion of a zone if the changes relate to a policy area, precinct or other geographically defined area).

PROPOSED POLICY CHANGE(S)

The DPA proposes to amend affected Development Plans with the aim of ensuring more consistent assessment processes and policy, particularly for shops, offices and consulting rooms, in areas that are a focus for business activities. The proposed amendments include:

- changes to zone, policy area, and precinct provisions to ensure floor space requirements (where they exist) are used as a guide when assessing development proposals, as opposed to maximum or minimum thresholds
- removal of criteria that make shops, offices or consulting rooms a non-complying form of development (typically through floor space limits) to support additional merit based assessments for desired uses in activity centres and promote a consistent assessment path for such uses across Greater Adelaide
- the introduction of complying development to promote adaptive reuse of existing buildings for consulting rooms, offices and shops in affected zones and areas, improving capacity for

businesses to respond to changes in population characteristics, community preferences and market conditions

- changes to affected business and shopping zones and precincts to ensure development proposals are subject to Category 1 or 2 Public Notification requirements, consistent with established practices for existing centre zones under schedule 9 of the *Development Regulations 2008*
- new off-street parking requirements for development in affected activity centres and business areas when located near high frequency public transport routes or public transport interchanges and stations, establishing a consistent basis to support land use change in areas broadly expected to contribute towards the strategic growth targets of the Planning Strategy.

LEGAL REQUIREMENTS

Prior to the preparation of this DPA, the Minister received advice from a person or persons holding prescribed qualifications pursuant to Section 26 of the *Development Act 1993*.

The DPA has assessed the extent to which the proposed amendment:

- accords with the Planning Strategy
- accords with other parts of council's Development Plan
- complements the policies in Development Plans for adjoining areas
- satisfies the requirements prescribed by the Regulations.

CONSULTATION

The organisations and State Government departments and agencies to be consulted include:

- Department for Communities and Social Inclusion
- Department for Education and Child Development
- Department for Health and Ageing
- Department of Planning, Transport and Infrastructure – Transport Services
- Department of the Premier and Cabinet
- Department of Treasury and Finance
- Department of State Development
- Renewal SA
- Environment Protection Authority
- All councils within the Greater Adelaide Region (including the City of Adelaide)
- SA Water
- SA Power Networks
- Australian National Retailers Association
- Australian Retailers Association
- Business SA
- Large Format Retail Association
- Property Council of Australia (SA Division)
- Shopping Centre Council of Australia
- South Australian Independent Retailers
- Conservation Council of South Australia
- Planning Institute of Australia – SA Division
- Urban Development Institute of Australia – SA Division

- Local Government Association
- Local Members of Parliament

All written and verbal agency and public submissions made during the consultation phase will be recorded and considered by the Development Policy Advisory Committee (DPAC), which is an independent body responsible for conducting the consultation stage of Ministerial DPAs. Changes to the DPA may occur as a result of this consultation process

THE FINAL STAGE

When DPAC has considered the comments received and heard all the public representations, it will provide the Minister for Planning with a report on its findings.

The Minister will then either approve (with or without changes) or decline to proceed with the DPA.

(Note: This Executive Summary is for information only and does not form part of the Amendment to the Development Plan)

ANALYSIS

1. BACKGROUND TO ACTIVITY CENTRES

1.1 Historical Context

The *Report on the Metropolitan Area of Adelaide 1962* (the Report) prepared by the Town Planning Committee was the first comprehensive plan prepared in the post WWII period setting out the future expansion of metropolitan Adelaide. It provided a basis to satisfy the markets appetite for large residential blocks in new garden suburbs, where the growing population would be provided with goods and services anchored by a 'hierarchy' of activity centres. The provision of goods and services embraced ideas from the post war development boom including the emergence of the shopping mall in many western cities, particularly in North America.

In framing a 'hierarchy' of activity centres the Report recognised that some services, like major hospitals and department stores, needed more people to support them and would therefore be spaced further apart whereas day-to-day needs, such as grocery shopping, are more prevalent, accessible and convenient to where people live.

An important consideration in the Report was the supply and distribution of land for different urban activities that would be underpinned by a transit system providing access between places of employment, living, recreation, education and other community services.

It was not until 1981, some 20 years later, that wide reaching State planning policies were comprehensively introduced into the Development Plan to assess development proposals for centres and retail development. These policies established a consistent basis to deliver the 'hierarchy' of business districts and centres, cementing them as pre-eminent places for shopping, administrative, office and other commercial enterprise.

Several years later in 1986 (and then again in 1991) further steps were taken by the State to 'prohibit' retail activity in out-of-centre locations through the introduction of retail floor space restrictions or 'caps'. A 'cap' was initially set at 450 square metres but was subsequently reduced in 1991 to 250 square metres based on the findings of the Retailing Task Force that looked into the emergence of new forms of retailing (e.g. bulky goods). A key objective of the reduced 'cap' was to address concerns about out-of-zone shopping development occurring in contravention of adopted centre policy, often through the lodgement of multiple development proposals on adjacent sites for shops just under the initial 450 square metre threshold.

Over the years the centres policy framework has been likened to a wide range of benefits including:

- increased efficiency, equity and access to goods and services;
- greater level of certainty for retail investment in specific zones;
- make good use of government infrastructure in centres;
- provide a basis for efficient freight movement;
- decrease the number of potential vehicular trips through the co-location of trip generators;
- encourage clusters of employment that can benefit from these factors; and
- improve the efficiency of the public transport system.

The earlier versions of the Planning Strategy and South Australian Planning Policy Library (SAPPL - a menu of best practice land use policies for inclusion into the Development Plan) accommodated the theme of an expanding urban area a centre 'hierarchy' represented at five different levels with the Adelaide City Centre on top, followed by lower order centres: regional, district, neighbourhood and local centres.

The policy framework supported the idea that lower order centres would not adversely affect the role and function of higher order centres and that designated centres should not be adversely impacted by retail development outside of centre zones. To achieve the intentions of the activity centres policy land use practices embraced retail impact analysis as a primary vehicle to assess how added retail

floor space in one location might impact the dollar turnover at other established centre zones. The analysis relies on various assumptions such as: the catchment area that the additional floor space would serve; population growth in the catchment; increases in discretionary / retail spending over time; and known retail expansion in other locations. Such analysis has been a feature of the assessment of actual land use proposals and zoning of land for several decades.

In 2010 a revised vision for Greater Adelaide was released in a new volume of the Planning Strategy titled *The 30-Year Plan for Greater Adelaide* (The Plan). The vision is to change the way population and housing growth occurs over The Plan's lifetime by steadily increasing the ratio of infill to fringe housing from 50:50 to 70:30. At the same time, The Plan seeks to ensure there is an adequate supply of land for the provision of services and facilities to meet the needs and preferences of a growing population living in more diverse and compact housing forms.

To achieve strategic objectives, The Plan promotes the development of a 'new urban form' comprising multifunctional, transit-focused centres to contain traditional retail and commercial uses as well as community facilities, offices and increasingly residential development.

1.2 Activity Centres and the new urban form

Accommodating growth in commercial and retail sectors is important because it creates locally based employment opportunities, convenient access to services and facilities and can assist in creating vibrant and liveable communities. Greater convenience to a wider choice of services and facilities is expected to contrast with the lifestyle on offer in Adelaide's lower density, outlying suburbs.

To appreciate the potential land requirements for retail development, in particular, The Plan was informed by a 2008 study that estimated 16 hectares of land would be required per annum over 29 years (or 460 hectares in total) to service the forecast population growth. The 16 hectares included 1.6 hectares per annum in fringe areas, with the remainder located within or adjacent to existing centres or on existing sites generally.

A subsequent study completed in 2012 provided updated estimates about the supply of retail space within fringe and infill locations. In short, the land required to accommodate new centres in fringe locations was estimated at 2.4 hectares per annum (or about 70 hectares over 29 years), being somewhat higher than the 2008 estimate. In existing areas (CBD, existing centres and transit corridors) the study indicated a potential need for a further 570,000 square metres of retail floor space, or about 90-120 hectares of land equivalent.

To achieve the new urban form the land use policy requirements and zones contained in the SAPPL were updated to promote the new paradigm of mixed use and multi-storey developments. The new zones have already been applied in expansive new urban fringe growth areas in Adelaide's north and in the Adelaide Hills, along some inner metropolitan transit corridors, and to a number key redevelopment areas through targeted DPAs.

In new fringe growth areas, new activity centre locations have been accommodated in new flexible land use zones that permit commercial centres to be positioned in general terms and more precisely located as a development schemes evolves and land division occurs. The anticipated size of each centre is typically expressed in the policy setting to encourage services and facilities to be distributed evenly across large areas with the aim of achieving equitable access to services and reduce the potential for one activity centre to expand to the point where it can compromise the formation of other planned centres. Provision has also been made for the expansion of existing centres (e.g. the town centre at Virginia and neighbourhood centre at Angle Vale), recognising the benefits of building onto areas already providing some services in established smaller, but growing communities.

The recent approach to Greenfield activity centres is somewhat different to earlier attempts where specific sites were identified and zoned well in advance of need. This provided a higher level of certainty about location and also meant that developments proposed in such zones could take advantage of more favourable rules that apply to centre zones under the *Development Regulations 2008*, including reduced public notification requirements and no third party appeals on development decisions.

However, the earlier approach also had its downsides. The scale of the activity centre zoning was sometimes generous pending the take up of land for community purposes, the size of the population that would ultimately be served (and influenced by factors like allotment yield, household characteristics and spending capacity) and the eventual mix of commercial and community activities that might eventually seek to locate in a particular centre. The over allocation of land in centre zones has often resulted in at least some of the centre remaining vacant or underused for extended periods of time. This has (and could in the future) allow non-commercial activities, such as housing, to be developed once the options to use the land for commercial purposes are exhausted. There have been a number of retrospective rezonings over the years to remove non-centre development from centre zones.

Furthermore, the initial positioning of centre zones in new growth areas can become redundant sometimes during the detailed design and land division processes. This can result in a need to reposition zones to a new location or to consider out of zone development proposals (and sometimes both).

Creating opportunities for additional commercial and retail development in existing built-up areas is more challenging due to incumbent land uses, availability of suitably sized land, land ownership patterns, community and business expectations, and reconciliation of divergent views and competing interests. Such factors can result in protracted or abandoned land use zoning and policy amendment processes or produce outcomes that do not reflect the initial intentions.

The application of the new policy and zones in built-up areas has tended to focus on encouraging the provision of housing in areas previously reserved for industrial or commercial purposes to achieve the population and dwelling targets contained in The Plan. The attainment of additional jobs tends to be an adjunct to the added land use flexibility created by the new mixed use zoning and policy settings.

Overall, progress has and continues to been made to improve opportunities for and identify new locations for commercial and retail activities in established built-up areas. In addition, councils have commenced or are proposing to undertake DPAs to review activity centres in various parts of Greater Adelaide (see section 2.3.3), with the promise of more to come based on Strategic Directions Reports prepared under section 30 of the *Development Act 1993.*

It is expected that councils will continue to progress locally based work on the basis that outcomes build onto and complement the more widely based activity centres work being undertaken via Ministerial DPAs.

1.3 Other factors contributing to Activity Centre reforms

The strategic objectives for growth in Greater Adelaide have changed considerably in recent years and provide impetus to reconsider the role and purpose of activity centres as one of our main sources of goods and services, and as places of future employment and community vitality. This DPA seeks to ensure the land use planning policy and assessment frameworks are better equipped to achieve these objectives in a more consistent and holistic manner.

One of the important benefits of addressing the growth of existing commercial activity centres at a wider level is that it can help create a level playing field for business sector investment and competition more generally and overcome perceptions that site specific DPAs are a response to landowner interests.

However, a culmination of other factors is influencing the land use policy environment including:

- State interventions and programs have been established to boost strategic outcomes and investment confidence in the development process including:
  - a more significant role for the Development Assessment Commission (DAC) in strategically important areas to deliver the new built form, particularly in the City of Adelaide and designated inner city council locations
  - assistance provided by the Department of Planning, Transport and Infrastructure (the Department) to proponents through a pre-lodgement service within the City of Adelaide and a number of inner city suburban locations for buildings of five or more storeys in height

– the Departments growing knowledge and experiences in case managing a variety of projects signal concerns about policy nuances between Development Plan administrative areas, which are seen as overly complicated and burdensome, which can frustrate economic and strategic development outcomes

- an expanded role for the State Coordinator General to consider developments of economic significance to the State.

- Development applications are subject to established processes and procedures under the *Development Act 1993* and associated *Regulations*, and must be assessed against the requirements of the relevant Development Plan - if such requirements do not dovetail with the State's strategic and economic priorities, then the expanded responsibilities of the DAC and State Coordinator General are less effective

- A review of Development Plans across Greater Adelaide reveals that there is a considerable degree of variation between jurisdictions at a policy level, which collectively:
  - make it difficult for proponents to navigate and understand the land use criteria that are to be applied, particularly for businesses / franchises that operate across multiple council areas
  - create a disparate basis from which to pursue State or region wide policy reforms aimed at supporting strategically important goals.

- The 2013 Expert Panel's review into the land use system included findings relevant to development in our commercial centres and the State Government's aim to boost the competitiveness of South Australia, grow investment and contribute to ongoing prosperity, including:
  - more consistent policy will save time and resources and make development rules easier to understand
  - the number of zones in the current system makes it difficult to administer
  - planning policies require updating
  - the level of assessment should match the level of impact of a proposed development
  - too many planning applications are considered on merit.

- the release of ten key economic priorities by The Premier in August 2014 which includes:

  "Priority 7: South Australia – the best place to do business

  South Australia offers many advantages as a place to do business - access to a skilled workforce, high quality infrastructure, available and affordable land, and a supportive government.

  The government is working to remove barriers to business growth, accelerate the approval processes, and ensure that our regulations support opportunity rather than create burdens…….".

- the release of reports in 2011 and 2014 by the Australian Government's Productivity Commission about the retail industry and competition, with the more recent report recommending a need for State, Territory and local governments to consider:
  - broadening zoning within and surrounding activity centres to facilitate new retail formats locating in existing business zones and should consider greater mixed use zoning
  - reducing prescriptive planning requirements to facilitate new retail formats locating in existing business zones and ensure that competition is not needlessly restricted
  - facilitating more as-of-right development processes to reduce business uncertainty and remove the scope for gaming by competitors
  - ensuring clear third-party appeal processes within planning systems

- findings from the Competition Policy Review: Final Report (March 2015) prepared for the Federal Minister for Small Business by the Competition Policy Review Panel which recommend competition policy considerations should be taken into account, including:

- Arrangements that explicitly or implicitly favour particular operators are anti-competitive.
- Competition between individual businesses is not in itself a relevant planning consideration.
- Restrictions on the number of a particular type of retail store contained in any local area are not a relevant planning consideration.
- The impact on the viability of existing businesses is not a relevant planning consideration.
- Proximity restrictions on particular types of retail stores are not a relevant planning consideration.
- Business zones should be as broad as possible.
- Development permit processes should be simplified.
- Planning systems should be consistent and transparent to avoid creating incentives for gaming appeals.

- A range of economic challenges and performance issues facing South Australia, namely:
  - the highest unemployment rate of any Australian state at 8.2% (June 2015)
  - a May 2015 youth unemployment rate of 22.7%, higher than the national average of 19.6%
  - a need for structural reforms to adjust to the loss of traditional employment sectors (e.g. car manufacturing)
  - reliance on Commonwealth commitments to the South Australian defence industry
  - commodity supply and pricing conditions that have impacted investment in mining and energy sectors - in the five years to November 2019, the Commonwealth Department of Employment (DoE) expects employment in manufacturing and mining to continue to decline by 26,100 (or 2.9 per cent) and 40,700 (or 17.8 per cent) nationwide respectively
- A desire to ensure land use rules are sufficiently nimble and accommodative to support employment growth sectors - the DoE projects that the Australian workforce will increase by 10 per cent, with over half of that growth coming from: health care and social assistance (20.9%), Education and Training (11.6%), Construction (11.2%), Professional, Scientific and Technical Services (11.1%) Accommodation and Food Services (13.9%) and Retail Trade (8.9%).

It should not be surprising that the role of land use policy as a potential barrier to business growth is being more closely scrutinised. State-wide land use planning system improvements are being considered in response to the recommendations of the Expert Panel on Planning Reform, 'Transforming our Planning System'. However, the reforms are subject to Parliamentary processes which are likely to be phased in over several years.

It is not intended to delay progress on Development Plan policy matters given the potential benefits to South Australia. In particular, this DPA seeks to ensure incumbent and new businesses can progress projects with greater confidence in activity centres. In addition, some added flexibility should be considered for straightforward proposals that could significantly change that way existing buildings in centres are used and managed, and may also influence how new buildings are designed and constructed to accommodate adaptive reuse.

Importantly, while this DPA is premised on a need to reduce unnecessary procedural hurdles, most land use and built form requirements are unaffected and will still be relevant when assessing to new building developments.

Implications for this DPA

It has been sometime since the land use requirements found in the Development Plan relating to activity centres have been reviewed on a comprehensive basis. This DPA is the first of two initiated DPAs to review development rules affecting activity centres and shopping activity.

For this DPA, in particular, the expectation is that additional flexibility and opportunities will be

created in established activity centres to support new development and provide opportunities to reuse existing facilities. The proposed approach seeks to ensure land use processes respond more efficiently to changing circumstances such as population growth, changes in retail offerings and shopper behaviour, and business innovation and competition, particularly in lower risk, everyday situations.

2. THE STRATEGIC CONTEXT AND POLICY DIRECTIONS

2.1 South Australia's Strategic Plan 2011

'South Australia's Strategic Plan provides an important blueprint for our state that identifies the aspirations for our future success. It is a plan that provides direction not only to the State Government, but also to business and community organisations to identify and align their long term visions with the Plan.' (Page 8, South Australia's Strategic Plan)

Consideration has been given to the various Targets set out under the six Priorities (Our Community, Our Prosperity, Our Environment, Our Health, Our Education and Our Ideas) established by the Strategic Plan.

Relevant Priorities, Goals and Targets from the Strategic Plan are listed in the Table below, with comment provided on how the policies proposed in this DPA will assist in achieving the Goals and Targets.

Table: Strategic Plan Summary

Strategic Plan Priorities/Goals/Targets	**Comment**
Our Community	
GOAL: GOVERNMENTS DEMONSTRATE STRONG LEADERSHIP WORKING WITH AND FOR THE COMMUNITY.	
Target 33: Government planning decisions South Australia leads the nation in timely decisions of development applications through to 2020 (baseline: 2009-10)	The DPA proposes to change the emphasis in activity centres to establish a more consistent basis upon which investment decisions and development proposals can be formulated and considered. It also seeks to improve capacity for businesses and landlords to adjust tenancy mix to meet consumer needs and respond to wider business and market trends. Such changes should assist in clarifying expectations for development generally and support more timely decisions.
Our Prosperity	
GOAL: SOUTH AUSTRALIA HAS A RESILIENT, INNOVATIVE ECONOMY.	
Target 35: Economic growth Exceed the national economic growth rate over the period to 2020 *(baseline: 2002-03)*	Supporting investment in commercial and business centres by changing land use assessment criteria and processes contributes to the role of such places as hubs for employment. Providing additional flexibility and assessment certainty within activity centres allows the facilities and services to be provided in tune with population growth when and where it occurs, and can contribute to a competitive business environment.
Target 38: Business investment	Reducing or removing barriers to investment

Exceed Australia's ratio of business investment as a percentage of the economy by 2014 and maintain thereafter *(baseline: 2002-03)*	through changes in land use regulation and providing a more consistent assessment environment will reduce uncertainty for business investment and provide a better framework for delivery.
GOAL: WE DEVELOP AND MAINTAIN A SUSTAINABLE MIX OF INDUSTRIES ACROSS THE STATE.	
Target 39: Competitive business climate Maintain Adelaide's rating as the least costly place to set up and do business in Australia and continue to improve our position internationally *(baseline: 2004)*	The DPA will assist in reducing costs to business by limiting opportunities to challenge development decisions in areas intended to be a focus for businesses and community life. It also proposes to remove onerous non-complying development assessment processes, where they apply, for land uses that are typically desired and make up the majority of uses found in activity centres. In particular, criteria used to trigger a non-complying assessment process do not instil confidence in those looking to invest and develop in South Australia and it is a key component of this DPA to ensure new development is appropriately considered on its merits.
GOAL: ALL SOUTH AUSTRALIANS HAVE JOB OPPORTUNITIES.	
Target 47: Jobs Increase employment by 2% each year from 2010 to 2016 *(baseline: 2010)*	This DPA seeks to support jobs growth in established activity centres and business districts by ensuring each Development Plan across Greater Adelaide allows new development to be considered on its merits, and onerous assessment paths and third party appeals against decisions are minimised or eliminated.

2.2 Consistency with the Planning Strategy

The Planning Strategy presents current State Government policy for development in South Australia and is based on key economic, social and environmental imperatives. In particular, it seeks to guide and coordinate State Government activity in the construction and provision of services and infrastructure that influence the development of South Australia. It also clarifies directions for future development to the community, the private sector and local government.

The Planning Strategy is comprised of a number of volumes, however, the volume relevant to this DPA is the 30-Year Plan for Greater Adelaide (The Plan).

The main aim of The Plan is to outline how the South Australian Government proposes to balance population and economic growth with the need to preserve the environment and protect the heritage, history and character of Greater Adelaide. The Plan seeks to create inclusive, vibrant and liveable communities, while protecting the regional hinterlands and primary production lands and sustaining natural resources. The Plan is one of the key tools to assist the State Government, local government and the entire community in building resilience to the risks and impacts of climate change. It seeks to provide a set of practical and achievable policies and targets to manage the forecast changes that will confront Greater Adelaide during the next 30 years.

The context for commercial and retail development is expressed throughout The Plan through statements including:

'……develop Greater Adelaide in a way that reinforces the importance of local neighbourhoods, where people can shop, work, play sport, and spend time together.' (*Introduction* section, pg 2)

'The Plan's policies and targets are driven by the characteristics of the new urban form, which include: ……the establishment of new transit-oriented developments in transit corridors. The developments will collocate medium- and high-density residential housing, major retail and service outlets, and major employers around railway and tram stations and bus interchanges' (*The characteristics of the new urban form* section, pg 14)

'The finance and insurance industry has grown in importance during the past few decades. This will drive the need to ensure there is adequate land for retail and commercial activities, and in locations that maximise proximity to consumers.' (*The changing nature of key economic sectors* section, pg 37)

'The policies and targets in this section are the central, spatial parameters of the Plan because these new transit-oriented developments, transit corridors and growth areas serve multiple policy objectives, which include: …….providing a key location for jobs by concentrating commercial, retail and employment activities in transit corridors and transit-oriented developments' (*Rationale* for *New transit corridors, growth areas, transit-oriented developments and activity centres* section, pg 71).

These and other statements set the scene for policies that guide activity centre development, how new ones form and the preferred location of commercial and retail uses. The following policies of The Plan are of particular relevance to this DPA and have been considered in preparing the DPA and drafting the amendments to land use frameworks in each affected Development Plan.

Transit Corridors

Policy 13 *- Provide specific guidelines about the types of services and densities in key locations in the transit corridors, for example, surrounding railway stations. This is to take advantage of the value of assets such as railway stations, where it will be important to create mixed-use residential and retail developments. Structure planning around railway stations may require a mixture of high- and medium-density, low- and medium-rise apartments and ground-floor shopfront activities that could combine retail, restaurants, cafés, and local commercial or service activities.*

Mixed-use activity centres

Policy 28 *- Provide retail and other services outside designated activity centres where development will contribute to the principles of accessibility; a transit-focused and connected city; world-class design and vibrancy; and economic growth and competitiveness.*

Policy 29 *- Ensure activity centres promote mixed-use development rather than separate residential, commercial and retail developments.*

New metropolitan and township growth areas

Policy 34 *- Subject new growth areas designated in the Plan to Structure Plans, which will:*

- *require the provision of services and higher-density residential areas, as well as a mixture of retail and support services, around transport interchanges*

Housing mix, affordability and competitiveness

Policy 5 *- Increase the total share of smaller housing, particularly around transport interchanges and collocated with services such as health and retail.*

The economy and jobs

Policy 2 *- Set specific jobs targets at a regional level, which will:*

- *reflect where people are going to live to minimise journey-to-work times*
- *take advantage of existing infrastructure, such as transport*
- *take account of the likely regional growth of key sectors*
- *plan for employment activities near major educational institutions*
- *ensure sufficient land is available for commercial, industrial, retail, primary production, mining and other activities.*

Policy 4 *- Promote mixed-use development in the transit corridors, activity centres and transit-oriented developments to ensure jobs are situated close to where people live. Consideration should be given to setting specific targets for the types of services (such as retail) provided around transport interchanges to ensure job availability in major residential centres.*

Policy 6 *- Continue to promote the City of Adelaide as the centre for peak services such as legal, financial, medical, educational, the arts, banking and high-quality speciality retail.*

Services

Policy 30 *- Integrate service sector jobs into new growth areas, activity centres, transit corridors and transit-oriented developments.*

Policy 31 *- Ensure Structure Plans clearly designate the types of services that need to be provided in a particular corridor, for example, retail. Once Structure Plans are approved, separate Development Plan Amendments (DPAs) for individual activities will not be required.*

Policy 32 *- Set specific targets for the types of retail activity and services to be situated in higher-order activity centres and transit-oriented developments.*

Policy 33 *- Locate government services in higher order centres.*

Policy 35 *- Provide for sustainable tourism developments across Greater Adelaide, in line with the South Australian Tourism Plan 2009, including:*

- *facilitating tourism-related developments, such as restaurants, speciality retail and accommodation, that add value to existing enterprises.*

Transport

Policy 6 *- Give priority to increasing densities and designating types of services, such as retail, around existing interchanges and planned upgrades of railway and tram stations and bus interchanges.*

The policies of The Plan promote a closer relationship between the commercial / retail sectors and housing by supporting housing growth in places like activity centres and near other key urban nodes through mixed use development concepts that take advantage of existing transport infrastructure assets and services.

Over time the provision of mixed use housing and commercial developments are expected to become more common place. However, shifting the focus for many established activity centres away from commercial and shopping activity seems unlikely in the foreseeable future and it is more probable that many centres, particularly the 'higher order' centres, will continue to be regarded for some time yet as destinations for services, business activity and jobs. To continue to perform this role successfully activity centres need to have flexible planning policy so they can respond to population and household changes in built-up areas and adapt to new market and economic conditions.

2.2.1 Update to the Planning Strategy

The Department is reviewing The Plan, however, it is not expected that the strategic directions relevant to the preparation of this DPA will change to any significant extent. Details about population, dwelling and jobs targets may be affected but will not ultimately affect the purpose of this DPA or the areas proposed to be amended herein.

Implications for this DPA

This DPA has been prepared to support economic priorities of the State, cognisant of the Planning Strategy's policies relating to activity centres and mixed use development.

The proposed amendments to activity centres and business districts recognise the value of these places as hubs for business and retail development and social and business gatherings. The amendments are intended to help these centres grow and adapt as circumstances change due to factors including population growth, additional competition through on-line businesses or the creation of new commercial hubs as part of infill projects, or changes in business models and consumer behaviour.

2.3 Consistency with Other Key Policy Documents

2.3.1 Housing and Employment Land Supply Program (HELSP) Report 2010, Greater Adelaide

The Housing and Employment Land Supply Program (HELSP) Report 2010 and (updated by the 2012 Monitoring Report) is a key instrument for achieving the 30-Year Plan's objective to improve the management of land supply for residential, industrial, retail and commercial purposes. It also provides a spatial guide to assist local governments to align their Regional Implementation Strategies with The Plan.

The HELSP Report and 2012 update provide a basis for the supply of retail land, and includes information on historical changes in the pattern of retail and commercial development and trends that may influence the retail sector in the years ahead. Key observations include:

- retail and commercial activities consume relatively small amounts of urban land per year - in 2007 these accounted for 2% and 1% or roughly 10 hectares and 5 hectares of land respectively
- according to the Retail Database between 1999 and 2007:
  - growth in retail floor space has mainly involved the replacement of small supermarkets with larger ones, and a significant increase in homemaker shopping
  - over half (55 per cent) of new retail development occurred within the boundaries of, or adjacent to, existing centres
  - about 35 per cent of new retail floor space occurred on existing urban land through redevelopment of existing sites or displacing other activities such as residential and commercial activities along arterial roads,
  - the remaining 10 per cent of new retail floor space was in new centres (i.e. developing areas such as the fringe)
  - 12 small centres comprising 56 shops closed in the Adelaide metropolitan area
  - retail activity in small centres was often displaced by commercial activities such as real estate, medical therapies and accounting
  - the proportion of shopping centre floor space devoted to foodstuffs is much higher at lower order centres
  - although the major centres (i.e. district centres and above) accounted for 50 per cent of total retail provision in Greater Adelaide, growth outside higher order centres occurred faster
- since the 1991-92 ABS Retail Census the average per capita provision of retail floor space in Greater Adelaide has increased from 1.98 m^2 to 2.34 m^2

- since the 2007 Retail Database (RDB) only five new retail centres have been built and they are all located north of the CBD - only one is a traditional shopping centre (supermarket plus specialty shops) - the other four centres concentrate mainly on bulky goods.

Looking forward the report:

- expects the rate of 'brick and mortar' retailing to slow given the current high rate of floor space per capita supply when compared to other Australia capital cities and the growth of internet (online) shopping
- indicates there is potential to accommodate further retail floor space within existing activity centres:
  - in the Adelaide CBD, through more mixed use developments (i.e. ground level retailing) and laneway activation
  - comparing the gross leasable floor area on a per hectare basis between centres at the same level suggests there is scope to provide additional floor space in some centres.

The relative ease with which businesses expand or new businesses can gain a foothold in an activity centre is not a matter specifically considered by the HELSP report. It cannot be assured, for example, that additional floor space can be realised even if it appears to have spare capacity based on the floor space provided at other centres of a similar type. The intentions of land owners and incumbent businesses, existing lease arrangements, local circumstances like heritage and character, vehicle access issues, limits on built form, and other matters could compromise the ability to use an activity centre's land more intensively.

Individual household preferences can also affect how places develop. Well maintained and managed facilities that keep up with market trends, appeal to consumer tastes and behaviours may result in demand for additional floor space because people are willing to travel further to access them. The consequence is that facilities more convenient to where people live could be stagnant or develop more slowly relative to any population growth.

Nevertheless, this DPA seeks to ensure that the current policy regime that applies to Greater Adelaide's activity centres is relatively supportive towards the development of commercial and business uses, particularly consulting rooms, offices and retailing as some of the predominant occupiers of centre land.

Implications for this DPA

This DPA seeks to strengthen the purpose of selected places where new and existing businesses can flourish including the established centre zones and locations where commercial business opportunities should be encouraged such as mixed use development areas (particularly those that envisage medium to high density residential development) and that already comprise high levels of business, administrative, personal services and shopping development.

The DPA largely seeks to build capacity within existing activity centres to accommodate the services and facilities we need and want, and create more resilient business districts where land owners and building managers can more readily adjust the mix of activities in response to commercial and consumer influences.

2.3.2 The Integrated Transport and Land Use Plan

The *Integrated Transport and Land Use Plan* (ITLUP) identifies new ways of connecting people to the places they want to be and connecting businesses with their suppliers and with their markets.

ITLUP is a State-wide vision and proposes a range of transport improvements and upgrades. For Greater Adelaide, the vision recognises and supports the contribution of active travel to liveability. The vision states:

> *'Initiatives to improve the connectivity of cycling and walking networks with places offering a broad range of employment, services, retail, leisure and entertainment opportunities will not only build on*

Adelaide's liveability advantages, they will generate significant environmental, social and economic benefits.

Accessing places by active travel modes will also enhance the attractiveness and vibrancy of these places, providing further impetus for investment and development that meets the living, working and leisure needs of an increasingly diverse urban population.' (Our Vision, pg 35)

The relationships between movement networks, proposed upgrades, and areas designated for population growth and service provision are conveyed by the plan and are articulated for 'middle Adelaide' as follows:

'……initiatives to increase infill and urban renewal of key sites along transit corridors will contribute to a significant shift in the pattern of suburban growth. Major centres within this region – Port Adelaide, West Lakes, Modbury and Marion – have been earmarked for concentrated development of residential, business and service activities to capitalise on existing infrastructure investment at these locations. Other sites along transit corridors traversing the region will be developed to encourage greater public transport use and stimulate medium density, mixed use development to support a more compact Greater Adelaide.' (Solutions and Actions: Middle Adelaide, pg 119)

The plan includes priority actions for transit networks, where improvements to train and bus networks seek to:

'……ensure that high quality public transport services underpin the transformation of Greater Adelaide into a transit-focused and well-connected region.' (Our Plan, pg 52)

The relationship between public transit services, infill development and activity centres is embraced in the plan as a basis to challenge and change travel behaviours. Section 5.2: Public Transport Solutions for Greater Adelaide (pg 88), includes the following commentary:

'Adelaide will continue to consolidate along its public transport spines, but with a sharper focus on supporting and facilitating medium density development in Adelaide's central city and inner suburbs.

Planning based around routes within A Functional Hierarchy for South Australia's Land Transport Network will deliver a high frequency, high capacity, multi-layered and fully integrated public transport network. This network will offer fast, reliable, frequent and comfortable services that connect major activity centres and areas of employment growth. The development of the network will be influenced by the spatial location of activities that generate the need for travel, such as density of population, the presence of jobs and services, and the location of activity centres.

This marks a shift toward a transit system that focuses passenger movements onto high capacity, high frequency corridors, supported by local bus services – and that aims to reduce our reliance on car travel, especially in the CBD and inner Adelaide.'

In support of a transition away from private vehicle use the plan observes the findings from a study on Melbourne's tram network (Our Plan, pg 49) as follows:

- *'Car ownership along tram corridors is lower than areas outside tram corridors.*
- *There are significantly more commercial uses within tram corridors, particularly retail, than outside tram corridors.*
- *Excluding the CBD, 29 per cent of all Major Redevelopment Sites identified under Melbourne's Urban Development Network are within tram corridors and if the CBD is included, this figure rises to 40 per cent.*
- *Tram patronage is more related to employment density than dwelling density, leading to the conclusion that tram usage is more closely aligned with destinations rather than residences and that people may walk further to a tram, if it takes them close to where they want to go.'*

For Greater Adelaide, increases in traffic levels (and congestion) on the road network will likely stem from population growth irrespective of where that growth occurs simply because people need to travel between home and work, and to access goods and services. However, ITLUP anticipates that such changes in combination with improvements to public transit services, bicycle access and greater walkability, could see a shift away from private vehicle use over time.

The implications for land use 'rules' mainly concern the established on-site parking requirements. These requirements can be used to discourage or encourage private vehicle use depending on

whether they encourage the provision of facilities at the destination. An autocratic perspective could curtail the provision of on-site parking thus leaving public transport and other non-motorised transport options as the most viable and possibly the only mode of access to essential services and facilities. There are of course circumstances that may necessitate this course of action, such the widening of roads to accommodate additional vehicular traffic in old heritage and tourist towns. Alternatively, access to destinations could be treated as a matter of user and provider choice, where improvements to the public transport, cycle and pedestrian networks compete actively against private car journeys.

ITLUP adopts the latter approach and it is this aspect of choice that is relevant to this DPA primarily because it has a bearing on how land use policies are framed. In reflecting on this matter it needs to be recognised that the choice between public transport services and a private vehicle travel is multi-layered and perspective driven:

- for individuals choices are impacted by: travel costs; overall journey times; perceptions about safety; facilities at the destination (i.e. car parking); and so on
- for service providers and businesses the choice may be driven by: location with respect to target markets; access to potential employees; travel modes to access the service being provided; site development and redevelopment costs; ability to expand the business in situ to meet rising demand; and so on.

In turning to parking requirements found in the Development Plan, the following policy is a common fixture and is part of the 'core' text in the *General Section - Transportation and Access* of the SAPPL:

> *Development should provide off-street vehicle parking and specifically marked accessible car parking places to meet anticipated demand in accordance with Table XXX/Y - Off Street Vehicle Parking Requirements.*

The policy provides latitude to consider how 'anticipated demand' is determined and applied in each circumstance. However, actual parking rates are typically set at levels consistent with historically surveyed data on vehicle movements that tells us more about where we have been, not where we are going. Such rates can be likened to engineering specifications that are set by analysis of customer and employee requirements over time, with the provider of the goods and services often left to formulate proposals around stipulated rates or be prepared to debate a need for fewer parking spaces.

A consequence of using fixed (or minimum) parking rates is that any reduction in the number of parking spaces will be moderated to ensure the overall intent of Development Plan policies is maintained and any 'agreed' reduction is within acceptable tolerances informed by court judgements that might test decisions against measurable criteria or resident concerns over on-street parking, congestion and safety issues.

If the availability and provision of parking is to be a matter of choice, then how it is determined should take into account the perspectives of all affected stakeholders. This could become increasingly important if the pace of infill development within metropolitan Adelaide rises over time and the ability to meet the demand for services and goods (and the creation of local jobs) is compromised due to parking requirements that curtail redevelopment and which may have been adequately overcome by moderating customer travel behaviours to access those services (e.g. walking, cycling, public transport).

Many activity centres are positioned along public transit routes or within easy reach of stations, interchanges and bus stops on high frequency services (i.e. Adelaide Metro 'Go-zones'). It is entirely relevant that a policy framework should support the redevelopment of activity centres over the coming decades. For parking requirements, policy expression should take into consideration the significant attributes of the public transit system as well as the ability for businesses to expand services taking into account viability issues and site constraints.

Implications for this DPA

ITLUP provides a basis to consider the application of land use requirements to development in locations supported by public transit networks, particularly train / tram stations, O-Bahn interchanges and high frequency bus routes.

The approach used to guide development in new mixed uses zones has relevance to activity centres as places connected to public transit networks and / or candidates to achieve strategic housing and population targets through infill housing surrounding a centre or through redevelopment of a centre itself.

The approach proposed in this DPA is consistent with the application of parking rates applied to some mixed use development zones found in the SAPPL and already used in a number of inner metropolitan locations and key redevelopment sites.

The approach to parking also supports other intentions of this DPA to:

- provide a more resilient business environment by accommodating land use change in existing built assets that can reduce vacancy levels and enable business areas to respond to the latest and emerging trends whether it be in retailing, health care, professional services or other business endeavours
- strengthen capacity to reuse our existing heritage places in activity centres, recognising that their reuse can be compromised due to the application of different and sometimes unachievable vehicle parking requirements that are tied to land uses types.

The DPA takes the view that the priorities around our built heritage needs to be placed in context with land use criteria and seeks to favour the reuse of heritage places in areas of business rather than risk obsolescence, abandonment and dilapidation.

2.3.3 Related Development Plan Amendments

At the time of writing there were a number of Council and Ministerial DPAs that could affect activity centres and other areas that will be affected by the policy amendments proposed in this DPA.

Council DPAs

There following table summarises council DPAs relating to activity centres within Greater Adelaide.

Development Plan	Current / proposed DPA(s)
Adelaide Hills Council	None.
Alexandrina Council	None.
Burnside (City)	***Mixed Use and Activity Centres*** – investigations underway to review zoning and policies for retail and commercial centres, offices, and other uses to facilitate increased opportunities for mixed use development.
Campbelltown Council	None.
Charles Sturt Council	***Woodville Village and Environs*** – investigations underway to review Woodville DCe Zone and surrounds to guide development in the context of a Master Plan. ***Proposed: Urban Employment Zone –*** review industrial land to provide increased flexibility, including expansion of the Bulky Goods Policy Area.
Gawler (CT)	None.
Holdfast Bay Council	***Seacliff Park Mixed Density Residential Neighbourhood Activity Centre (with Marion Council)*** - rezoning of residential and mineral extraction zones to Suburban Neighbourhood Zone to accommodate a mixed use Neighbourhood Centre (NCe) (core) and medium density residential (post consultation).
Light Regional Council	***Roseworthy Growth Areas Stage One*** - rezoning for residential, employment and commercial via a Suburban Neighbourhood Zone, including preferred NCe and Local Centre (LCe) locations (consultation phase).
Mallala Council	***Two Wells Town Centre*** - under investigation to expand the town centre, addressing retail requirements, parking, design etc to support anticipated population growth.
Marion Council	***Seacliff Park Mixed Density Residential Neighbourhood Activity Centre (with Holdfast Bay Council) -*** rezoning of residential and mineral extraction

	zones to a Suburban Neighbourhood Zone to accommodate a mixed use NCe (core) and medium density residential (post consultation). ***Castle Plaza Activity Centre -*** rezoning of centre and expansion onto industrial land (post consultation).
Mitcham (City)	None.
Mount Barker Council	***Nairne and Environs*** - under investigation to reinforce the NCe, encourage a greater mix of uses and consider expansion. ***Regional Town Centre*** – under investigation to review of town centre policy to increase opportunities for mixed use development, expand retailing, review building heights and improve housing options (consultation phase). ***Proposed: Totness Employment Lands*** – to examine mixed use employment generating activities, including commercial uses.
Norwood Payneham and St Peters (City)	***Glynde Mixed Use and Bulky Goods Retailing*** – under investigation to review the zoning / policies for Glynde Corner Precinct relating to density, mixed use, bulky goods and desired uses to revitalise the affected area and environs.
Onkaparinga Council	***Aldinga District Centre*** - under investigation to establish suitable land uses and built form for vacant / under-utilised land in the centre.
Playford Council	***Playford Alive*** – under investigation to review / update / align residential and centre zones for policy consistency with potential introduction of mixed use zones to replace existing NCe and LCe zones.
Port Adelaide Enfield Council	***Proposed: Light Industry Zone, Northfield*** – to review light industry land for future retail and medium density housing.
Prospect (City)	None.
Salisbury Council	***Salisbury City Centre*** – to review & update zones / policy areas for the existing Salisbury centre to support mixed use and medium density housing (consultation phase). ***Main Roads (Salisbury Highway and Main North Road)*** – under investigation to rezone areas of (generally industrial) land fronting main roads that are not reflective of existing uses or are underutilised to promote flexibility and diversification. ***Mawson Lakes DPA*** – to introduce SAPPL policy to replace encumbrances through the Urban Core Zone that supports mixed use, residential and employment activities (post consultation). ***Saints Road Neighbourhood Centre Retail Limit Review*** – amending the retail floor space requirements for the centre from 5,500sqm to 9,900sqm, and introducing policy to support a mixed use activity centre approach (consultation phase). ***Globe Derby Parks Surplus Lands*** – Rezoning community to commercial zone to allow for range of uses including commercial, large shops, bulky goods, offices, showrooms (post consultation).
Tea Tree Gully Council	***Modbury Regional Growth Area*** – to provide a basis for mixed use, multi storey and higher density residential, retail, employment activities, education, health, open space and commercial development, including the replacement of the Regional Centre Zone with the Urban Core Zone (post consultation).
The Barossa Council	None.
Unley (City)	***General DPA*** – under investigation to review a range of policies / issues including changes to complying development parameters and shop / office floor area limits in commercial / retail zones. ***Proposed: Unley Central Precinct*** – to review policy in the Unley District Centre Zone and environs that improve east-west connections and associated development opportunities, including mixed use development north of the shopping centre.
Victor Harbor (City)	***Centres Review*** – to rezone key sites for centre development (post

	consultation).
Walkerville Council	***Walkerville Town Centre*** – under investigation to reinforce, reinvigorate and regenerate the centre area.
West Torrens Council	***Proposed: Underdale and Torrensville Residential/Industry Interface*** – to consider rezoning a portion of existing Industry Zone for medium density housing, or as a mixed-use or urban employment zone.
Yankalilla (DC)	None.

This Ministerial DPA has been prepared cognisant of the purpose of council DPAs, as per agreed Statements of Intent, or where DPAs have been drafted, the proposed policy position. It is anticipated that many council led DPAs will address policy matters that are not being considered in this DPA, however, council DPAs should also take into account the proposed policy and procedural elements that emerge from this DPA when preparing or finalising their respective amendments.

Ministerial DPAs

The Ministerial DPA most likely to be affected by this DPA is the Port Adelaide Centre Renewal DPA. More particularly, the DPA has been split into two parts with the Port Adelaide Centre Renewal Part 1 Amendment approved on 9 April 2015. The remaining Part 2 relates to Cruickshank's Corner Policy Area for which a targeted policy review and investigations are currently underway.

It is not an intention of this DPA to duplicate or interfere with the more specific elements of that work.

Implications for this DPA

This DPA does not specifically cater to proposed changes foreshadowed in current draft DPAs or matters under investigation by individual councils. Its main purpose is to propose amendments that achieve greater consistency between each Development Plan and send clearer signals regarding the general policy directions for activity centres and business districts across Greater Adelaide.

Nonetheless, effort has been taken to ensure the changes proposed in this DPA are targeted towards particular policy issues based on the format and content of each affected Development Plan.

2.3.4 Other Sections of the Development Plan

The changes proposed in this DPA are directed towards activity centres and other defined areas. The proposed changes are therefore targeted and should not affect other parts of the affected Development Plans.

The amendments have been tailored to reflect the layout and content of each Development Plan.

Implications for this DPA

The format and policy content of this DPA is consistent with the format and policy content of each affected Development Plan.

2.3.5 Adjacent Councils' Development Plans

There are no obvious implications for councils outside of the Greater Adelaide Region. All of the affected activity centres across the 25 Development Plans are well within the boundaries of the affected councils.

Implications for this DPA

No amendments are considered necessary as part of this DPA to take into account the policy directions and land use zoning within council areas adjacent to Greater Adelaide.

2.4 South Australian Planning Policy Library

2.4.1 Introduction

A menu of land use planning policies and zones was introduced in South Australia in 2007 as part of the Better Development Plans (BDP) program. These features have over time been updated and reviewed and is now referred to as the South Australian Planning Policy Library (SAPPL).

The SAPPL promotes consistency across land use planning jurisdictions and establishes a basis for councils to adopt and amend land use requirements in Development Plans more easily and quickly.

The SAPPL format and content is not legislated and is generally incorporated into Development Plans on a voluntary basis. As a consequence, most Greater Adelaide Development Plans have progressively adopted the SAPPL content. This creates a number of logistical issues for this DPA, in particular:

- a few Development Plans have not adopted the SAPPL format and content – these plans are based on an older style layout and policy content that includes the former 'Metropolitan Adelaide' provisions that were integrated with Council-wide policies as part of the BDP program
- as Development Plans are mostly updated by councils at different times, they tend to be based on different versions of the SAPPL.

These factors mean that there is a lack of consistency between Development Plans on policy relating to centres and retail development generally, as well as in relation to zone types and content. As a result, when highlighting key aspects of the SAPPL pertinent to this DPA the existing land use policy environment needs to be taken into account and compensated for.

2.4.2 General Requirements for Centres and Retailing

The SAPPL was last updated in September 2011 (version 6). This update was significant because it responded to new strategic directions contained in *The 30 Year Plan for Greater Adelaide* released some 18 months earlier, and took a different approach to activity centres and retailing.

To appreciate how the SAPPL has transformed in to what is available today, it is worth briefly reflecting back over earlier versions.

In the early days, the SAPPL contained elements about a centres 'hierarchy' and included limits on retailing. For the most part these versions sought to faithfully translate the 'best practice' land use policies found in Development Plans to a more concise suite of provisions, removing repetitive and redundant policy in the process. For centres, the translation of earlier lengthy explanations about the purpose of various centre types, and development expectations that went along with these descriptions, were replaced initially with the following.

Objectives

Increased vitality and activity in centres through the introduction and integration of housing.

Centres developed in accordance with a hierarchy based on function, so that each type of centre provides a proportion of the total requirement of goods and services commensurate with its role.

The hierarchy of centres within the area of metropolitan Adelaide is as follows:

- *Central Business District of the City of Adelaide*
- *Regional Centre*
- *District Centre*
- *Neighbourhood Centre*
- *Local Centre.*

Principles of Development Control (Retail Development)

A shop or group of shops with a gross leasable area of greater than 250 square metres should be located within a centre zone.

A shop or group of shops with a gross leasable area of less than 250 square metres should not be located on arterial roads unless within a centre zone.

A shop or group of shops located outside of zones that allow for retail development should:
- *be of a size and type that will not hinder the development, function or viability of any centre zone*
- *not demonstrably lead to the physical deterioration of any designated centre*
- *be developed taking into consideration its effect on adjacent development.*

By version 5 of the SAPPL (in 2010) , the 'hierarchy' of centres referred to above had all but been removed with the exception of maintaining the prominence of the *central business district of the City of Adelaide providing the principal focus for the economic, social and political life of Greater Adelaide and the State.*

The latest version of the SAPPL (Version 6) largely removes expectations that out-of-centre retail development will consider the impacts on and vitality of established centres. In effect this places greater emphasis in addressing matters of this type during strategic investigations or to inform a rezoning, rather than part and parcel of the development assessment and decision making processes. These changes are seen as important to underpinning mixed use development outcomes by encouraging the integration of services, including shops, within a new urban form that supports housing diversity objectives.

The only exceptions to the above lie in the Commercial Zone, which has not been reviewed for some time, and one of the new flexible zones used primarily in urban fringe growth areas (i.e. the Suburban Neighbourhood Zone). In the latter case the model SAPPL zone seeks to ensure non-residential development located outside designated centres:

'do not compromise the capacity to achieve coordinated activity centre development'

The provision of services and facilities in new fringe settlements may lag behind the arrival of new residents due to overarching demand and supply factors. Such services and facilities have different population thresholds meaning that services will typically accrue over time. For example, a child care centre would likely be provided some time in advance of a primary school, or a deli before a supermarket.

Hence, in new growth areas there are legitimate reasons to ensure services and facilities are appropriately grouped together to achieve agglomeration benefits that were mentioned earlier, and support the establishment of community and business focal points over time (that can engender a sense of community and place through social gatherings and landmark development).

2.4.3 Centres and the New Mixed Use Zones

The SAPPL contains a variety of zones suited to business activity, including shopping. The more traditionally termed local, neighbourhood, district, regional and town centre zones continue to be a feature, but have been supplemented in recent years by new mixed use development zones including:
- Suburban Activity Node Zone
- Urban Core Zone
- Urban Corridor Zone

In regard to the more traditional suite of centre zones, there are two key features worth mentioning as part of this DPA.

Firstly, the difference in land use expectations between higher order centres is ineffectual. To illustrate this point, the following table contains a list of the desired uses found in SAPPL centre zones. In particular, it shows:
- a complete list of desired uses for the Local Centre Zone
- removes desired uses from a column when moving from left to right, so that uses listed in a 'lower order' (preceding) column do not appear in the following column – only additional uses are shown
- underlines a use listed in a lower order centre column but not appearing as a desired use in a 'higher order' centre

- uses that appear in higher order centres are in *italics*.

TABLE: Differences in desired uses between SAPPL Centre Zones

Local	Neighbourhood	District	Regional
Advertisement Community facility *Consulting room* *Office* *Office and dwelling* *Shop* *Shop and dwelling*	*Child care facility* *Dwelling in conjunction with non-residential land use* *Library* *Health centre* Petrol filling station *Place of worship* *Playing field* *Pre-school* *Primary school* *Recreation area* *Restaurant* *Supermarket*	*Bank* *Civic centre* Discount department store *Educational establishment* *Emergency services facility* *Entertainment facility* *Hospital* *Hotel* *Indoor games centre* *Motor repair station* *Public transport terminal* *Residential flat building in conjunction with non-residential development* *Swimming pool*	Affordable housing Department store Motel

The summary indicates:

- there is an expectation that the range / variety of land uses increases generally in line with the size / order of centres
- there is almost no difference between the uses anticipated in a District Centre when compared to a Regional Centre
- consulting room, office and shop uses are the only uses contemplated across all centre zones.

What is also observed about the SAPPL's selection of centre zones is that shop floor area limits (retail 'caps') are only accommodated as a mandatory (non-complying development) policy option in the local centre zone where scale is determined at a councils discretion. The expectation is that no mandatory floor area 'cap' should be applied in any other centre type.

Moving on to the more recently formulated mixed use zones, these were prepared with the view of being used in areas that would deliver the new urban form contemplated by the Planning Strategy. These zones contemplate multi-storey, mixed use development outcomes where ground floors are to be activated by retail, office and other commercial activities and designed in a manner to facilitate adaption and reuse.

These new zones are effectively the 'new order centres'. They also provide scope for business districts in the form of a 'core area', 'main street' or 'high street', and more consciously support housing development than the traditional centre zones. The following table shows the desired uses in the new order centre zones.

TABLE: Desired land uses in the new mixed use SAPPL zones

Suburban Activity Node	Urban Core	Corridor
Uses common to all three zones: Affordable housing Aged persons accommodation Community centre Consulting room Dwelling Educational establishment Office Pre-school Residential flat building Retirement village Shop or group of shops (but excluding a bulky goods outlet in the SAN Zone) Supported accommodation Tourist accommodation (only in the 'core area' of the Urban Core Zone)		

Nursing home Primary school	Licensed premises Nursing home In 'core areas': Indoor recreation centre Light industry Place of worship	Entertainment venue Licensed premises Primary school

In terms of the land use listings for the new order centres:

- the zones are geared towards activities that would generally be used by residents
- the range of uses appear generally comparable to those envisaged in neighbourhood to district level centres.

An important feature of the new order centre zones is that they include other procedural related features that reinforce their centre like aspirations. In particular:

- the Urban Corridor and Urban Core zones support activation of buildings at lower levels by allowing dwellings to be converted to shops and offices under complying development procedures as follows:

  Complying Development

  Complying developments are prescribed in Schedule 4 of the Development Regulations 2008.

  In addition, the following forms of development are designated as complying subject to the conditions contained in Table X/X – Conditions for Complying Development and Table X/X – Off-street Vehicle Parking Requirements:

  (a) change in the use of land, from residential to office on the ground or first floor of a building

  (b) change in the use of land, from residential to shop less than 250 square metres on the ground floor of a building.

- all development is assigned to Category 1 or 2 Public Notification unless the development is listed as non-complying by the relevant Development Plan – this mirrors the notification requirements that applies to centre zones under the *Development Regulations 2008*.

As with traditional centre zones, it is important that the integrity of the SAPPL's new mixed use zones is maintained given their role in supporting wider strategic goals and economic priorities. Any changes to these zones proposed as part of this DPA retain a focus on non-residential land use elements.

Implications for this DPA

The proposals contained in this DPA seek to establish greater consistency between the SAPPL's model centre and mixed use zones (new order centres) and the affected zones in the relevant Development Plans, particularly in relation to process and procedural matters.

In addition, the DPA proposes changes that further accentuate the economic relevance of activity centres to assist in underpinning and elevating their role as key places for employment, services, and social and business gatherings.

3 ACTIVITY CENTRES POLICY REVIEW

3.1 Introduction

The idea of 'centre' has become synonymous with shops and shopping complexes, which are seen as a key ingredient to and catalyst for centre function. The preoccupation with centres as places for shopping is understandable. Retailing has grown significantly in the last few decades as disposable incomes have increased and the supply retail floor space per capita has responded accordingly. The

provision of other services and facilities has not grown as rapidly, possibly reinforcing perceptions about centres as primarily shopping destinations.

The areas regarded as centres are diverse agglomerations of different kinds of land use that come in any number of configurations, layouts, sizes, form and function. They can appear as low rise shopping and commercial strips, small buildings containing clusters of shops and personal service establishments or 'big box' malls, shopping and entertainment complexes. Together these combinations of land uses are often referred to as 'activity centres'.

Despite some obvious challenges in establishing what it is to be an 'activity centre', a primary task of this DPA is to consider amendments to Development Plans across Greater Adelaide to ensure such places are recognised and valued as places for business. In this regard, a reference point for 'activity centres' is provided in the State's Planning Strategy (The Plan), which offers the following description:

> *Activity centres provide concentrations of business, administrative, civic, retail, entertainment, employment, research, education and community uses, and—increasingly—residential development. The purpose of activity centres is to cluster commercial and employment activity to improve accessibility, productivity and the efficient use of infrastructure. Many of the traditional activity centres in metropolitan Adelaide, which are adjacent to major public transport access, will become transit-oriented developments through the inclusion of more residential development over the life of the Plan. The Adelaide City centre, encompassing the central business district, is the pre-eminent activity centre in the Greater Adelaide region.*

The Plan also includes a description of the following activity centre typologies:

- Adelaide city centre
- regional centres
- major district centres
- district centres
- bulky goods centres
- specialist centres
- neighbourhood centres
- local centres.

These typologies reflect a 'hierarchy' of centre zones that have been part of the South Australian land use planning nomenclature for several decades and feature in many Development Plans today.

Existing centre zones provide an obvious starting point for this DPA, however, the journey through 25 Development Plans and land use characteristics within selected zones points to a deeper network of activity centres characterised by:

- layers embedded within primary zones through policy areas, precincts, concept plans and figures that use terms like 'main street', 'high street', and primary 'shopping' or 'business' areas
- standalone zones that might be regarded as quasi centres by virtue of the prevailing land use characteristics, particularly those with a mix of business, administrative and retail activity.

Each of the potential contributors to the network of 'activity centres' is discussed separately below.

3.2 Centre Zones Overview

3.2.1 Centre Zone Types

All ***zones*** with 'centre' or 'shopping' in the title are considered in this DPA with the exception of the following types:

- The Adelaide City centre – the centre was specifically excluded from the areas being considered by the centres review work in light of the previous policy changes and on-going work to support development in the City including more centralised decisions through the State's Development Assessment Commission and design review process.

  Specifically, the land use requirements for Adelaide City centre were review as part of the Capital City DPA which came into operation on an interim basis in March 2012 and

subsequently approved in October 2012. The DPA was part of the 'Vibrant Adelaide' initiative to ensure the City's land use framework provides a robust, flexible and responsive platform to stimulate housing development, support improved infrastructure and services, create jobs in construction, retail and services and promote innovative design.

The current centres review focuses entirely on suburban and regional locations across the remainder of Greater Adelaide.

- Bulky goods centres – these centres can appear as a 'Bulky Goods Zone' in some Development Plans, but can also appear in less obvious ways in the form of policy areas and precincts in centre and shopping zones or other zone types.

  Bulky goods centres are areas targeted towards the sale of particular goods (such as furniture, floor coverings, curtains and fabric, hardware and many others), where tenants often desire or are required to have large retail floor plates, with some allowance for ancillary retailing in the form of restaurants and cafes.

  Areas set aside for bulky goods retail tend to be on the periphery of primary business and shopping districts or located in industrial or semi-industrial areas. Factors influencing the selection of sites for bulky goods include good vehicular access, exposure to passing trade and access to large, cheap sites rather than close links to housing and other commercial / business activities.

- Specialist centres – these centres include major airports, ports, hospitals, universities, and research and business centres that perform vital economic and employment roles.

  These centres are not a key focus for this DPA, particularly airports which are on Commonwealth land and not subjected to State land use planning laws, although uses like hospitals and education facilities can be integrated with other centre types and, as such, some element of the 'specialist centre' may be caught in the mix of activity centres affected this DPA.

The following table lists of all affected centre zones and how frequently they appear in the subject council.

TABLE: Existing Centre Zones

Council	Zone Name	How many are there?
Adelaide Hills Council	District Centre	1
	Local Centre (Crafers)	1
	Neighbourhood Centre (Aldgate)	1
	Neighbourhood Centre (Bridgewater)	1
Alexandrina	District Centre	2
	Town Centre	5
Burnside	District Centre	1
	Local Centre	16
	Neighbourhood Centre	3
Campbelltown	District Centre	1
	Local Centre	15
	Neighbourhood Centre	4
Charles Sturt	District Centre	5
	Local Centre	48
	Neighbourhood Centre	5
Gawler	Local Centre	1
	Neighbourhood Centre	1
	Neighbourhood Centre (Evanston Gardens)	1
	Town Centre Historic (Conservation)	2
Holdfast Bay	District Centre	2

Council	Zone Name	How many are there?
	Local Centre	6
	Neighbourhood Centre	3
Light	District Centre	1
	Town Centre	4
Mallala	Town Centre	3
Marion	Regional Centre	1
	District Centre	2
	Local Centre	19
	Neighbourhood Centre	21
Mitcham	District Centre	3
	Local Centre	7
	Neighbourhood Centre	3
Mount Barker	Local Centre	8
	Neighbourhood Centre	2
	Regional Town Centre	1
Norwood Payneham and St Peters	District Centre (Norwood)	1
	District Centre (St Peters)	2
	District Shopping	2
	Local Centre (Norwood)	1
	Local Centre (St Peters)	4
	Local Shopping	5
	Neighbourhood Centre	2
Onkaparinga	District Centre	6
	Local Centre	33
	Neighbourhood Centre	16
	Regional Centre	1
	Town Centre	1
Playford	District Centre	3
	Local Centre	15
	Neighbourhood Centre	10
	Regional Centre	1
	Town Centre	3
Port Adelaide Enfield	District Centre	3
	Local Centre	51
	Neighbourhood Centre	12
	Regional Centre	1
Prospect	District Centre	1
	Neighbourhood Centre	2
Salisbury	District Centre	3
	Local Centre	22
	Neighbourhood Centre	22
Tea Tree Gully	District Centre	3
	Local Centre	14
	Neighbourhood Centre	12
	Regional Centre	1
The Barossa	District Town Centre	3
Unley	District Centre	1
	Historic (Conservation) - Centres	3
	Local Centre	2
	Neighbourhood Centre	4
	Specialty Goods Centre	2

Council	Zone Name	How many are there?
Victor Harbor	Local Centre	2
	Local Centre (Hayborough)	1
	Neighbourhood Centre	1
	Regional Town Centre	1
Walkerville	Local Centre	1
	Neighbourhood Centre	1
West Torrens	District Centre	3
	Local Centre	17
	Neighbourhood Centre	7
Yankalilla	Town Centre	2
TOTAL	**81**	**504**

There are 81 'centre' and 'shopping' zones found across the 25 affected Development Plans. Many activity centre zones appear more than once in any one council jurisdiction. The lower order 'local' and 'neighbourhood' centre (and shopping) zones are more prolific and account for 289 and 134 individually zoned areas respectively.

In identifying individual centre zones, the analysis assumed non-contiguous centre zones to be different centres, however, at a practical level some individually counted areas are located in close proximity to and essentially form one centre. By way of an example the District Centre Zone at Smithfield in Playford Council, is split by a Metropolitan Open Space Zone, creating a triangular segment of land on the corner of Anderson Walk and Main North Road. This segment is counted as a separate centre, but is essentially a portion of the Munno Para District Centre Zone for land use planning purposes.

Hence, the total number of individual centres should be regarded as being slightly lower than the figures produced as part of the desktop analysis. It is also accepted that some separately zoned areas are unlikely to be viewed as distinctly separate centres by the majority of people – in all likelihood a contiguous commercial and shopping strip that cuts across several different zones can create an impression that the activities are all one and the same from a public point of view.

Collectively, all of the centre and shopping zones occupy about 2280 hectares of land (excluding road reserves). Despite the frequency with which various zones appear, most of the land area is contained in the substantially fewer but larger regional and district centres. The following table provides a breakdown of activity centre groups, using typologies found in the Planning Strategy as a guide.

TABLE: Centre Zone Areas

Zone groups	Land use area (hectares - excludes roads)	Proportional land take
RCe / RTCe	653	28.71%
DCe / DS	770	33.84%
NCe	474	20.82%
LCe / LS	188	8.26%
TCe / DTCe	155	6.79%
Historic	34	1.50%
Other (Specialty Goods)	2	0.07%
TOTAL	**2276**	**100%**

3.2.2 Policy Areas and Precincts (sub-layers within zones)

A number of centre zones include policy areas, precincts, figures and/or concept plans that allocate discrete parts of a zone to particular activities such as open space, community activities, civic and administrative purposes, or certain commercial uses like offices and bulky goods outlets.

These additional levels of policy intervention are important because they can affect how amendments proposed in the DPA might be drafted to take into account the additional nuances and land use

directions at a more refined level. To appreciate the extent of these nuances each of the 25 Development Plans was reviewed with the intention of identifying discrete areas that might be regarded as a primary 'business' or 'shopping' precinct or for other purposes.

The allocation of land in centre zones is essentially a technique used to encourage the development of community and commercial hubs and support mixed use development outcomes and/or movement networks that might not eventuate if left to wholly to private interests. Indeed, some recent State Government projects have employed similar techniques, including the designation of a 'main street' area within the Bowden Village project located on the edge of the Adelaide Parklands, a 'town square' precinct at Tonsley as part of the redevelopment of the Mitsubishi car manufacturing facility, and a review of the Port Adelaide Regional Centre to support revitalisation of the historic centre in line with the Port Adelaide Renewal Project Precinct Plan.

In general terms, this DPA accepts that some centre zones need to provide policy direction at a finer grain level to achieve strategic and other goals. However, the use of such techniques should not necessarily be used in every instance given the possibility of stifling business opportunities and innovation and the risk of working counter intuitively to the supply of services and facilities that will be required as redevelopment of established built up areas gains momentum in the years ahead.

In considering how the presence of more refined land use areas in centre zones might be incorporated, used or discounted in preparing this DPA, the following matters were considered relevant:

- are sub-layers within a centre zone sufficiently defined for the purpose of assigning development processes and procedural requirements
- is the centre zone part of current redevelopment or revitalisation plan
- to what extent might the development of a centre be compromised under more flexible land use arrangements (i.e. how much vacant land exists in the centre zone that could be used contrary to desired land use outcomes, is the centre zone sufficiently broad in area to accommodate different land use areas (i.e. areas for residential, bulky goods, open space uses)
- how does land ownership affect potential land use opportunities (i.e. the presence of government owned land or large sites/ proportions of centres in single ownership))
- has the purpose behind the identification of land use areas within a centre zone largely been achieved (and therefore less relevant going forward).

The most consistent application of smaller land use areas occurs in relation to Regional Centre / Regional Town Centre zones. Each of the seven 'regional' level zones (at Marion, Mount Barker, Onkaparinga, Playford, Port Adelaide Enfield, Tea Tree Gully, and Victor Harbor) provide an assortment of policy areas and/or precincts that articulate particular land use outcomes for parts of the zone.

Below the regional zone level, there is considerably less consistency between Development Plans it terms of how and when centre zones are segmented into smaller land use precincts:

- in relation to district level zones:
  - of the 21 zones across 19 council areas, 13 zones contain policy areas and precincts as a basis to guide and segregate land uses
  - the zones are not necessarily treated the same within a single Development Plan area, meaning that some centres include sub-areas while others do not
- the application of policy areas and precincts at the neighbourhood centre level is more haphazard than district level centres, and may only be applied to a select few centre locations in any one Development Plan area
- at the local centre level, the segmentation of land use areas is almost non-existent - the only exception is Playford Council where a number of Local Centre Zone locations are identified as policy areas that are divided into precincts, however, the floor area requirements that apply to these centres is much more generous than those applied to Local Centre Zones found in other jurisdictions in Greater Adelaide.

The consequence of using sub-layers to guide the pattern of development across activity centres is reduced flexibility. In terms of the key drivers for this DPA, the presence of sub-layers can be soundly

based and well intentioned but can also become outdated if not reviewed regularly or removed once the objectives of the sub-layer has been achieved.

For example, the planning associated with a 'main street' or 'business focus' precinct can be used to promote connections between commercial land uses and other features such as public transport services, pedestrian linkages, provision of public amenities (e.g. open space, street furniture etc) that can support overall centre function and vitality. The sub-layers provide confidence these desirable attributes are not diluted or lost as a centre develops.

In considering the role of more nuanced land use arrangements in centres, changes to advisory policy statements, non-complying development lists or Categories of Public Notification need not be problematic to achieving the development visions as development proposals are still assessed against the land use criteria relating to particular locations.

For these reasons, the approach taken in this DPA in crafting the proposed Development Plan amendments seek to recognise the importance attributed to these areas, particularly in the 'higher order' centres where the use of policy areas and precincts tend to be more widely used and transport facilities have a greater land use presence or in other lower order centres where the desired land use pattern has not yet been realised (such as centres with higher levels of vacant land).

Implications for this DPA

The proposed amendments contained in this DPA have taken into account policy sub-layers in centre zones which typically appear as policy areas, precincts and concept plans. The amendments essentially adopted two-pronged approach:

- in centres where current strategic land use outcomes are still to be achieved a balanced on-merit assessment against the relevant land use requirements is maintained by this DPA
- where existing policy sub-layers appear to have done their work (i.e. smaller, fully developed centres) and act as an unnecessary hurdle to further business development, additional land use flexibility has been added which may require further refinement in the land use policy setting to remove or reduce tensions between the merit policies and allowable forms of development.

3.2.3 Relationship between size and Centre Zone types

It would be reasonable to expect that higher order centres are typically larger than their lower order counterparts. This holds true in average terms when comparing regional, district, neighbourhood and local centres as shown in the table below.

However, some lower order centre sizes actually compare strongly against higher level centres. In the case of the largest local centre, at nearly 10 hectares, it ranks in the top 11 out of 134 Neighbourhood Centre Zones. In other words, more that 90 percent of neighbourhood centres are smaller than the largest local centre in simple area terms.

TABLE: Size of Centre Zones

Centre	Minimum (ha)	Maximum (ha)	Average (ha)
RCe/RTCe	29.04	191.85	93.4
DCe/DS	0.16	58.35	16.18
NCe	0.06	30.01	3.54
LCe/LS	0.04	9.9	0.65
TCe/DTCe	0.28	20.76	7.37
Historic	0.93	24	7.2

What the information reveals is that there is significant variation in size within same centre typologies and that zone size is not necessarily a reliable indicator regarding centre zone type.

A more realistic approach is to consider the spread of zones within prescribed area limits as per the following table.

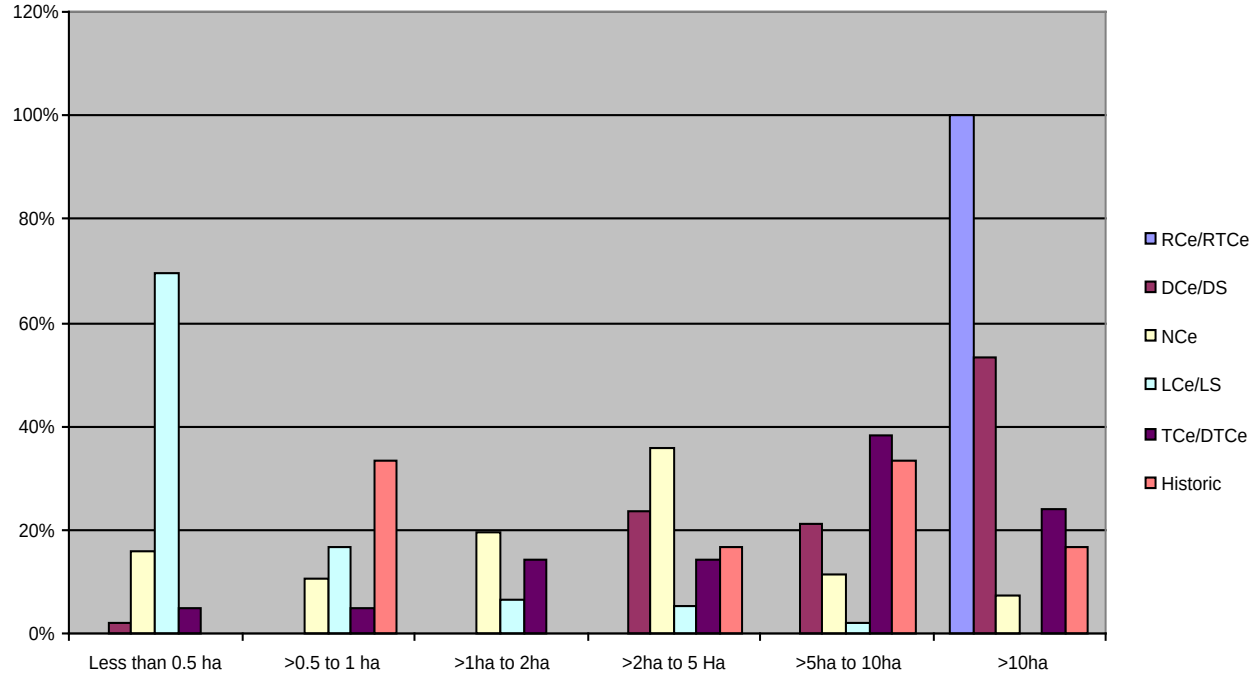
TABLE: Number of centre zones by area category

Centre	Less than 0.5 ha	>0.5 to 1 ha	>1ha to 2ha	>2ha to 5 Ha	>5ha to 10ha	>10ha
RCe/RTCe	0	0	0	0	0	**7**
DCe/DS	1	0	0	11	10	**25**
NCe	21	14	**26**	**48**	**15**	10
LCe/LS	**201**	**48**	19	15	6	0
TCe/DTCe	1	1	3	3	8	5
Historic	0	2	0	1	2	1

Local centres are weighted towards zone areas of one hectare or less, whereas the neighbourhood centres are more evenly spread across a range of size categories. At the upper end of the spectrum regional centres dominate followed by district centres which favour an area of 10 hectare of more but are also accommodated on sites of around 2 hectares.

To illustrate the size characteristics of centre zones the graph on the following page distributes centre zone categories based on size on a proportional basis (i.e. about 70% of local centre zones occupy less than half a hectare).

Distribution of Centre Zones by size



Implications for this DPA

It is apparent that zone typology and the land use expectations stemming from those conventions have no direct bearing on centre zone size, other than for regional centres which are all at the high end of the area scales used.

As zone can be a relevant consideration in managing the separation of land uses at the zone interface, particularly with more sensitive land use like housing, the findings suggests that zone typologies are not a particularly reliable basis to consider the type and scale of development suitable in a particular zone. For local and neighbourhood centre zones more particularly, development opportunities could be unduly influenced by zone policy expectations despite the potential to accommodate a wider selection of uses at a larger scale whilst still enabling interface issues to be reasonably addressed.

It further suggests that the blanket application of 'rules' within a zone category, such as floor area limits, could be excessive and that greater attention may need to be afforded to the circumstances at specific locations.

3.2.4 Land Use Characteristics

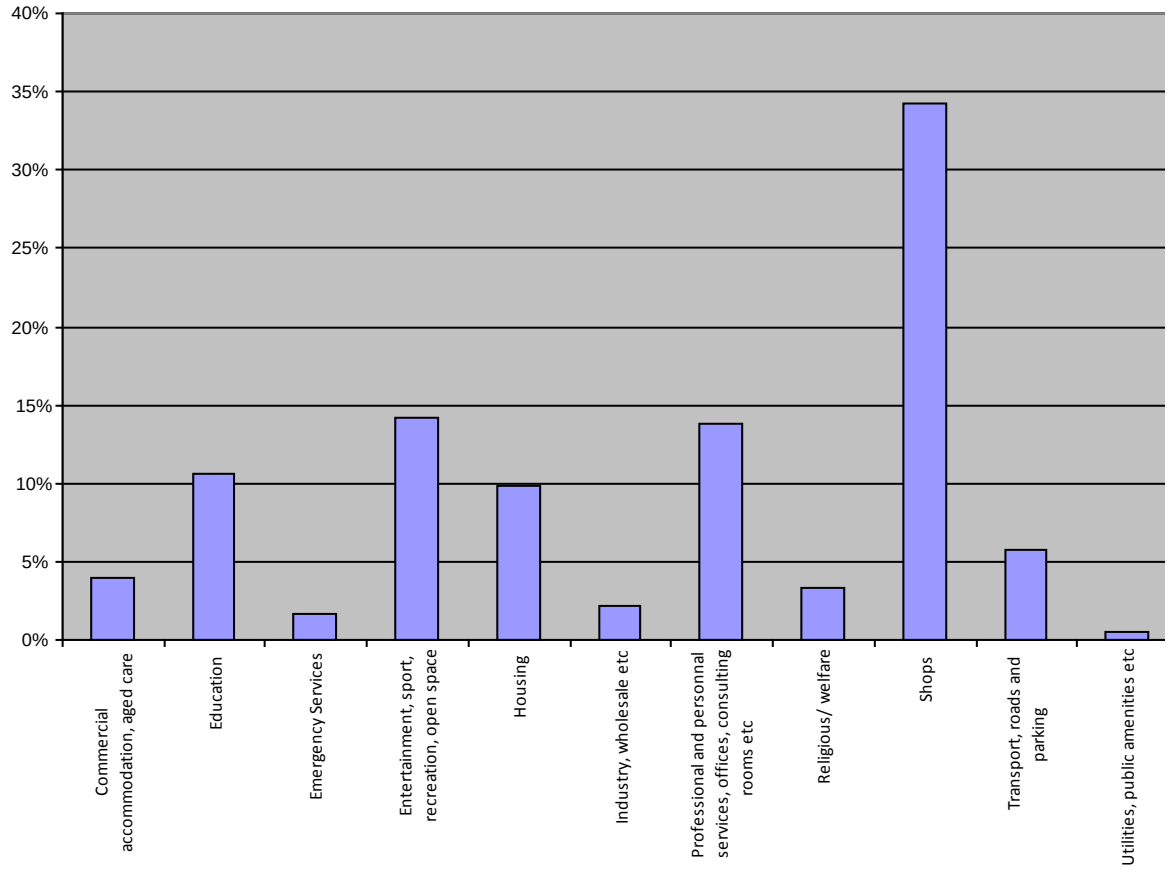
Understanding the land use characteristics of centre zones provides one avenue to consider expanding the coverage of this DPA to other zones and areas used in a similar manner, such as mixed use, business, and commercial zones. To this end, land use valuations data has been used to identify how land within centre zones is used at different levels beginning with the whole of Greater Adelaide and progressing to zone categories in each council.

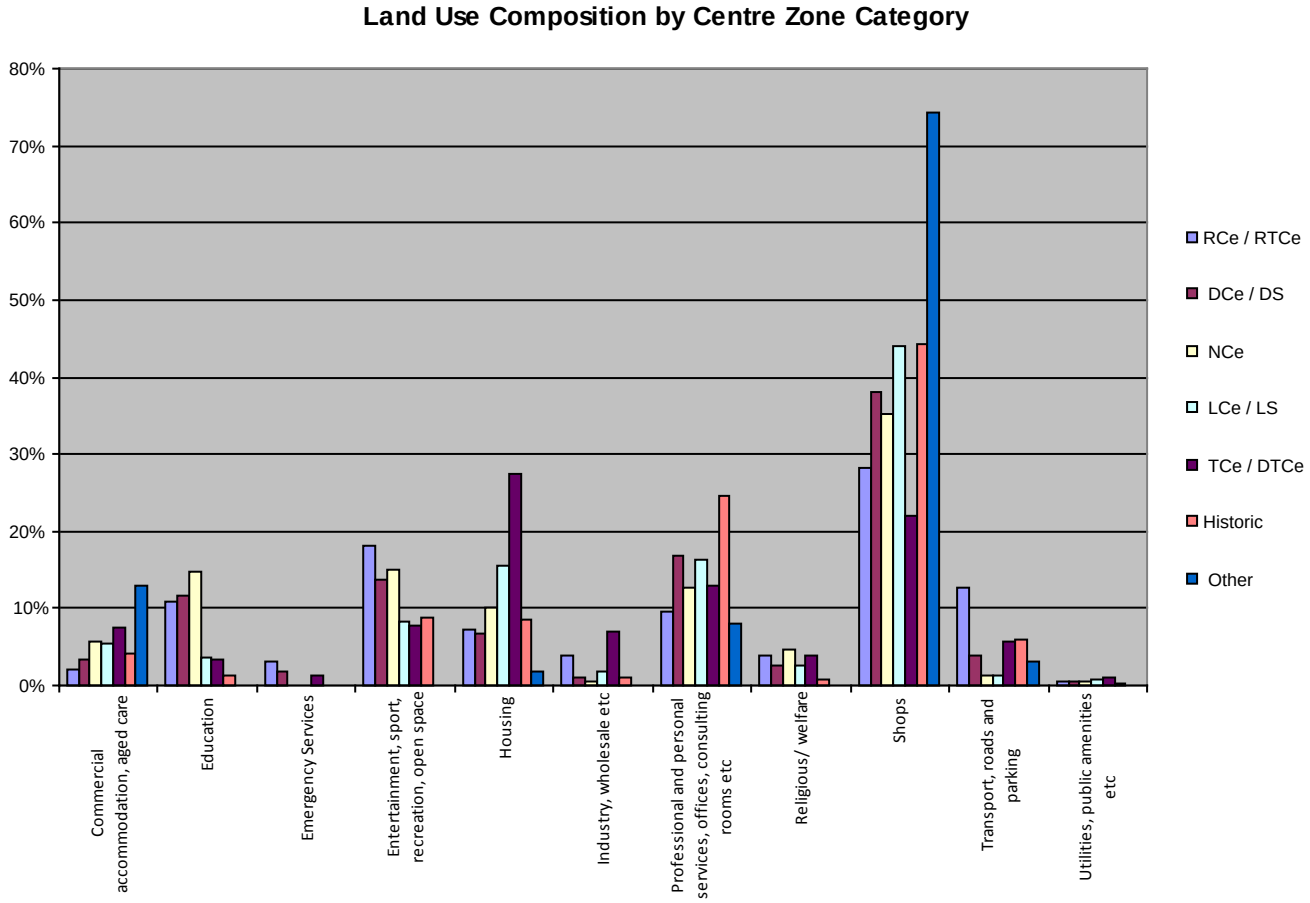
The proportional share of centre land that is attributed to urban activities at the broadest level are illustrated in the following graphs, firstly by combining all centre zone categories and then for each zone category across Greater Adelaide. The data used to inform the graphs excludes vacant and rural land so the results reflect how developed land is used.

To simplify the analysis, land uses have been grouped together as indicated in the graphs below. The groups are formed around Land Use Codes used for valuation purposes. The codes have been used in preference to the statutory definitions found in the *Development Regulations 2008* because they provide greater detail about land use activities and provide a more consistent basis in which to explore the valuations data itself.

For shops, in particular, the meaning under the Regulations encompasses a wide range of uses from personal service establishments (such as hairdressers and banks) to premises selling goods by retail or lease. The land use codes allow filtering of activities to occur so that premises selling goods can be distinguished from other services. For this exercise the group referred to as 'shop' focused on goods retailing and therefore represents a more limited range of activities than what might be expected under the statutory definition. The result is that the amount of land identified as being used for 'shops' in this analysis could be slightly lower than might otherwise be expected under an analysis that adopted the statutory definition (with the 'professional and personal services' group likely making up the difference in this case).

Land Use in Greater Adelaide's Centre Zones





The land use analysis reveals retail shops to be the greatest consumer of developed centre land at about 35%. This is followed by land use groups identified as 'professional services/offices/consulting rooms' and 'entertainment/sport/and recreation', both occupying less that 15% of total developed centre land.

Looking at each of the centre zone categories in the second graph, the allocation of land for activities shows:

- shops are the most greatest land consumer in most centres, accounting for about one third or more of the developed area
- housing is the dominant consumer of land in Town Centre / District Town Centre zones at about 27%, with shops trailing Greater Adelaide's average at about 22%
- Regional and Regional Town Centre zones are more heavily weighted towards entertainment / sport / recreation (18%) and transport/roads/parking (about 13%) when compared to other centre zone categories
- the highest amount of land used for shops peaks at 70% and relates to the Specialty Goods Centre Zone (referred to as 'other') located in the City of Unley.

As a key objective of this DPA is to provide opportunities for business and retail development in activity centres, further analysis was conducted on the allocation of land to the dominant commercial activities namely:

- professional and personal services, offices and consulting rooms (referenced as 'A')
- shops (referenced as 'B').

The extent of each of these land uses in centre zones was considered in relation council districts as a whole and then using the general centre zone categories (as opposed to individual centres), with the findings summarised in the following table.

TABLE: Selected land uses as a proportion of developed centre zoned land[7]

Council	All centre zones - %		A: low - high (% using zone category)	B: low – high (% using zone category)	A and B combined: low - high (% using zone category)
	A	B			
Adelaide Hills Council	20.8	27.0	11.3 – 25.5	15.6 – 40.3	36.5 – 51.6
Alexandrina Council	9.1	21.4	5.8 – 10.4	16.1 – 23.7	21.9 – 34.1
Burnside (City)	**26.1**	**55.4**	**25.9 – 26.3**	**49.7 – 57.6**	**75.7 – 83.6**
Campbelltown Council	**9.4**	**74.6**	**7.9 – 11.5**	**65.7 – 85.8**	**75.4 – 93.7**
Charles Sturt Council	**14.4**	**41.3**	**12.7 – 15.3**	**36.1 – 62.9**	**54.9 – 80.3**
Gawler (CT)	21.9	36.7	0.0[1] – 26.8	0.0[2] – 67.6	13.4 – 73.1
Holdfast Bay Council	**19.5**	**45.6**	**10.8 – 32.1**	**39.8 – 51.9**	**62.7 – 71.9**
Light Regional Council	10.8	18.3	9.1 – 14.2	8.6 – 36.9	17.7 – 51.2
Mallala Council[3]	15.8	13.1	15.8	13.1	28.9
Marion Council	**8.8**	**66.9**	**5.4 – 18.4**	**54.0 – 76.1**	**67.9 – 83.8**
Mitcham (City)	**15.9**	**59.7**	**7.1 – 18.3**	**54.5 – 74.5**	**72.8 – 89.3**
Mount Barker Council	11.3	23.0	9.5 – 15.3	12.7 – 29.2	28.0 – 41.8
Norwood Payneham and St Peters (City)	**25.5**	**53.9**	**8.1 – 31.4**	**46.4 – 76.5**	**75.3 – 84.6**
Onkaparinga Council	9.9	31.4	3.4 – 39.5	23.1 – 54.3	28.1 – 78.7
Playford Council	15.1	33.9	2.7 – 43.9	27.0 – 58.2	29.7 – 80.6
Port Adelaide Enfield Council	**13.2**	**20.8**	**11.1 – 14.2**	**10.2 – 51.2**	**24.6 – 71.5**
Prospect (City)	**11.0**	**55.4**	**10.6 – 12.3**	**25.9 – 65.8**	**38.2 – 76.4**
Salisbury Council	**13.4**	**27.5**	**8.4 – 18.3**	**14.0 – 34.8**	**22.4 – 53.1**
Tea Tree Gully Council	**10.2**	**48.3**	**7.3 – 18.5**	**38.7 – 77.1**	**46.0 – 95.6**
The Barossa Council[4]	17.9	28.6	17.9	28.6	46.5
Unley (City)	**18.3**	**41.5**	**8.0 – 35.3**	**32.4 – 74.3**	**43.6 – 84.8**
Victor Harbor (City)	13.1	30.7	0.0[5] – 14.8	0.0[5] – 34.7	41.4 – 49.4
Walkerville Council	**13.1**	**14.8**	**12.9 – 15.6**	**5.2 – 15.7**	**20.8 – 28.6**
West Torrens Council	**30.5**	**37.6**	**19.9 – 37.0**	**30.3 – 51.9**	**67.3 – 71.8**
Yankalilla (DC)[6]	12.7	24.1	12.7	24.1	36.8
Greater Adelaide	**13.7**	**34.2**			

Table NOTES: (1) Zero percent relates to a LCe Zone used wholly for educational purposes. (2) Zero percent relates to a NCe Zone used primarily for education and housing. (3) Town Centre Zone only. (4) District Town Centre Zone only. (5) Zero percent relates to a NCe Zone used wholly for housing. (6) Town Centre Zone only. (7) For the purposes of the analysis the **bolded** councils are identified as the inner/middle councils.

To explain using Adelaide Hills, the table shows that:

- about 21% of all centre land is used for *professional and personal services, offices and consulting rooms*, and about 27% for *shops*
- the amount of land used for *professional and personal services, offices and consulting rooms* in any centre zone category (i.e. Local Centre, Neighbourhood Centre or District Centre) ranges from about 11% (which is the Aldgate Neighbourhood Centre) to about 25% (which is the Bridgewater Neighbourhood Centre), which is the low to high for 'A'
- the amount of land used for *shops* in any centre zone type (i.e. Local Centre, Neighbourhood Centre or District Centre) ranges from about 16% to about 40% (low to high for 'B')
- the amount of land used for combined *professional and personal services, offices and consulting rooms* and *shops* in any centre category is between about 37% and 52%.

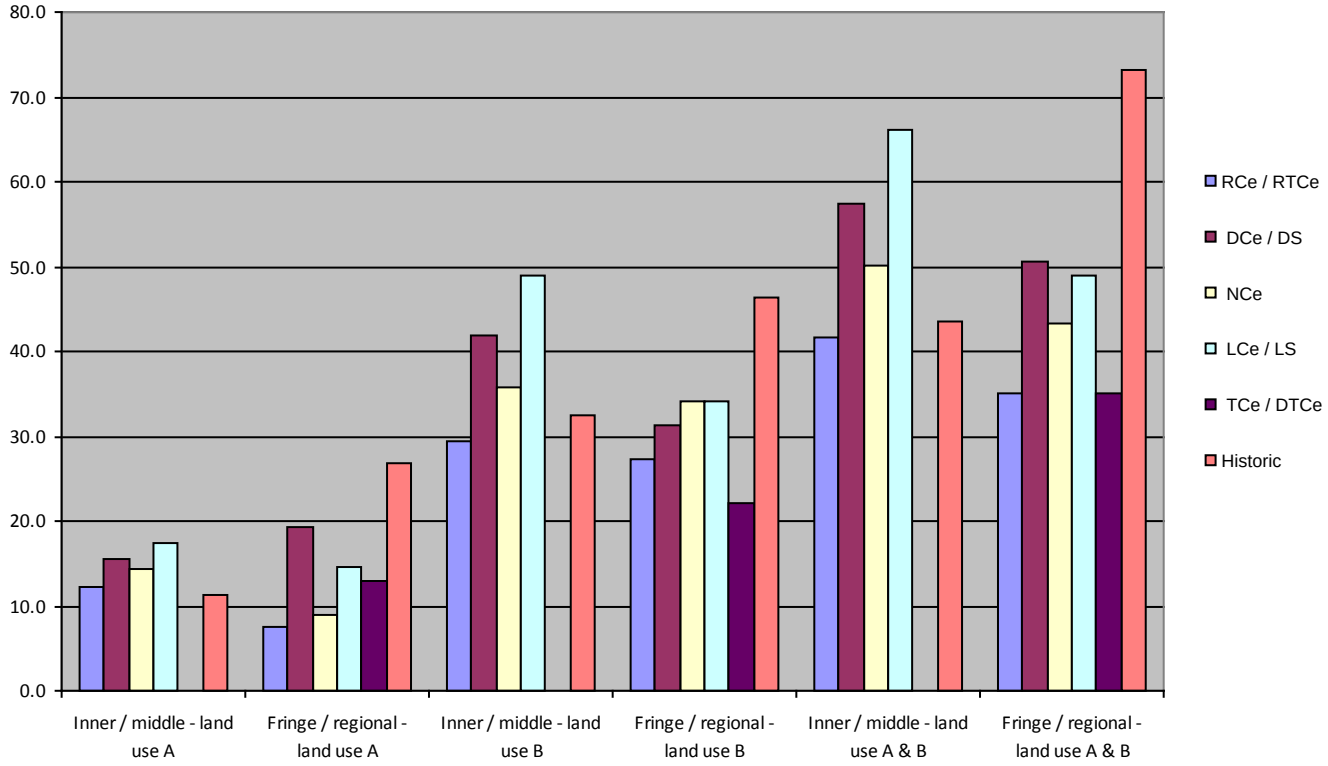
Across Greater Adelaide the two combined land use groups (A plus B) account for about half (48%) of the total developed centre zoned land (consistent with the graph titled *Land Use in Greater Adelaide's Centre Zones*), roughly split into two thirds and one third used for 'shops' and 'offices/personal services/consulting rooms' respectively.

The data was further analysed by separating the councils into inner/middle and fringe/regional groups to determine if there are any notable differences in the way centre land is used between sub-regional areas and the Greater Adelaide averages. The findings are illustrated below in the graph *Sub-regional land use by zone categories*.

Key observations include:

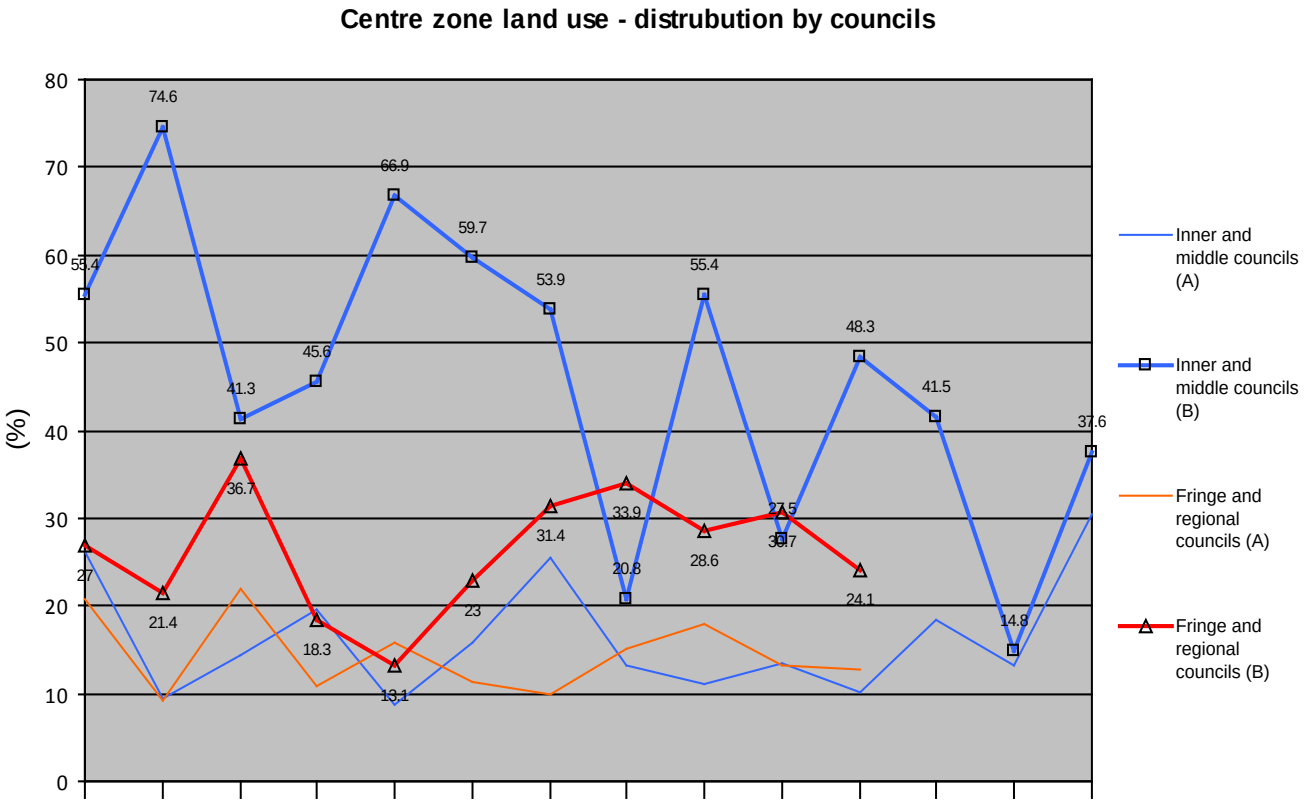
- the use of centre land for *professional and personal services, offices and consulting rooms* appears reasonably consistent across zone categories in the inner/middle council areas and generally in line with the Greater Adelaide average, but tend to more inconsistent in fringe/regional areas particularly for district and historic centres which account for the highest levels of land used in this way
- with the exception of historic centres, each centre zone category in the inner/middle councils allocate more land towards shops than their fringe/regional counterparts (although the difference can be marginal)
- sub-regional centre zones in inner/middle councils use more land for *professional and personal services, offices and consulting rooms* and *shops* (i.e. combined A and B) than the Greater Adelaide average of roughly 48%, being notably higher in district and local centres at 57% and 66% respectively
- fringe/regional centre zones tend to provide less land for *professional and personal services, offices and consulting rooms* and *shops* (combined A and B) than the Greater Adelaide average, with the exception of historic centres (noting that these account for a small proportion (about 2.5%) of centre zoned land in fringe/regional councils).

Sub-regional land use by zone categories



Information about the way all centre land is used on a council by council basis (from the last table above) is reproduced below in the form of a line graph using the inner/middle and fringe/regional council groupings. It shows that:

- there are similarities between councils in both sub-regions in terms of the proportion of centre land used for *professional and personal services, offices and consulting rooms*, being generally within the 10 to 20 percent range
- shops generally account for significantly more land in the inner/middle ring centres when compared to fringe/regional locations – only three inner/middle councils contain centre zoned land that is used proportionately less for shops than in some fringe/regional councils.



Breaking down the way centre land is used on a per council basis into its constituent zone categories (e.g. local, neighbourhood, district etc) provides further insight into how the land use characteristics change relative to the council average and from one centre zone category to the next. Aside from those councils where only one centre zone exists, the table *Selected land uses as a proportion of developed centre zoned land* shows the degree of change between centre zone categories (shown as a 'low – high' range).

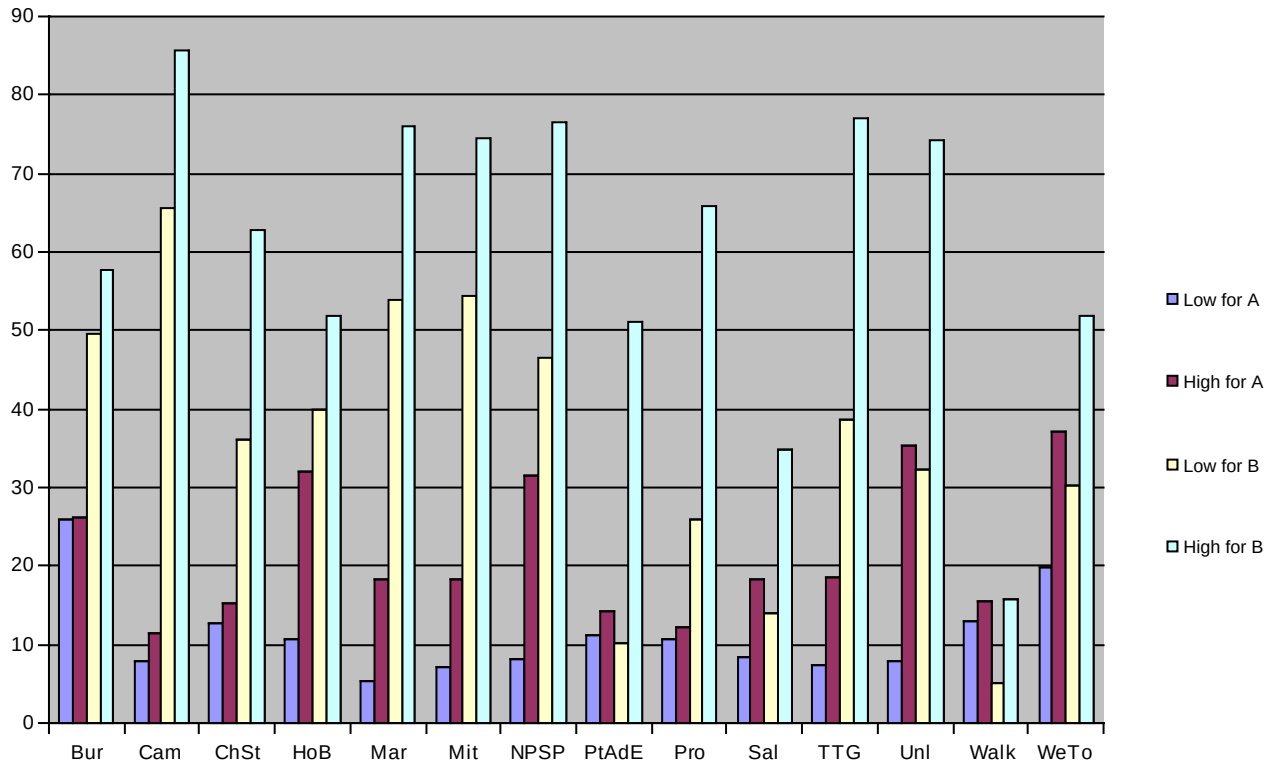
Looking at Burnside, shops generally account for 55.4% of all centre land. However, the amount of land used for shops in different zone categories ranges from 49.7% to 57.6%, corresponding to the neighbourhood centre zone at the low end and the district centre zone at the high end. Based on the low - high values observed for other councils, the use of centre land in Burnside occurs within a relatively narrow band.

The visual representation of the low-high range for *professional and personal services, offices and consulting rooms* and *shops* for the two sub-regions is provided in the two graphs below.

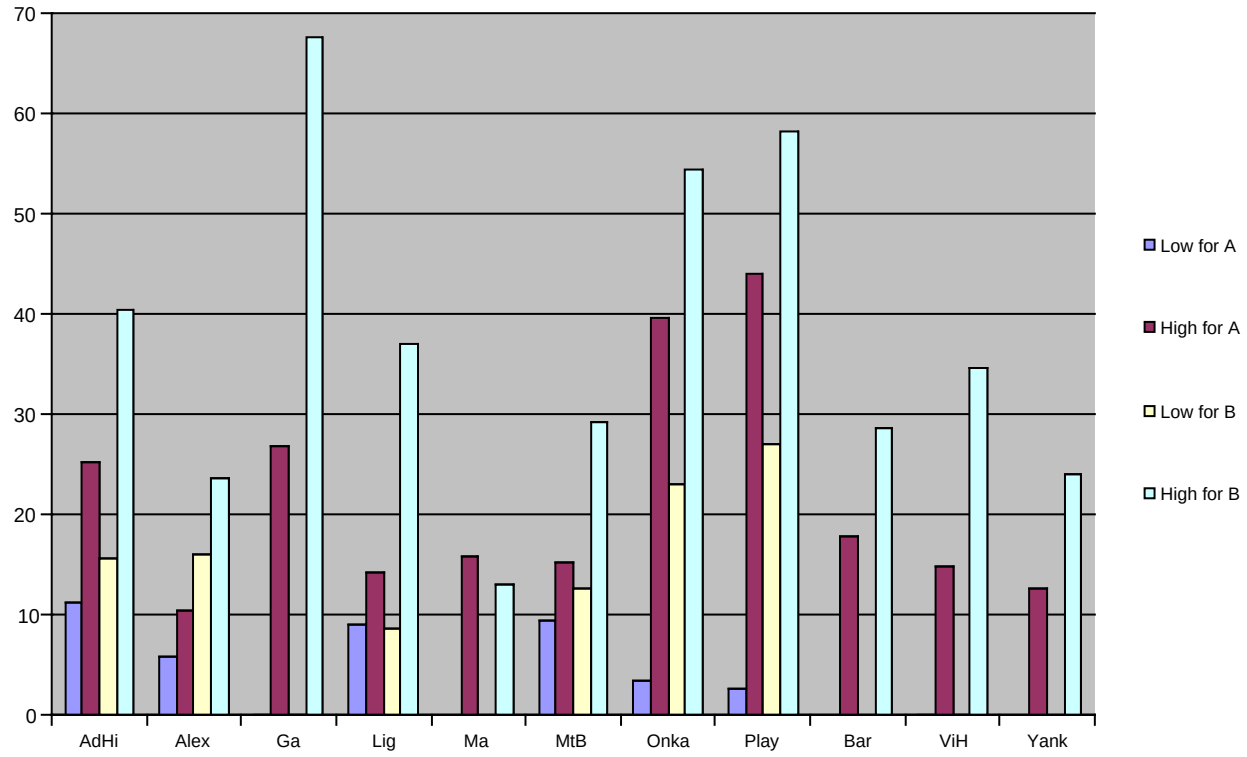
The information indicates high variability in how land is used between zone categories. While Burnside shows little deviation in zone types from the average (for shops the deviation from the average on the low side is about 10% and on the upside about 4%), in other councils the deviation from the average is considerably higher – for shops in Unley, as an example, the difference on the low side is about 22% and nearly 80% on the upside.

It is presumed the extent of difference in how centre land is used becomes wider if individual centres were examined. Indeed, it is known in some instances that fully developed centre zones contain no *professional and personal services, offices and consulting rooms* or *shops* at all, whereas some centre contain all shops.

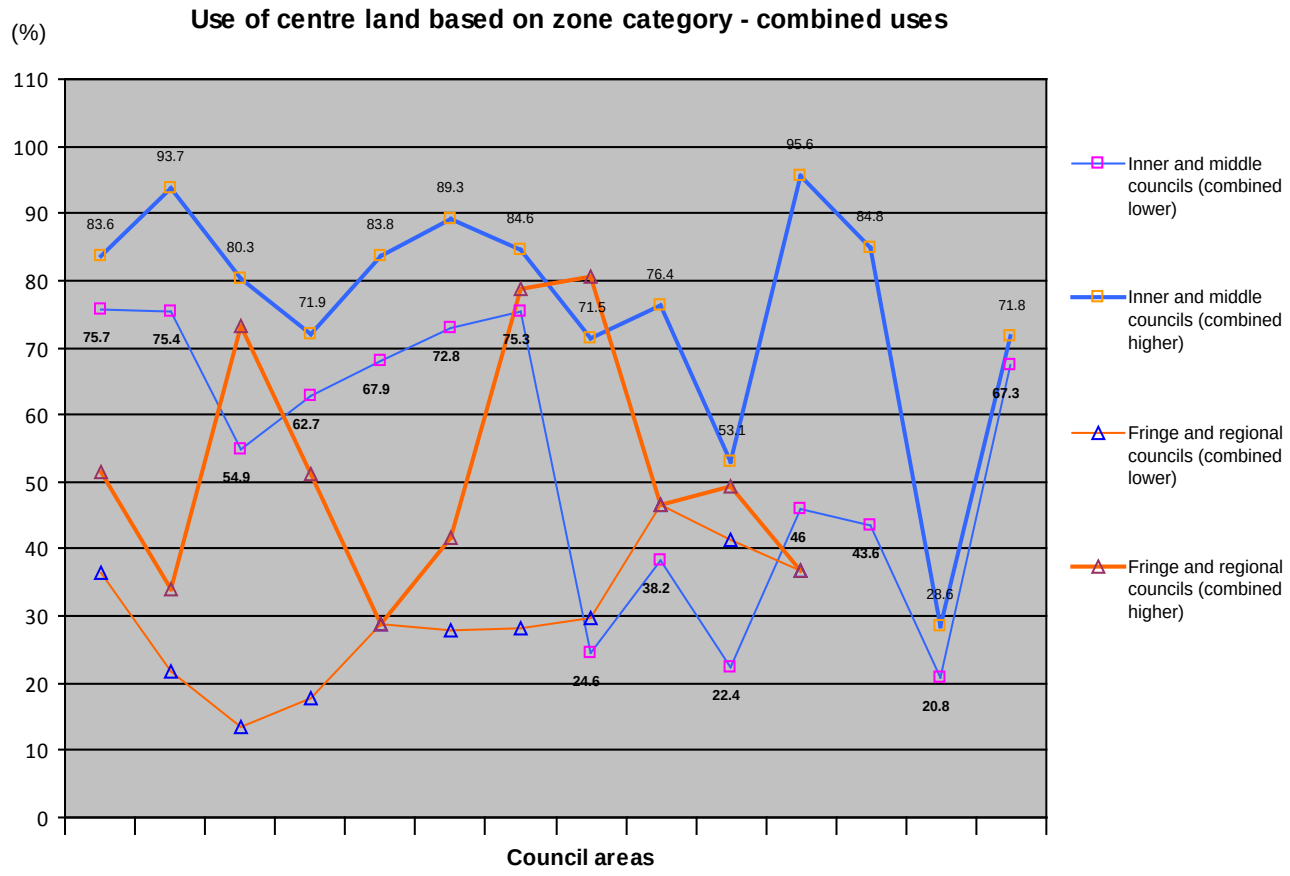
Inner/middle councils - land use by centre zone category



Fringe/regional councils - land use by centre zone category



A line graph (below) has been selected to illustrate the lower and upper values when A and B are combined, again using zone categories and separating council areas based on inner/middle and fringe/regional locations.



It shows that fringe/regional metropolitan centre zone categories generally have lower levels of combined *professional and personal services, offices and consulting rooms* and *shops* than the inner/middle metropolitan councils. Indeed there are a number of inner/middle council centre zone categories where the use of land for uses A plus B still exceeds the highest levels found in many fringe/regional councils.

In most inner/middle ring council areas it is not unusual for the combined land uses to account for 70% or more of the developed centre land at the upper end, with only two of the 14 councils represented having no centre zone category in excess of this figure. By comparison, an upper limit of 50% is generally encountered in fringe and regional areas.

The above land use characteristics provide some understanding of how certain land uses feature in centre zone categories in each council. Such characteristics can be used to inform the selection of non-centre zones considered in this DPA. The issue is whether a more or less conservative approach is appropriate in this case. In this regard, a low percentage figure for the combined land uses would likely result in a greater number of non-centre zones being considered as part of this DPA that if a higher figure were selected.

In terms of the current policy framework relating to centres, the potential for unintended consequences rises as the number of additional zones is included and could therefore be regarded as a less conservative option from a regulatory perspective than if a higher (upper end) percentage was selected.

It should be noted that land use valuations data does not provide any indication about how intensively land is used for particular purposes. The Retail Database provides information about actual retail floor space within surveyed areas, however, there are reservations about using the information here given:

- the last survey was completed back in 2007 and is now likely to be outdated, particularly as the Global Financial Crisis (GFC) occurred in the intervening period which is likely to have altered demand / consumer spending
- poses problems in comparing the surveyed data for retail uses as opposed to the land use valuations data gathered for centre zoned land – the information has different purposes and outcomes
- the Retail Database produces information about contiguous retail development, which does not necessarily relate to the use of centre zoned land.

To help explain the last dot point, the 2007 survey data collected for the Marion Regional Centre relates primarily to the main shopping centre but also includes parcels to the south of Sturt Road and to the west of Morphett Road, which fall outside of the centre zone and form part of the surrounding Residential Zone. The surveyed area within the Regional Centre Zone is about 23 hectares. This compares to a total surveyed area of about 26 hectares and a gross Regional Centre Zone area of nearly 35 hectares.

The differences between land use valuations data and the surveyed areas for the Retail Database make comparisons difficult and so have not been considered at length in preparing this DPA.

Implications for this DPA

The diverse land use characteristics of centre zones make it difficult to pigeonhole particular traits that can be used to identify and introduce non-centre zones for consideration in this DPA.

By and large the information provides an indicator about the deviation in how land is used in centre zones and provides room to consider whether there is a reasonable point within the low-high range that might assist in selecting other zones.

For example, if using the Greater Adelaide average of around 50% of land used for the combined *professional and personal services, offices and consulting rooms* and *shops* as a benchmark it is likely that more non-centre zones will be considered in this DPA and possibly be seen as a less conservative option. Choosing a much higher figure would tend to eliminate other land use zones, reflecting a more conservative way forward.

For this DPA a conservative (higher) figure has been selected given the option of looking at a range of non-centre zones in a subsequent DPA process. However, the land use characteristics need to be placed in context with other factors that may affect zone selection such as the quantum of vacant centre land and the primarily land use objectives of other zones.

3.2.5 Vacant Centre Land

The two tables in ***Appendices 2*** and ***3*** summarise the extent of vacant centre zoned land using 2014 land use valuations data. The findings are shown on a total council by council area basis (Appendix 2) and by centre zone type in each council (Appendix 3).

Overall, there are about 130 separately zoned centre sites that were found to have some vacant land. The amounts vary considerably from just a couple of hundred square metres up to about 59 hectares.

Less than 40 centre locations were found to have more than 1 hectare of vacant land, with nearly all of these found in metropolitan fringe (e.g. Playford, Onkaparinga, Gawler) and regional (e.g. Victor Harbor, Mount Barker, Alexandrina, Barossa, and Mallala) council areas. Only four inner and middle metropolitan council districts have vacant centre land areas of this size:

- Port Adelaide Enfield – Port Adelaide Regional Centre and the Gilles Plains District Centre on North East Road

- Salisbury – Salisbury Downs District Centre
- Tea Tree Gully – Greenwith Neighbourhood Centre on the corner of Sandstock Boulevard and Crouch Road, and the Golden Grove District Centre
- West Torrens – Torrensville District Centre (former Brickworks market site).

The information obtained from the valuation data was also reviewed to determine whether the use of the land has changed since the data was collected. Observations indicate that the valuations data can overstate the amount of vacant land and that some adjustments are needed to take into account the use of land for:

- parking areas (e.g. associated with centre development)
- road and rail infrastructure, including associated park and ride facilities
- open space / reserves / sporting ovals
- stormwater management areas
- areas associated with or ancillary to other land uses (e.g. heritage gardens, shops etc)
- land reserved for future housing based on the existing land use and subdivision pattern.

The largest adjustment to the vacant land estimate relates to the Port Adelaide Regional Centre where about 29 hectares of the 58 hectares of land classified as 'vacant' could be attributed to waterways (although some over water development is contemplated based on the current Development Plan provisions for the Regional Centre Zone, this is likely to be fairly small). In addition, areas within the centre are being transformed as part of the Port Adelaide revitalisation plans.

The second table (Appendix 3) shows how the vacant centre land is distributed in each council area by zone type and indicates whether there are any unusual distortions that might need to be explained. In this regard there are two notable observations:

- The Port Adelaide Regional Centre includes the Port River and significant redevelopment (mainly housing) areas – if the Port Adelaide Regional Centre is excluded from the vacant centre zoned land summary the remaining vacant centre land in that Council is reduced to about 3.2 hectares or about 3% of the total centre zoned land outside of the Regional Centre. This level is more consistent with other inner and middle metropolitan Adelaide councils.
- vacant District Centre Zoned land in the City of West Torrens is a lot higher than would be expected and is largely due to the Brickworks market where about 70% (4.7 hectares) is categorised as vacant land. However, the recent redevelopment of the 'Brickworks Marketplace' in June 2015 to include supermarkets and a range of other shops and services suggests that the land might best be discounted from the vacant land summary. Once removed all but 1500 square metres (about 3%) of the District Centre land (prior to the approval of the Housing Diversity DPA by Council) would be classified as vacant land, which represents about 1% of all centre zoned land in the Council area.

Establishing the extent and location of vacant centre land is one indicator about the availability of land to accommodate additional services and facilities. The results confirm that vacant land in existing built-up areas is considerably scarcer than fringe and regional township locations, and only tends to be available in any meaning quantity in areas subject to redevelopment (including where changes in land use zoning have occurred).

Different techniques would need to be considered to establish the potential capacity to accommodate additional services and facilities in existing built-up areas including building / tenancy vacancy levels and the underutilisation of occupied land. These are not matters being specifically addressed in this DPA given the goal is to improve the use of centre land irrespective of whether that means the reoccupation of a vacant building or the redevelopment of an existing (vacant or underutilised) site.

However, such matters are relevant to the wider centres and shopping review and may be considered further in preparing the subsequent DPA, which will look into business development opportunities beyond centre zones and other activity centres.

For the purposes of this DPA, the key findings are:

- about 11% of the centre zoned land in Greater Adelaide is vacant (after some adjustments were made)

- the Onkaparinga and Playford council areas account for about one third of all Greater Adelaide's centre zoned land, and yet account for nearly 70% of the total amount vacant centre land
- councils with 5% or more of vacant centre land are dominated by those at the metropolitan fringe and in the regional and township areas beyond, with the only exceptions being centres within the Port Adelaide Enfield and West Torrens councils (where redevelopment is occurring).

Implications for this DPA

The extent of vacant centre zoned land provides an indication of where opportunities for relatively unconstrained development exist (depending on landowner intentions) or alternatively where supply constraints are likely to be at their greatest. Naturally, one way of improving the supply of land for services and facilities is to adjust centre zone boundaries, however, this is not within the scope of this DPA.

The value in looking at vacant centre land in this DPA is primarily to enable policy amendments to be formulated taking into account differences between developed versus underdeveloped centres and to consider the role of existing policy layers (where they exist) within those centres. In many cases the land use planning requirements walk a line between a desire to guide development outcomes to achieve strategic land use outcomes (including promoting co-ordination between public and private investment in services and infrastructure) and creating unnecessary hurdles for development opportunities where the land use pattern is well established.

The potential for policy amendments to be made as part of this DPA that differentiate between centres based on vacant land levels and established Development Plan requirements could appear counterintuitive to the wider goal of achieving greater consistency in land use requirements across activity centres. However, it is argued that some tailoring of the policy amendments is warranted to support strategic land use objectives at least in areas / zones with higher levels of vacant land provided the approach to such circumstances is done consistently across Greater Adelaide.

3.2.6 Local Centre Floor Space Limits (Non-complying provisions)

One of the consideration of this DPA is to remove limits that render uses like shops and offices in centre zones as non-complying forms of development. This would align most existing centre zones with the SAPPL model zones, which do not envisage the inclusion of desired zone uses as a non-complying form of development under any circumstances.

The SAPPL Local Centre Zone is the only exception. The intent of local centre and shopping zones across Greater Adelaide is reasonably consistent and is captured by the following objectives taken from existing Development Plan zones.

Local Centre Zone

Objective 1: *A zone primarily accommodating at a small-scale, shops, including shops which cater for the day-to-day needs of nearby residents, offices and consulting rooms. (HoB)*

Local Shopping Zone

Objective 1: *A zone primarily accommodating small groups of shops which cater for the day-to- day needs of nearby residents. (HoB, NPSP)*

The expectations for local centres and shopping zones (as with other centre types) is reinforced by schedule 9 of the *Development Regulations 2008* which generally allows any proposed development located in such zones to be considered by the relevant planning authority without any consultation (Category 1) or limited consultation (Category 2). This means that no third party appeal rights exist against a decision to approve a proposed development, unless the proposed development is classified as a non-complying form of development under the relevant Development Plan.

Taking a regional perspective, the SAPPL Local Centre Zone establishes a format and content that is expected to be adopted in each Development Plan. The zone provides an option to introduce policy

variations that respond to local conditions and, in particular, allows a floor area limit to be introduced for 'shops'.

Across Greater Adelaide there are some 289 individual areas zoned as Local Centre or Local Shopping. The Local Shopping Zone only appears in the Development Plan applicable to Holdfast Bay and Norwood Payneham and St Peters councils.

The following table summarises some characteristics of local centre and shopping zones for each council.

TABLE: Local Centre Zones

Council	No. of centres	Total zoned area (ha) (excludes roads)	Size range (m^2 - approximate)
Adelaide Hills	1	1.45	NA
Burnside	16	15.88	550 - 27600
Campbelltown	15	2.27	700 - 5200
Charles Sturt	48	22.06	360 - 24100
Gawler	1	3.59	NA
Holdfast Bay	6	4.09	750 - 17900
Marion	19	3.27	550 - 4050
Mitcham	7	1.80	420 - 5000
Mount Barker	8	29.89	3200 - 99000
Norwood Payneham and St Peters	10	15.44	2200 - 49000
Onkaparinga	33	12.68	600 - 12500
Port Adelaide Enfield	51	18.48	460 - 13100
Playford	15	20.34	1370 - 39800
Salisbury	22	19.47	570 - 58900
Tee Tree Gully	14	5.34	500 - 12700
Unley	2	1.93	7300 - 11800
Victor Harbor	3	8.83	5300 - 63200
Walkerville	1	1.04	NA
West Torrens	17	7.69	1000 - 18100
		196.11	

The information reveals that the use of local centres / shopping areas to support local service provision is not consistently applied when looking at scale, even though they are propagated under a common objective.

In a number of cases, the size of a local centre zone amounts to no more than a small house block. Presumably the establishment of such zones might be explained in terms of local circumstances at a particular point in time. For example, the zoning may have been introduced to reflect an existing use of the land, which might then provide some capacity for growth or to accommodate a change in the use of the land under more favourable zoning policy and procedural requirements.

As indicated earlier, some local centre zones significantly out-scale 'higher-order' zones on a simple area basis, and could have a role far greater than is intended under the local centre zoning requirements.

The use of a floor area limits for shops between Development Plans (and sometimes within the same Development Plan) varies significantly as indicated in the following table.

TABLE: Development requirements applied in Local Centre Zones

Type of policy statement on floor space	Floor space 'cap' (m^2)	Development Plan area
Non-complying	250	Norwood Payneham and St Peters[2], Walkerville, Onkaparinga[4]
	450	Burnside, Campbelltown, Charles Sturt, Holdfast Bay[1], Mitcham, Norwood Payneham and St Peters[2], West Torrens, Mount Barker
	1000	Playford[5]
Advisory policy	200	Adelaide Hills

	450	Unley, Salisbury
	1500	Gawler[3]
None specified	NA	Holdfast Bay[1], Norwood Payneham and St Peters[2], Port Adelaide Enfield, Tea Tree Gully, Victor Harbor

Table Notes:
1 – A limit applies in the Local Centre Zone, whereas the Local Shopping Zone does not specify a floor area limit.
2 – No limits apply in the Local Shopping Zone and different limits apply in the Local Centre Zone depending on location.
3 – Contemplates a supermarket in the order of 1000 – 1500 square metres.
4 – Shops can be larger where it is for a supermarket and the gross leasable floor area is less than 50 per cent of the total retail floor space.
5 – Shops can exceed the general limit of 1000 square metre limit in some cases.

Of the 25 Development Plans in Greater Adelaide (excluding the City of Adelaide), six do not include Local Centre or Local Shopping zones. These include Prospect, Alexandrina, Light Regional, Mallala, The Barossa and Yankalilla council areas. With the exception of the City of Prospect, these councils are characterised by smaller settlements that aggregate commercial and business activities into more traditional 'main street' themes or allow local centre type development to occur on a more flexible basis within new urban growth areas.

The only council that does not specifically include a local centre / local shopping zone but provides capacity for development akin to a local centre zone is Mallala, where the urban growth areas north of the existing township of Two Wells and contained in the Suburban Neighbourhood Zone contemplates the following:

> *Local and neighbourhood activity centres that provide a range of shopping, community, business and recreational facilities for the surrounding neighbourhood, while not eroding the role and function of the Centre (**Town Centre Zone**)*

The remaining nineteen (19) council areas have floor space limits that can trigger a more onerous assessment path. A main issue for this DPA is to consider whether the floor space 'cap' has on-ground relevance or causes unnecessary hurdles such as for a change in the use of existing buildings.

The 2014 land use data was used to identify parcels in local centre and shopping zones that contain 'shops' and then reviewed using aerial photography to estimate the footprint of buildings in selected areas. The aim of this was to determine if there are anomalies between shops in practice and the policy position around floor area limits or 'cap'.

The almost 300 local centre and shopping zones across Greater Adelaide can be broadly divided into three categories as follows:

TABLE: Shops in Local Centre Zones

Category for 'caps'	Number in each category	Proportion in each category
Non-complying	198	69%
Advisory	27	9%
None	64	22%

In considering the nearly 200 zones in which non-complying floor space 'caps' apply, an initial cull was undertaken by applying an assumed site coverage to the combined area of all parcels identified by land use data as being used for 'shops'. Those centre zones that suggested a floor area could exceed the non-complying 'cap' were targeted for closer inspection via aerial imagery, which could then be used as a basis to estimate the building footprint area. Several issues were encountered in adopting this approach:

- The application of a standard figure for building site coverage does not take into account the high degree of variation between local centres. Observations suggest that building site coverage can be quite high, particularly in older local centres where off-street parking may not be provided, or does not take into account multi level developments (although observations suggest that upper levels were typically used for purposes other than shops).

- Land use valuation data can provide multiple hits on the one parcel, generally indicating premises are divided by small tenancies, of which only some might have a land use valuation for a 'shop'. In a number of instances, the shop component was below the floor space 'cap', however, the shops were part of a larger building that would clearly exceed the 'cap' were it to be used entirely as shops.

- The use of aerial imagery to estimate the footprint of buildings can fail to identify veranda and eve spaces under the main roof, and therefore is not a totally reliable method for determining the leasable floor space.

Despite some of the above shortcomings, there were many obvious instances where the gross leasable floor area of a shop or group of shops within a local centre exceeded a 'cap' that would render such development or a change in the use of a building (or portion thereof) as a non-complying form of development. There were only two council areas where investigations did not indicate existing development had already exceeded a prescribed floor area 'cap' – Playford (where local centre zone floor area caps are generally a lot higher than other councils) and Walkerville, which has only one local centre zone.

The usefulness and practicalities of retaining non-complying floor space 'caps' in local centre zones is questionable based on such findings.

It might be presumed that scale of shop development is a prime motivation behind floor space limits and which might ensure potential impacts are kept to manageable levels. However, this does not explain why significant variations in allowable local centre shop sizes exists between council areas or reconcile why shops in a some residential zones can be considered on merit up to comparable sizes (many residential areas also set maximum floor areas for shops at 250 square metres).

Implications for this DPA

The review of local centres zones suggests that the imposition of retail 'caps' through a non-complying development provision is excessive and counter to actual on-ground development based on observations of existing development.

The objectives and other policy statements found in the local centre zone (and Development Plan generally) provide a basis to consider the scale of shops (and other land uses) and address interface issues in the context of local circumstances.

On this basis the removal of non-complying floor space 'caps' in local centre zones is considered reasonable. Advisory policy on floor space limits to provide guidance about scale, along with other policy statement typically found in Development Plans at council-wide and/or zones levels, should provide a sound basis for development assessment purposes.

3.3 Activity centres outside Centre Zones

3.3.1 Main streets, high streets and business and retail 'focus' areas

The search for 'centres' outside the assortment of centre zones initially focussed on particular descriptions or terms like 'main streets', 'high streets', 'core areas', 'activity centres' and 'town centres', embedded within other zone descriptions (like Township, Mixed Use, Residential, Urban Core, Urban Corridor and other zones). It also included areas described in similar terms and shown illustratively in policy areas or precincts maps, figures and concept plans.

In total, 38 additional areas were identified, with the findings recorded in '*TABLE: Additional activity centres in non-centre zones'* located in ***Appendix 4***. The table includes details about the location of areas considered for inclusion in this DPA and commentary about each of the subject areas.

Only 22 of the 38 areas identified are proposed to be affected by this DPA. These are areas that can be geographically defined (i.e. by allotment and road boundaries) and therefore be used as a basis to apply development assessment and procedural matters, similar to what is proposed to centre zones.

Of the remaining 16 areas, most are only identified conceptually via structure plans, figures and the like where insufficient boundary definition exists to apply process and procedural matters. Two of the 16 areas were excluded from the DPA amendments for other reasons and include:

- Local Centre Policy Area 19 in the Gawler Council area – although the area is defined, the subject area forms part of the urban growth areas east of the Gawler township. Pending a detailed subdivision and layout of the wider area, there is a risk that the Policy Area location could be reviewed and repositioned.
- Precinct 24 local Centre in the Light Regional Council is a centre that is also sufficiently defined, but the presence of an existing out-of-zone centre close to this suggests that the land may not develop in accordance with the Precinct requirements.

The 22 locations that are proposed to be included as part of the amendment comprise some 270 hectares, which is equivalent to about 10% of the overall centre zoned land. Some of these areas are removed from population centres and urban growth areas and are less likely to benefit greatly from added demand for services and facilities generated by population growth in Adelaide's built up areas. However, priming such areas to support business development and innovation still assists local businesses in responding to changing business conditions and can help retain or increase employment self sufficiency levels (i.e. the proportion of jobs generated locally as a proportion of the local workforce).

3.3.2 Mixed use and other zone types

This DPA provides scope to include other zones that display traits similar to existing centre and shopping zones or would be expected to develop such traits over time. As indicated in the section dealing with centre zones, the characteristics of traditionally termed centres can be disturbingly elusive and therefore makes a comparison to other urban zones difficult.

As a consequence, the initial step sought to exclude zones too far removed from the intent of this DPA, other than those areas identified in section 3.3.1 above. For the most part this includes those zones that do not identify the range of businesses commonly found in centres (i.e. consulting rooms, offices and shops) as a primary land use objective. This captured a wide variety of zones (e.g. residential, open space, conservation) as indicated on the top of the table included as ***Appendix 5***.

The remaining zones found in the 25 Development Plans were included in the review, however, some of the zones were regarded as unlikely contributors to this DPA such as:

- Airport Zone – although the land use intentions of the zone are primarily for runways, hangar and terminal facilities, some airports include significant areas of commercial and retail development outside the airport terminal facilities. In addition, the Adelaide and Parafield airports are subject to Federal laws which means that State land use planning rules do not apply in any case.
- Various industry zones – these support different types of industry that may be incompatible with activity centre commercial and retail businesses.

The information collated on the zones most likely to support 'business' activity in each Development Plan is displayed in the 'TABLE: Summary of zones outside Centre and Shopping Zones', as ***Appendix 5***. The table provides information on over 170 zones that cover more than 680 separate locations.

Broadly the information indicates that there are more than 50 non-centre zones where 50% or more of the land is used for '*professional and personal services, offices and trades etc & shops*', being similar to the overall figure of 48% of land used for such purposes across Greater Adelaide's centre zones. However, the types of zones with such land uses traits included various industry, commercial, business and mixed use zones many of which are not intended to be targeted in this DPA.

To retain the primary intent of this DPA, other factors have been used to shape zone selection (generally by exclusion) as follows:

(a) consistent with the desire to accommodate housing in activity centres over the long term, avoidance of zones where:

- industrial development is a primary land use based on zone objectives and policies
- industrial activity is a notable land use (i.e. accounts for 10% or more of the land used), unless the zone is already targeted as an infill housing and mixed use development area and subject to redevelopment

(b) exclude non-centre zones in councils where there the level of vacant centre zoned land is generally higher (i.e. 5% of more) to reduce the risk of unintended consequences for centre development and formation

(c) the land used for '*professional and personal services and facilities, offices, consulting rooms; & shops*' – is at the higher end of what is observed in centre zones (say around 70% or more, which is consistent with the upper level for inner and middle metropolitan council areas) based on valuations data, and providing at least some proportion is used for shops

(d) the zones support mixed use development outcomes, including medium to high density residential development, that are aligned with the built form outcomes envisaged by the Planning Strategy

(e) the inclusion of any zone in a council does not result in the addition of a high number of individual sites being considered for amendment, essentially to minimise the possibility for unintended consequences due to variations in location and development characteristics of individually zoned areas

(f) the subject zone is only partially developed and further development is still to be guided by conceptual land use arrangements (i.e. concept plan).

Based on a more refined selection process the number of non-centre zones proposed to be included in this DPA (and which are not already included based on the discussion in section 3.3.1) was reduced to 12 zones and accounts for a further 17 separate sites in the council areas of Burnside, Holdfast Bay, Marion, Mitcham, Salisbury, Unley, Walkerville and West Torrens.

The zones added to the suite of areas proposed to be amended include mixed use (including the new SAPPL Zones) and commercial zones that show high levels of commercial / business land use, low levels of vacant land and/or are generally limited in terms of size and frequency. The largest areas proposed to be amended include:

- the Mixed Use (Glenside) Zone in the City of Burnside, and specifically relates to Policy Area 1 comprising the Glenside hospital grounds at about 39 hectares
- the Urban Corridor Zone in the City of West Torrens, which covers about 167 hectares following the expansion of the zone in June 2015, of which about 35 hectares comprises the High Street Policy Area
- the Mixed Use (Bulky Goods, Entertainment and Leisure) Zone in the City of Salisbury being just under 22 hectares in size – although the zone is largely vacant, the future land use intentions are strongly aligned with other activity centres that have yet to be developed and is included in this DPA on that basis.

Implications for this DPA

The inclusion of non-centre zones in this DPA has been limited to areas that are either labelled as activity centres using different terms and descriptions, or appear to be used in a way that is heavily weighted towards particular uses of interest in this DPA and common to centre zones.

It also includes zones that are intended to achieve mixed use development outcomes envisaged by the Planning Strategy, including higher density housings forms and commercial activity.

The approach taken is considered to be mindful of the ability to review non-centre zones and centre land uses generally through subsequent DPA processes.

4 REVIEW OF KEY REQUIREMENTS AND PROCESSES ISSUES

4.1 Introduction

A key goal for this DPA is to consider matters that can have a negative influence on the decision to invest and develop in centres from the outset due to a lack of certainty and control. It will also consider other high value improvements that can benefit many of the everyday development assessment activities in centres and commercial areas.

In this regard there are five primary review topics that have been considered in this DPA:

- proposals that are subject to a non-complying development process
- public notification requirements that accommodate third party appeals
- policy statements relating to floor space limits
- the application of vehicle parking rates in activity centres across Greater Adelaide - such requirements can have a significant bearing on the development and redevelopment potential of land, and can also be used to support other strategic transport outcomes
- the potential to extend the application of complying development to desired land uses.

All of these factors can be effectively targeted through a DPA process. However, to ensure the review was both effective and manageable it was considered necessary to identify and focus on particular desired land uses.

These matters are discussed in the following sections.

4.2 Selection of land uses for review

Reviewing Development Plan policy and procedural approaches for a wide selection of land uses across Greater Adelaide is too onerous a task and would capture activities that are not a primary interest in terms of the stated intentions for this DPA. As a result the review has been limited to a narrow band of commercial and business activities taking into account:

- land use types commonly desired in SAPPL centres zones (see section 2.4.3)
- the existing land use characteristics within activity centres
- expected key areas of employment growth.

The following is an initial list of uses considered in preparing this DPA and from which a more definitive list of uses would be targeted for further review and assist in framing proposed amendments to the affected Development Plans.

TABLE: Potential land uses for review

Land use	Comment
amusement machine centre	Infrequent use and does not appear in any SAPPL centre and mixed use zones.
bulky goods outlet or retail showroom	A sub-set of 'shop', the use is generally desired in centre and mixed use zones, but is sometimes excluded from areas with these zones.
community centre / hall	Infrequent use and generally desired in local centres and mixed use development areas only.
consulting room	Common to all centre and mixed use development zones.
educational establishment	Contemplated in higher order centres and mixed use zones.
home activity	Does not appear in any SAPPL centre and mixed use zone, however, the activity is not development when undertaken on land used for residential purposes.
hospital	Infrequent use and only contemplated in higher order centres.
hotel	Infrequent use and only contemplated in higher order centres.
indoor recreation centre / fitness studio / clubroom	Not specifically contemplated in centre and mixed use areas, and is an infrequent use.

library	Infrequent use and envisaged in most centre zones only contemplated in higher order centres.
motel / tourist accommodation	Infrequent use and only contemplated in higher order centres.
motor repair station	Infrequent use and only contemplated in higher order centres.
office	Common to all centre and mixed use development zones.
petrol filling station	Only desired in neighbourhood centres.
place of worship	Infrequent use and contemplated in most centres and only within a 'core area' of mixed use zones.
pre-school	Contemplated in most centres and mixed use zones.
restaurant	As sub-set of 'shop', the use is generally desired in centre and mixed use zones.
service industry	Not contemplated in any centre zone or most mixed use development zones.
service trade premises	Not contemplated in any centre zone or most mixed use development zones.
shop	Common to all centre and mixed use development zones and generally accounts for a high proportion of the developed land area in centre locations.
stadium	Infrequent use and does not appear in any SAPPL centre and mixed use zones.
theatre / entertainment facility	Infrequent use and only contemplated in higher order centres.

Use – indicates a term used in the SAPPL but is not specifically defined in Schedule 1 of the Development Regulations 2008. All other terms are defined in Schedule 1 of the Regulations.

At a policy level the activities that are commonly desired in centre and mixed use zones are consulting rooms, offices and shops.

The land use definitions in Schedule 1 of the *Development Regulations 2008* describe these uses as follows:

> ***Consulting room - means***
>
> *a building or part of a building (not being a hospital) used in the practice of a profession by a medical, veterinary or dental practitioner, or a practitioner in any curative science, in the provision of medical services, mental, moral or family guidance, but does not include a building or part of a building in which animals are kept for fee or reward*
>
> ***Office - means***
>
> *any building used for administration or the practice of a profession, but does not include consulting rooms or premises where materials or goods are stored for sale or manufacture*
>
> ***Shop - means***
>
> *(a) premises used primarily for the sale by retail, rental or display of goods, foodstuffs, merchandise or materials; or*
> *(b) a restaurant; or*
> *(c) a bulky goods outlet or a retail showroom; or*
> *(d) a personal service establishment*

The relative significance of these particular uses in relation to centre zones was mentioned earlier and illustrated via the graphs provided in section 3.2.4. In terms of the developed land use areas attributed to these land uses in centres zones across Greater Adelaide:

- ***consulting rooms and offices*** – represented under the '*professional and personal services and facilities, offices, and consulting rooms*' land use category and accounts for about 14% of centre zoned land
- ***shops*** – represented under the '*shops*' land use category and accounts for about 34% of centre zoned land

In addition, these land uses:

- are key workforce growth areas based on DoE forecasts
- have similar requirements in terms of land use impacts are can be treated equally, thus making a change of use between the three uses amiable to consideration for complying development status.

The treatment of these land uses in the affected Development Plans provides a focus to the activity centres review.

Implications for this DPA

Consulting rooms, offices and shops are commonly desired uses across all centre zones and contribute generously to the mix of uses found in our business and community 'hubs'.

Development Plan amendments that address these three primary land uses is essential to achieving the stated objectives of this DPA.

4.3 Floor space limits – merit policies and non-complying development

Floor space limits found in Development Plans across Greater Adelaide are used in a variety of ways including:

- mandatory limits (invoking non-complying development processes when the limit is exceeded
- advisory (referred to in zone Objectives and / or Principles of Development Control (PDC)).

There are possibly many reasons behind the inclusion of such limits including a legacy from early city land use planning requirements that sought to direct particular land uses to identified nodes and have not been updated or reviewed since, to more contemporary investigations that have looked into the allocation of services and facilities that might be provided to support a growing community in a growth area or infill development site.

Floor space limits are also used to reinforce certain design outcomes such as encouraging small shopfronts in strip shopping and main street areas, or ensuring larger premises not perceived as important to the vitality of activity centres, such as bulky goods outlets (i.e. stores selling furniture, floor coverings, hardware etc) are located towards the periphery of such centres. On the last point, the SAPPL supports such an approach through the General Section provisions for *Centres and Retail Development*.

An important milestone for this DPA is the proposed removal of all non-complying requirements for the selected land uses in all the affected zones and areas. The changes relax development processes mainly for shopping activity, but they also extend to consulting rooms and offices in a few instances. Of the 111 zones proposed to be amended by this DPA, changes to non-complying development lists affect 41 centre zones and 17 other zones. Less than half of the zoned considered in this DPA did not require changes to non-complying development tables or lists as the selected land uses were merit based assessments already.

In terms of proposed adjustments to the merit based provisions, these are mostly in relation to policies that include or refer to floor area limits for any of the three selected land uses. The intention has been to retain the existing limit, but to emphasise that the numerical position should be used as a guide when assessing individual development applications. In some cases policy has been inserted where a non-complying standard is proposed to be deleted and is not supplemented by merit based policy.

4.4 Vehicle Parking

In most Greater Adelaide Development Plans off-street parking requirements are linked to land use types that have been determined through traffic and parking studies. For the three selected land uses reviewed the parking rates were found to vary in terms of the prescribed rate and/or the method for determining the overall number of spaces to be provided.

For example, the number of parking spaces required when proposing a restaurant (which is included under the definition for a 'shop') can be calculated using the number of seats to provided (typically 1 space per 3 or 4 seats) or the gross leasable area of the premises (which tends to range from 1 space for every $10m^2$ to $15m^2$ of floor space). Different rates also apply depending on whether the restaurant is located in a centre zone or includes take away or drive through services.

In relation to the three selected land uses the following off-street parking rates were commonly observed.

TABLE: Existing off street parking rates (excluding the new mixed use zones of the SAPPL)

Location	Shop	Office	Consulting room
Inner and middle metropolitan council areas	Non-bulky goods shops: 4 ½ to 7 spaces/100m^2 (lower rates are generally prescribed for centre locations) Bulky goods shops 3 to 4 spaces/100m^2 Restaurant 1 space / 3 seats or 1 space / 15 $m^{2.}$	4 to 7 spaces/100m^2	4 to 5 spaces / consulting room or practitioner (a minimum number of spaces may also be required) 4 to 10 spaces / 100m^2
Fringe and outer metropolitan council areas	Non-bulky goods shops: 4 to 7 spaces/100m^2 (lower rates are generally prescribed for centre locations) Bulky goods shops 3 to 4 spaces/100m^2 Restaurant 1 space / 3 seats or 1 space / 15 $m^{2.}$	2 to 7 spaces/100m^2 (a minimum number of spaces may also be required)	3 to 4 spaces / consulting room or practitioner (a minimum number of spaces may also be required) 2 to 10 spaces / 100m^2

In 2011 changes were made to the SAPPL to introduce several new zones developed to respond to the new urban form promoted by the South Australian Planning Strategy, and established vehicle parking rates for 'Mixed Use and Corridor Zones' as follows:

Non-residential development excluding tourist accommodation should provide off-street vehicle parking in accordance with the following rates:

Location of development in the zone	***Minimum number of required vehicle parking spaces***	***Maximum number of vehicle parking spaces***
*Core Area/Whole of the **Urban Corridor Zone***	*3 spaces per 100 square metres of gross leasable floor area*	*5 spaces per 100 square metres of gross leasable floor area*
*Transition Area/Any other area not designated within the **Urban Core Zone** or **Suburban Activity Node***	*4 spaces per 100 square metres of gross leasable floor area*	*6 spaces per 100 square metres of gross leasable floor area*

Location of development in the zone	*Minimum number of required vehicle parking spaces*	*Maximum number of vehicle parking spaces*
Core Area/Whole of the ***Urban Corridor Zone***	*3 spaces per 100 square metres of gross leasable floor area*	*5 spaces per 100 square metres of gross leasable floor area*
Zone		

(Source: SAPPL Version 6, Table Section, *Table X/X - Off Street Vehicle Parking Requirements)*

The new zones no longer tailor parking requirements to specific land uses or apply different ways of calculating the required number of spaces. The preference is to apply a single range within which to consider the extent of parking to be provided as part of any proposed development or, in the case of multi-staged development projects, across the development area. The parking approach in the new SAPPL mixed use zones followed a review of local and interstate parking requirements. The '*Technical Information Sheet 04: Vehicle and Bicycle Parking Rates*' notes that the:

> *'…….vehicle parking spaces prescribed in Table X/X—Off Street Vehicle Parking Requirements for Mixed Use and Corridor Zones are generally lower than the standards usually applied in local Development Plans as they will be applied to locations where vehicle parking demand is expected to reduce over time – including areas that are, or will be, well served by public transport and other sustainable transport modes. It is anticipated that vehicle parking standards may be reduced over time in an area where incremental development will lead to a critical mass that justifies a high frequency public transport service.'*

In 2011, funding was provided through the Local Government Association (LGA) Research and Development Scheme for the purposes of completing a study of car parking rates, with additional funding and technical assistance provided by the Department and a number of councils.

The recommendations from the '*Parking Spaces for Urban Places: Car Parking Study*' (October 2013) supports a rate of 3 spaces / 100 square metres of gross leasable floor area for non-residential development in a 'Mixed Use / transit-oriented development' (TOD). This more recent figure is used to widen the basis for the provision for parking spaces in mixed use zones from the standard SAPPL rate of 4 to 6 spaces to 3 to 6 spaces in most cases. Decisions about the level of on-site parking to be provided focussing more on the potential TOD qualities of the location than individual land uses, which regularly change and continually require the number to be recast, provided the requirements for a change in use is actually assessed.

The application of the standard parking range in this DPA differentiates between two categories of zones. The first type of area or zone is one that supports intensive mixed use, multi storey development with an expressed intent of delivering the new urban form envisage by the Planning Strategy. The parking rates used in these situations is consistent with SAPPL model zones.

The second zone category represents the bulk of the areas affected by this DPA and includes most of the centre, commercial, township and business zones. Within this category the application of parking rates is conditional on the location of the zone with respect to public transport services infrastructure and routes. The following box sets out the approach taken in all affected Development Plans.

TABLE (Council reference)

Off-street Vehicle Parking Requirements for Designated Areas

Interpretation

1. The vehicle parking rates table applies to Designated Areas listed below except where:

(a) any applicable condition(s) is/are not met
(b) the zone provisions require a lesser amount of on-site vehicular parking spaces than the amount determined using the vehicle parking rates table below.

Designated Areas

2. The following are Designated Areas:

Designated Area	***Conditions***
(Insert Zone names) *NOTE: – includes SAPPL mixed use zones that support the strategic directions of the Planning Strategy*	*None*
(Insert other applicable Zone names) *NOTE: Should include all centre zones as a minimum, plus other areas supported as main streets and business / shopping precincts*	*The development is located in accordance with at least one of the following:* *(a) within 200 metres of a passenger bus stop or 400 metres from a bus interchange that is part of a high frequency public transit service(1)* *(b) within 400 metres of an O-Bahn interchange* *(c) within 400 metres of a passenger rail station that is part of a high frequency public transit service(1)* *(d) within 400 metres of a passenger tram station* *(e) within 400 metres of the Adelaide Parklands.*

(1) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.

Applicable off-street vehicular parking requirements

3. Development should provide off-street vehicle parking in accordance with the rates in the table(s) below, unless one or more of the circumstances (or similar) that follow support the provision of a lesser amount of parking spaces:

(a) the development is a mixed use development with integrated (shared) parking where the respective peak parking demands across the range of uses occurs at different times

(b) the development is sited in a locality where the respective peak demands for parking for the range of uses (existing and proposed) occurs at different times and suitable arrangements are in place for the sharing of adjoining or nearby parking areas

(c) the development involves the retention and reuse of a place of heritage value, where the provision of on-site parking is constrained

(d) suitable arrangements are made for any parking shortfall to be met elsewhere or by other means (including a contribution to a car parking fund)

(e) generous on-street parking and/or public parking areas are available and in convenient proximity, other than where such parking may become limited or removed by future loss of access, restrictions, road modifications or widening.

VEHICLE PARKING RATES TABLES

TABLE 1: Non-residential development excluding tourist accommodation

Location of development	***Desired minimum number of required vehicle parking spaces***	***Maximum number of vehicle parking spaces***
All ***Designated Areas*** *(unless otherwise stated)*	*3 spaces per 100 square metres of gross leasable floor area*	*6 spaces per 100 square metres of gross leasable floor area*

(Insert Zone name) – *see SAPPL zones*	*3 spaces per 100 square metres of gross leasable floor area*	*5 spaces per 100 square metres of gross leasable floor area*

There are several matters to note about the application of the parking rates table:

- the standard parking rates table is not included in outer metropolitan Adelaide Development Plans as the 'conditions' cannot be met
- expectations that parking rates may be reduced in certain circumstances is placed as an upfront consideration in the table, and supported by the reference to a '*Desired minimum'* as opposed to a prescribed or minimum rate
- the existing rates that apply to residential development found in similar tables in some existing Development Plans have not been altered (other than a change in form / layout)
- the established parking rates (usually contained in a separate table that expresses rates for individual land uses) apply when the location of the development falls outside the designated areas
- the parking rates table can be applied to new areas as and when public transport services and routes are upgraded or extended, or to other zones by identifying them as a 'designated area'.

The above approach is consistent with the parking requirements applied in the SAPPL's new mixed use zones that have been implemented in some inner metropolitan transit corridors and large redevelopment project sites, with plans to extend their application further through a separate Ministerial DPA currently under investigation.

Planning authorities have capacity to apply a parking rate within the range proposed. The range is comparable with the rates assigned to existing centre zones found in some Development Plans.

Implications for this DPA

This DPA seeks to introduce a standard vehicle parking range for all non-residential development in keeping with the SAPPL for certain zones and extend the application to other affected zones where high frequency public transport services are available.

The application of a consistent parking range ensures that activity centres and other commercial areas in certain circumstances are faced with similar off-street parking requirements, helping to provide a more predictable development environment between jurisdictions.

4.5 Complying Development

4.5.1 Current provisions for Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*. In addition, Development Plans can nominate activities as complying development and have typically done so subject to satisfying prescribed 'conditions'.

A review of Schedule 4 reveals that the forms of development covered are generally minor and provide little benefit to the range of employment uses desired in activity centres. As a result, the designation of employment uses in activity centres as complying development falls to the relevant Development Plan.

To consider how employment generating uses are currently treated in complying development terms across each of the 25 Development Plans, the listings and application of complying development conditions focussed on occurrences for consulting rooms, offices and shops. In summary, the review revealed:

- 16 of the 25 council Development Plans in the Greater Adelaide area (excluding Adelaide City) include a table dedicated to 'Complying Development', but only 5 of these tables contain conditions specifically relating to consulting rooms, offices and / or shops.

- 3 of the 25 councils in the Greater Adelaide area (excluding Adelaide City) have centre or centre type zones where shops, offices or consulting rooms can be assessed as complying developments.
- The Mixed Use Zones (e.g. Urban Corridor, Urban Core, Suburban Activity Node) specify that a change in the use of land from residential to office or shop is complying when located on the lower levels of a building.
- Conditions of complying development for shops, offices and consulting rooms (more commonly shops than the other 2 forms of development) address one or more of the following topics:
  - Parking provision (on and off street)
  - Design of parking areas
  - Landscaping
  - Vehicle access
  - Building height
  - Proximity to road boundary
  - Setbacks
  - Refuse collection
  - Site coverage/depth
  - Facade materials
  - Floor levels
  - Proximity to flood areas/River Torrens
  - On-site provision for loading and unloading of vehicles

In addition, those Development Plans that include a table of 'Complying Development' (or similar) often include 'conditions' of a more general nature that apply to various land use types, including the selected land uses. The following are some examples of these 'conditions':

> *No building being erected, added to or altered on any land so that any portion of such building is constructed nearer to the existing boundary of a road or to the boundary of any land shown as being required for road widening on the Plan deposited under the provisions of the Metropolitan Adelaide Road Widening Plan Act, 1972 - 1976, than the distance prescribed for each road or portion thereof, in Column 3 of Table Un/2.*
>
> *The finished floor level of any building being erected, added to or altered being a minimum of 300 millimetres above the level of the adjacent street watertable (gutter).*
>
> *The development does not result in the removal or damage to significant tree/s*
>
> *The development not involving or adjoining a State Heritage Place or Local Heritage Place*

Looking a little further, of the 504 separately identified centre zones areas across Greater Adelaide, less than 6% (29 sites) contemplate that one or more of the selected land uses might be determined under complying development procedures.

The poor representation of complying forms of development in activity centres is not easily explained. As places for commercial endeavour, and social and business gatherings, the additional caution may be warranted to ensure they are formed and managed according to the level of importance we attribute to them.

Looking at earlier versions of the affected Development Plans, the higher level of caution that is apparent today did not always exist. More specifically, complying development requirements were generally more prevalent in older Development Plans.

The removal of such requirements appears to have occurred as Development Plans adopted the SAPPL format and content. Notably, the Development Plans that currently include conditions for complying development have either not undergone a SAPPL conversion process or have been converted on a policy neutral basis. This helps explain why conditions relating to complying development are still found in only a few Development Plans.

4.5.2 Expanding the use of complying development

Formulating conditions to support greater use of complying development procedures in activity centres falls within the ambit of this DPA. The challenge is to consider whether caution in assigning complying developments is well justified taking into account wider employment, market and economic issues confronting the business environment, including trends in on-line shopping and expectations that commercial centres and shopping districts may need to refocus towards creating points of difference and improve lifestyle experiences to achieve market appeal.

This DPA considers a number of low risk situation in which the application of complying development conditions could be employed as discussed below.

4.5.2.1 Change of use within existing buildings

One of the least contentious areas, which could support frequently encountered situations in activity centres, is to extend complying development conditions to permit the reuse of established buildings. The advantages to such an approach include:

- Most of the built form parameters have already been resolved – based on the topics used in framing existing complying conditions found in Development Plans, this includes:
  - Design of parking areas
  - Landscaping
  - Vehicle access
  - Building height
  - Proximity to road boundary
  - Setbacks
  - Site coverage/depth
  - Facade materials
  - Floor levels
  - Proximity to flood areas/River Torrens

- building owners and centre managers are provided with additional freedoms to adjust tenancy mix in response to changes in local market conditions or fill vacant and underutilised spaces
- planning authorities are not compelled to allocate resources to assessing applications that can be relatively inconsequential
- the additional land use flexibility can help reduce building vacancy levels and support centre vibrancy.

Many of the envisaged uses in activity centres have similar impacts, however, historically there have only been subtle differences in the required vehicle parking rates that have resulted in merit assessments.

For the purposes of this DPA the role and provision of on-site parking is discussed in the previous section and has been set at levels commensurate with the SAPPL in prescribed circumstances.

Fundamentally, the capacity to provide additional spaces to remedy any shortfall that may arise when contemplating the potential reuse of an existing building's floor space relies heavily on whether land is available to accommodate those additional spaces. From previous sections it is apparent that many centres do not have vacant land and so the task of providing additional spaces will often be an unrealistic expectation or a costly one (e.g. undergrounding of parking areas).

In terms of the proposed complying development 'conditions', the relevant parking rates will be used as a trigger point between complying and merit assessments in all but three situations and mentioned below (see section 4.5.3).

4.5.2.2 Change of use within existing buildings comprising multiple tenancies

'Integrated complexes' provide a basis to encourage mixed use development outcomes consistent with strategic objectives of the Planning Strategy. The intention is to capture shopping centres or any other building or cluster of buildings where tenancies share common services and facilities.

The assumption here is that matters, such as parking requirements, are considered in the initial development phase taking into account the potential complementary peak parking periods across a range of potential occupiers. Beyond that the DPA supports these areas as places where the tenancy mix is often reviewed and adjusted by owners and managers based on the local business climate and the demand for particular goods and services, or the comings and goings of individual tenancies.

While changes in the use of land and buildings attracts formal procedures under the *Development Act 1993*, it would be counterproductive to review matters like vehicle parking levels in response to constant shifts in the allocation of floor space in our prime business and shopping areas.

In developing the proposed approach, consideration was also given to:

- maintaining parking requirements for standalone developments – change in use proposals will still be subject to assessment against the applicable parking rates table which is proposed to be set at the minimum desired rate of 3 spaces /100m2 of floor space for uses proposed within 'designated areas' and within prescribed distances of public transit services (otherwise the existing Development Plan rates will apply)

- the potential for the additional land use flexibility in an integrated centre to act as a catalyst for disparate adjacent business to corroborate on shared parking and other arrangements, with potential benefits in terms of improved vehicle circulation and reduced access points onto main roads and side streets (particularly for strip shopping and commercial areas)

- reinforcing a relationship between off-street parking requirements and high frequency public transit services, where the option to provide additional vehicle spaces could be a matter determined from a business perspective not just a customer / demand perspective.

- Waste storage / collection

  Existing Development Plan policy requires the provision of areas for the storage and collection of waste and recyclable materials suitable for the intended use of the land. The policy does not prescribe the size and capacity of storage areas, however, it is well recognised that different land uses generate waste at different rates. The actual provision of waste storage facilities is determined by calculating expected volume of waste produced (typically calculated on a per day basis) and the frequency of collection.

  The volume of waste generated by offices and consulting rooms is generally much lower than shops / restaurants. On this basis the potential change in use of an existing building from and an office or consulting room to a shop also results is a change in the waste output. The difference in the volume of waste generated depends largely on the type of shop proposed. For example:
  - shops involving non-food sales generate about 50 litres of general waste and 50 litres of recyclable waste per day for every 100 square metres of floor space
  - a supermarket generates about 660 litres of general waste and 240 litres of recyclable waste per day for every 100 square metres of floor space
  - a restaurant generates about 660 litres of general waste and 130 litres of recyclable waste per day for every 100 square metres of floor space

  (Source: Commercial and Industrial Waste Management Plan Guidelines – A resource for Western Australian Local Government, Developers, Building Managers and Business Owners)

  By comparison an office generates about 10 litres of general waste and 10 litres of recyclable waste per day for every 100 square metres of floor space.

There are two aspects to note about waste generation rates. The first is that there are significant gaps between offices and shops suggesting that the transition in the use of a building from an office to a shop might be challenged purely on the ability to manage the additional volumes of waste. The second point is that the same problem also exists within the same category of uses. In essence a change from say a book shop to a grocery store creates the same sort of waste management issue as the office to shop scenario.

The development assessment process under the *Development Act 1993* provides a basis to ensure waste management is considered when developing land, but it is not of itself a waste management solution and therefore must work with the other key instruments that govern waste including the *Environment Protection Act 1993* and the *Zero Waste SA 2004*.

Unlike residential development where councils manage, collect and dispose of household wastes, commercial and industrial premises usually manage their own wastes through individually tailored solutions with private contractors. This approach allows different land uses to respond to their unique waste generation rates, and collection and disposal needs. Waste solutions can therefore be based on site constraints, such as the size of the area allocated for waste storage.

The provision of suitable areas for waste storage and collection is a common Development Plan requirement. Beyond this point, the site selection and waste collection and disposal methods are primarily matters for any subsequent occupiers of the land, who should consider site suitability and best practice information about the siting of waste storage areas, generation and collection.

A key role for land use planning assessment is to manage potential interface issues. For change of use proposals there is a possibility that an incoming replacement activity has different waste management requirements leading to changes in the siting of waste storage areas (where they exist), more frequent collections and/or larger commercial waste collection vehicles. It is relevant in such cases to consider whether any such changes have the potential to negatively impact adjacent sensitive uses like housing.

In recognition of such matters, the proposed complying development provision excludes shops primarily involving the handling and sale of foodstuffs within 10 metres of a residential zone boundary or a site used for residential purposes, including associated areas for the storage and collection of refuse.

- On-site provision for loading and unloading of commercial vehicles

Development Plan requirements seek to ensure loading and unloading of commercial vehicles takes place within the site of a development to help maintain traffic flows and road safety, and minimise adverse impacts on local amenity. There are no access and service bay standards for commercial premises or vehicle types in the SAPPL.

Requirements regarding commercial vehicles, the layout of off-street facilities for the loading and unloading of commercial vehicles, design requirements for access driveways across the property boundary and for internal circulation roadways are contained in Australian Standard *AS 2890.2 – 2002 Parking facilities – Off-street commercial vehicle facilities*. In addition, some Australian jurisdictions include commercial vehicle loading and unloading bay requirements for land use activities in local planning schemes.

In relation to the three selected land uses covered by the proposed complying development provision, commercial vehicle requirements for shops require larger commercial vehicle types at lower floor area levels. For example:

- In the Brisbane City Plan 2014 Planning Scheme Policies an office development is required to accommodate an on-site service bay for a 'medium rigid vehicle' (MRV) when the gross floor area is 1000 square metres or more. For shops and restaurants the floor area threshold for an MRV is about half that amount.
- In the Gold Coast Planning Scheme, office development is required make provision for a 'small rigid vehicle' (SRV), presumably as a minimum (no floor area requirements applies). For shops provision for a SRV is expected to be made where the floor area is less than

400 square metres, with larger commercial vehicles required as the floor space level increases.

- In the City of Fremantle Local Planning Scheme the requirements are less prescriptive in that the provision of vehicle service bays is not specifically linked to vehicle / truck types. The requirements are generally expressed as a number of delivery bays based on the nature and scale of the use. For offices this means a delivery bay for every 500 square metres of floor space, whereas for shops the requirements are highly variable ranging from no requirement for a 'local' shop' to one bay per 1000 square metres of nett lettable area for a shopping centre.

What the information reveals is that there are standards dealing with design requirements to accommodate particular commercial vehicle types, but the point at which a development is required to provide for such vehicles, the sorts of land uses that they should be provided for, and the number of vehicle bays to be provided, is left to local planning authorities, designers and developers.

It is not within the scope or the intention of this DPA to establish a policy position around the provision of on-site commercial vehicle loading and unloading areas. However, there is a need to consider whether it has a bearing on using complying development as a tool to facilitate the reuse of existing buildings in limited circumstances and in defined business areas.

Taking a pragmatic view, the requirements for loading and unloading of commercial vehicles should have already been considered as part of the initial development buy both the planning authority and developer. The suitability of a building for another subsequent land use (either wholly or partly) should primarily be a matter for the incoming business to determine taking into account the specific commercial vehicle access needs and business operational model (i.e. frequency of deliveries). The role of transport authorities is then primarily one of managing vehicle movements through available statutory instruments (i.e. loading zones, clearways etc) to minimise impacts on traffic flow and safety, or other externalities.

The relevance and application of commercial vehicle requirements can also encounter other difficulties:

- While some jurisdictions have sought to create links between land use types and commercial vehicle access requirements, such links are generalised out of administrative necessity. It should not be presumed that the commercial vehicle access requirements for offices are always different to shops and vice versa, or the requirements for activities under the same land use category will be identical (i.e. one type or shop can have significantly different requirements to another shop).

  The nuances between different land use types and uses in the same land use category, let alone how businesses might employ different delivery methods, make it improbable that land use policy will provide an effective tool that a the crossover between land use types, and yet buildings often change function throughout the life of the building.

- The land use system does not necessarily require an approval when an activity in an existing building changes from one activity to a similar activity.

For readers interested in the application of complying development requirements, comments could consider moderating when and how land use proposals involving existing building assets are considered on a merit basis. For example, alternative approaches could involve:

- introducing an additional condition that requires the planning authority to determine whether the on-site provision for the loading and unloading of commercial uses is suitable for the intended use (i.e. a 'limited assessment' path on this issue) – this could be similar to the 'conditions' found in some existing Development Plans
- adding criteria that requires a change in the use of a building's floor space over a certain size (i.e. 500 square metres) to be considered as a consent development.

4.5.2.3 Development involving a local heritage place

The position adopted in this DPA is that the reuse of local heritage places should be encouraged to support their functional longevity and promote an active contribution to centre vibrancy. Providing the added flexibility to use and reuse such places helps combat functional obsolescence and potentially contributes to their retention and maintenance as valued premises for business and commerce.

Notwithstanding those objectives, the ability to provide additional parking spaces on sites containing local heritage places as a consequence of a change in use proposal potentially ignores the practical reality. Investigations into the current provision of parking associated with local heritage places indicates that many such places are already deficient on parking, which is to be expected as many local heritage places were developed prior to the introduction of standards for on-site parking.

The complying development provision recognises that parking deficiencies for local heritage places are already entrenched, that the future use of such places should not be overly influenced by parking requirements (if at all), and that revisiting how such places are used on the basis of vehicle parking requirements is unlikely to result in any worthwhile outcome or warrant the additional assessment.

4.5.2.4 Development is the same or substantially the same as a previously approved development

This DPA supports the reintroduction of a use in an established building following a period of discontinuance or loss of existing use rights. The main objective is to ensure that building owners are not subjected to unnecessary development approval processes in cases where the nature of a development at a particular location has previously been deemed appropriate and approved by the relevant planning authority.

As drafted, a complying 'condition' could be seen to create a risk that a former use is resurrected even though it is no longer appropriate (this is considered unlikely given the application of the complying development clause only relates to the three selected uses which are generally desired in the affected zones) or was approved under very different assessment parameters and standards. This may be the case where a former approval was granted some time ago and building and assessment parameters have changed significantly since.

One way around this is to introduce a condition, where the resurrection of a former land use depends on the date of the relevant approval (i.e. within the last 10 years or since the commencement of the *Development Act 1993*). Due to the arbitrary nature of any cut-off period the complying condition remains open pending submissions on the approach generally.

4.5.3 Complying development in affected zones

As a planning authority is required to approve complying forms of development, the introduction of a complying development provision into the affected zones creates conditions whereby the actual land use outcomes could be different to the land use intent described in a Development Plan. Deciding whether this is actually a problem across the myriad of activity centre situations across Greater Adelaide is no easy feat.

In established activity centres the potential divergence between on-ground land use outcomes and policy is influenced by a range of factors including incumbent activities and services (site availability), site size and configuration, and synergies with other existing uses and the surroundings (e.g. proximity to anchor developments, access to public transport, public space activation / pedestrian footfall). As such, providing additional business flexibility by allowing land use change to occur as a complying form of development is generally considered to be less problematic in such situations.

However, the size of activity centres can also have some bearing on the longer term land use outcomes in established centres. The incremental shift of land uses, such as key shopping facilities, from one part of a larger centre to another through many complying development applications over many years could result in a disconnect between public transport and other services over time. For

smaller centres (e.g. local and neighbourhood) the implications are less obvious due to the short distances involved (in most cases).

For undeveloped or partially developed activity centres the introduction of complying development provisions could be counterproductive to the overall arrangements between land use, transport services and infrastructure, particularly in the absence of a suitably defined business / commercial focal point in larger centres. For example, the undeveloped District Centre Zone at Buckland Park in the City of Playford includes an indicative 'core retail' area and other areas for mixed use, commercial and employment. The application of a complying development provision to facilitate a change in the use of existing buildings from offices to shops outside the 'core retail' precinct could undermine the establishment of the 'core retail' area, changing the way the centre functions and alter planning associated with the provision of services and facilities like vehicle transport links, open space reserves, public realm improvements and pedestrian pathways.

For this DPA the application of complying development requirements has been more circumspect in areas with higher levels of vacant land and for larger centre types. The following table describes the approach used to introduce a complying development provision by each zone category.

TABLE: General approach to complying development

Centre Zone Type	Comments
Regional Centre and Regional Town Centre Zones	Each zone in this category relies on the use of policy areas and precincts to maintain a focus for business activity. The complying development provisions are proposed to be applied to defined primary 'business' and 'shopping' areas only to support these primary business functions, not the entire zone. As these are large zones generally, changes in the location of essential services and goods could result in a disconnect between public transit services and the main social and business thoroughfares.
District Centre and District Shopping Zones	Due to the various approaches used in the policy settings for these zones, the proposed introduction of complying development provisions was guided by the extent of vacant centre land and the existence of policy areas, precincts or other methods used to define a primary business / shopping precinct. In general terms, geographically defined core shopping / business areas were used as a basis to apply the complying development provision in the first instance. In the absence of sub-zone land use precincts, the complying development provision has been applied to the whole centre zone unless higher levels of vacant land were observed. The complying development provision has not been applied to some centre zones in this category due to the combination of higher levels of vacant land and Development Plan policy that only guides the land use pattern on a conceptual basis.
Neighbourhood Centres	The complying development provisions have been applied to all neighbourhood centre zones other than where: • higher levels of vacant land exist (i.e. urban growth areas) and the zone includes a defined business / shopping precinct – in which case the complying development is proposed to be applied to these main business / commercial areas • the centre is subject to redevelopment and a business/retail precinct is desired but not geographically defined, in which case the complying development provision is not applied to any part of the subject centre zone.
Local Centre/ Local Shopping	The complying development provisions have been applied to the whole zone except in a few cases where the zone includes a high level of vacant land and a primary business / shopping area is geographically defined. In such cases the complying development

	provision has been applied only to the business / shopping area.
Town Centre / District Town Centre	Similar approach to the District Centre and District Shopping Zones above.
Historic centre	The zone relates to areas in Gawler and Unley councils only and do not include specific land use areas. The complying development criteria are proposed to be introduced to the whole zone in each locality.
Other (Specialty Goods Zone)	The zone relates to areas in Unley Council and does not include specific land use areas. The complying development provision is proposed to be introduced for the whole zone.
Main street and shopping precincts (e.g. in Township Zones)	The DPA only affects main street areas (or similar) where the boundaries are geographically defined. In such cases, the complying development provision applies to the main street area only, not the rest of the zone.

The proposed changes to complying development policy in each Development Plan area involves the insertion of the following text:

A change of use within an existing building used primarily for a shop, office or consulting room to accommodate one or any combination of those uses where all of the following are achieved:

(a) the building is not a State heritage place

(b) any alterations to the external appearance of a local heritage place do not materially affect the heritage values of that place

(c) where the change in use is for a shop primarily involving the handling and sale of foodstuffs (and may include a restaurant, café, take-away and/or fast food outlet), the location of the development and associated areas for the storage and collection of refuse are at least 10 metres from a residential zone boundary or the boundary of a site used for residential purposes other than where:

(i) the development is the same or substantially the same as a previously approved development, or

(ii) the dwelling is located in the same building as the shop or is directly associated with the shop

(d) if the change in use is to a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, at least one of the following applies:

(i) the primary vehicle access is from a road that is not an arterial road

(ii) the shop is located in a building (or buildings) comprising multiple tenancies that operate as an integrated complex used primarily for shops, offices and/or consulting rooms and incorporates shared off-street vehicle parking areas, vehicle loading and unloading bays, and areas for the storage and collection of refuse

(e) off-street vehicular parking is provided at a rate in accordance with Table XXX/Y - Off-Street Vehicular Parking Requirements or the desired minimum in Table AAA/B – Off Street Vehicle Parking Requirements for Designated Areas (whichever applies), other than in respect to the following:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a previously approved development

(iii) the change of use is located in a building (or buildings) comprising multiple tenancies that operate as an integrated complex used primarily for shops, offices and/or consulting rooms and incorporates shared off-street vehicle parking areas, vehicle loading and unloading bays, and areas for the storage and collection of refuse.

In some zones an additional clause is added to the above text so that the amendments can be applied on an inclusionary or exclusionary basis depending on whether policy areas or precincts envisage or discourage the selected land uses. Existing complying developments have also been retained, where relevant.

In addition, the complying development conditions take a view that once a site has been used for a particular purpose then reusing the site again for the same or substantially the same purpose after a period of discontinuance should not warrant a full assessment (assuming the existing use rights have been extinguished).

Broadly speaking the complying development provision supports a position that once the built form, layout, design and other features of an activity centre are in place then greater responsibility for ensuring premises are appropriate for the intended use should shift towards building managers and tenants who are best positioned to consider their individual needs and requirements. The potential interface issues with adjacent uses outside the activity centre or development site should be largely reconciled and there are other administrative powers that can be used to manage or rectify a range of problems if they arise (i.e. Local Government Act, Food Act, and Liquor Licensing Act, Environment Protection Act etc).

The policy takes additional precautions in relation to shops selling food stuffs by requiring a separation from residential uses on the basis that extended hours of operation may apply, particularly for fast food outlets and restaurants. In many smaller and strip centre and business zones the requirement to be separated from an adjacent residential use is likely to result in new restaurants being considered as consent development in many cases as the separation distance cannot be achieved. In larger centres there are additional siting options which could allow operators to take advantage of the complying assessment path and enable tenancy mix to adjust more easily towards market preferences and lifestyle themes.

Importantly, the approach supports less involvement in such proposals when located in 'integrated complexes' where the constant closing and reopening of tenancies is a regular occurrence and possibly go unnoticed or the compliance issues are difficult to enforce under the *Development Act 1993*.

4.5.4 Complying development – exclusions and referrals

Under the *Development Act 1993* development may need to be referred to a designated body listed in Schedule 8 of the *Development Regulation 2008* for a response. The referral can be for advice that is for 'regard' or 'direction' – in the latter case the referral body can direct the planning authority to impose conditions of approval or to refuse the application.

An important aspect of the referral requirement is that any development subject to a referral cannot be a complying form of development. Therefore the introduction a change in use of an existing building as a complying development (subject to any prescribed conditions) only works if the proposed development is not the subject of a referral under Schedule 8 of the *Development Regulations 2008*.

In terms of a change in the use of an existing building there are two likely referrals types.

Heritage Places

There are some 264 State and 709 local heritage places located in the centre zones affected by this DPA. The resolution of heritage matters is an important aspect of land use schemes and legislative processes.

For State Heritage Places, clause 5 in Schedule 8 of the *Development Regulation 2008* sets out a referral to either:

- the Minister for the time being administering the *Heritage Places Act 1993*
- Development Assessment Commission (DAC).

The referral to the DAC provides a basis for the review of a decision made by a council in the event that any conditions imposed by the Minister for the time being administering the *Heritage Places Act 1993* are not totally adopted.

The grounds for the referral to the relevant Minister require the planning authority to reach a determination about the potential affect of a proposed development on a State Heritage Place.

Using a precautionary approach, it seem likely that any proposed development involving a State Heritage Place will be referred to the relevant Minister as a matter of practice. The decision to exclude development proposals that directly involve a change in the use of a State Heritage Place from complying development consideration essentially reflects what is likely to occur in practice as part of the assessment process.

For local heritage places no referral requirement exists, so the impact of complying development proposals on the heritage elements of such places will need to be determined by the relevant authority either informally as part of discussions with potential applicants or through the assessment process once an application is lodged.

In considering whether there is any merit in allowing change in use proposals to be considered as complying development several matters were taken into account. Firstly the definition of 'development' under clause (4) of the *Development Act 1993* includes:

> *(f) in relation to a local heritage place – the demolition removal, conversion, alteration, or external painting of, or addition to, the place, or any other work (not including the internal painting, but including, in the case of a tree, any tree damaging activity) that could materially affect the heritage value of the place;'*

Secondly the *Development Act 1993* allows a place to be listed as a local heritage place (following statutory procedures) in the Development Plan if the place satisfies any of the seven listed criteria - the basis for a Development Plan listing does not exclude the listing of internal features.

Lastly, most local heritage listings are conducted through field surveys and desktop reviews. Internal elements are seldom considered in the heritage assessment or appear in lists in the Development Plan as a matter of heritage value.

For the purposes of this DPA the external appearance of buildings was seen as the most important aspect to local heritage listings and, as such, proposed clause (b) of the proposed complying development provision (repeated above) provides a basis to exclude development proposals from a complying assessment based on the potential affect external elements. This means that internal works (i.e. removal of an internal wall) will only be assessed against the building rules (if required).

Implications for this DPA

The amendments proposed in this DPA maintain a need for development proposals affecting heritage places to be determined largely as merit applications for Development Plan consent.

Notwithstanding that complying development procedures cannot extend to proposals affecting a State Heritage Place, the complying development conditions proposed in this DPA remove a change in the use of an existing building from consideration as complying development where it relates to a State Heritage Place.

The approach to local heritage places requires the relevant planning authority to consider if there will be any external alterations resulting from a change in use that affect the heritage values of the place before proceeding to consider the assessment process. This is no different than currently happens in relation to a number of procedural matters relating to such places.

Development Adjacent to main roads

For main roads, clause 3 in Schedule 8 of the *Development Regulation 2008* sets out a referral to the Commissioner of Highways. The referral exists for development adjacent to arterial roads when the relevant planning authority is of the view that a development will change the nature of an existing access or change the nature of movement through an existing access to an arterial road.

Importantly, the referral operates for development proposal other than when it is a complying form of development.

As a result, the listing of certain forms of development as complying development will negate the need to refer such proposals even though a change in the use of an existing building has the potential to alter the movements through an existing access. To ensure the operation of the arterial road network in still taken into account, the proposed complying development provision includes a requirement for shops with a floor areas of more than 250 square meters to be considered as merit uses unless the existing access arrangements are to non-arterial roads or the development sites is within an integrated complex with shared access and parking arrangements.

As many shopping and business centres are already located on arterial roads, it is considered that a change of use within an existing building in such a centre complex is unlikely to be the subject of significant comment as part of a referral process.

Implications for this DPA

Some allowances have been included in the draft complying development conditions to support a merit assessment where the change in the use of land is to a shop where the primary access is to an arterial road unless the shops is part of an integrated complex where multiple tenancies shares common facilities like a driveway and parking areas.

4.6 Public Notification

The *Development Regulations 2008* or the Development Plan can assign public notification to development as either Category 1 or 2. The Regulations may also assign development to Category 2A.

Development assigned Category 1 cannot be notified, whereas Category 2 development allows notification to adjacent landowners or occupiers. In either case, no third party appeal rights to the Environment, Resources and Development Court exist.

Any uses not assigned to either Category 1 or 2 default to Category 3 for public notification purposes. Such developments invoke wide notification and allow third party appeals against the decision of the planning authority.

Schedule 9 of the Development Regulations 2008 sets out the notification requirements for development across the State. Part 6(1) of schedule 9 identifies the notification requirements associated with particular uses based on zone typology. The following is relevant to activity centres:

TABLE: Public Notification requirements – Development Regulations

Form of development	Zone typology	Reference in the Development Regulations
Any kind of development	• Local Shopping • District Shopping • Specialty Goods Centre • Local Centre • Town Centre • City Centre • Neighbourhood Centre • District Centre • Regional Centre • Regional Town Centre • District Business • Local Town Centre • District Town Centre *Specific localities* • Port Adelaide Centre zone • Lincoln Cove Centre zone	Part (6)(1) (h)
auction room	• District Commercial	Part (6)(1) (e)

	• Commercial	
Bank Consulting room Office	• Office • Local Office • Industry/Commerce • Commercial • Local Commercial • District Commercial • Business zone	Part (6)(1) (c) and (d)
Shop	• Business zone	Part (6)(1) (d)
Used car lot / motor showroom	• District Commercial • Commercial	Part (6)(1) (e)

In each of the above cases, the forms of development are either Category 1 or 2 for the purposes of public notification, unless the development is non-complying. The demarcation between a Category 1 or 2 classification is determined by the location of the site with respect to a different zone as expressed as the commencement of Part (6)(1) as follows:

> *Any development which consists of any of the following, other than where the site of the development is adjacent land to land in a zone under the relevant Development Plan which is different to the zone that applies to the site of the development or where the development is classified as non-complying under the relevant Development Plan:*

For centre zones the assignment of development as non-complying activity results in development defaulting to Category 3 and invoking third party appeal rights. The removal of the selected land uses from non-complying development lists automatically allows the role of schedule 9 to take effect.

In relation to the other zones and areas affected by this DPA the proposed changes tend to be bespoke. Some zones already require the selected uses to be considered as either Category 1 or 2, in which case no further action is proposed. However, there are a number of zones where this is not the case and the approach taken follows the general lead provided by Schedule 9, Part (6)(1) as per the following sample taken from the Burnside Development Plan amendments for the Business (Glen Osmond Road) Zone:

> *The following kinds of development are assigned to **Category 1**:*
>
> *All forms of development other than where the site of the development is adjacent land to land in a zone under the relevant Development Plan which is different to the zone that applies to the site of the development*
>
> *The following kinds of development are assigned to **Category 2**:*
>
> *All forms of development not listed as Category 1'*

In total, the notification requirements of 13 non-centre zones (or part thereof) are proposed to be amended. In a number of cases the changes only affect a 'main street' or shopping precinct within a township or mixed use area.

Implications for this DPA

The proposed removal of criteria that trigger non-complying processes for some uses in centres zones means that current notification requirements enacted by the *Development Regulations 2008* come into effect. As a result the only amendments that need to be considered from a public notifications standpoint relate to those zones and precincts that rely specifically on Development Plan listings.

4.7 SUMMARY AND CONCLUSIONS

This DPA is proposing to amend the planning policies and procedural requirements that apply to various centre, mixed use, commercial and business zones or areas identified across Greater Adelaide with the intention of recognising these environments as places to stimulate business opportunities, promote innovation, and generate jobs and investment.

A summary of the proposed amendments to each Development Plan is provided in Appendix 1 – *TABLE: Proposed Amendment Matrix*. The table indicates whether changes are proposed to affected zones in any one of five key amendment theses:

- advisory policies – primarily changes to 'soften' language around the use of maximum or minimum floor space limits so they can be better interpreted as a guide
- complying development – introduction of requirements that permit proposals involving the reuse of existing buildings to proceed as a complying forms of development, subject to meeting the specified criteria to allow built assets to be used interchangeably as consulting rooms, offices or shops
- non-complying – essentially involving the removal of consulting rooms, offices and shops from the non-complying development lists of all affected zones to support merit assessment of new development proposals
- public notification – amendments affecting some existing non-centre zones that perform as business precincts and bringing them into line with the Category 1 and 2 notification requirements that apply in centre zones
- vehicle parking – adjusts vehicle parking rates within affected zones to encourage more consistent treatment of proposals in the provision of on-site parking and applied to areas near high frequency public transport routes, rail and tram stations and bus interchanges.

Some changes improve the alignment between affected Development Plans and the SAPPL, particularly in relation to centre zones. Other proposed amendments are aimed at supporting State economic priorities and encouraging business investment in key areas of business, shopping and commerce.

The proposed amendments will assist in framing further work that will consider business development opportunities, particularly shopping, in locations outside of the main activity centres network and other zones affected by this DPA.

5. STATEMENT OF STATUTORY COMPLIANCE

Section 26 of the *Development Act 1993* prescribes that the DPA must assess the extent to which the proposed amendment:

- accords with the Planning Strategy
- accords with other parts of the Development Plan
- complements the policies in the Development Plans for adjoining areas
- satisfies the requirements prescribed by the Regulations.

5.1 Accords with the Planning Strategy

Relevant strategies from the Planning Strategy are summarised in Section 2.2 of this document. It is the intent of the DPA to support the achievement of the Planning Strategy policies.

5.2 Accords with Other Parts of the Development Plan

The policies proposed in this DPA are consistent with the format, content and structure of the other parts of the affected Development Plans.

5.3 Complements the policies in the Development Plans for adjoining areas

The amendments proposed in this DPA will not affect Development Plans for adjoining areas.

5.4 Satisfies the Requirements Prescribed by the Regulations

The requirements for public consultation (Regulation 11) and the public meeting (Regulation 12) associated with this DPA will be met.

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30. *Charles Sturt Council Development Plan*, Government of South Australia
31. *Gawler (CT) Development Plan*, Government of South Australia
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33. *Light Regional Council Development Plan*, Government of South Australia
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35. *Marion Council Development Plan, 19 January 2012, Government of South Australia*
36. *Mitcham (City) Development Plan, 24 November 2011, Government of South Australia*
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39. *Onkaparinga Council Development Plan*, Government of South Australia
40. *Playford Council Development Plan*, Government of South Australia
41. *Port Adelaide Enfield Council Development Plan*, Government of South Australia
42. *Prospect (City) Development Plan*, Government of South Australia
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44. *Tea Tree Gully Council Development Plan*, Government of South Australia
45. *The Barossa Council Development Plan*, Government of South Australia
46. *Unley (City) Development Plan*, Government of South Australia
47. *Victor Harbor (City) Development Plan*, Government of South Australia
48. *Walkerville Council Development Plan*, Government of South Australia
49. *West Torrens Council Development Plan*, Government of South Australia
50. *Yankalilla (DC) Development Plan*, Government of South Australia

APPENDICES

Table: Proposed Amendments Matrix

NOTE: A reference to 'in part' means that a particular amendment only affects a portion of a zone as defined by a policy area, precinct or other defined area on a concept plan or figure. In relation to centre zones, amendments to the non-complying list does NOT include references to 'in part' as any changes indicated are to remove all text for consulting rooms, offices and shops.

Legend: ✓ **Proposed to be amended;** × **No amendment proposed**

Council	Zone Name	Proposed amendments				
		Advisory policy	**Complying**	**Non-complying**	**Public Notification**	**Vehicle parking rates**
Adelaide Hills	1. District Centre	✓	✓ (in part)	✓	×	×
	2. Local Centre (Crafers)	✓	✓	×	×	×
	3. Neighbourhood Centre (Aldgate)	✓	✓	×	×	×
	4. Neighbourhood Centre (Bridgewater)	✓	✓	×	×	×
	5. Country Township (Mylor)	✓	✓ (in part)	✓ (in part)	✓ (in part)	×
	6. Country Township (Balhannah and Oakbank)	×	✓ (in part)	×	✓ (in part)	×
	7. Country Township (Lobethal)	×	✓ (in part)	×	✓ (in part)	×
	8. Country Township (Woodside)	×	✓ (in part)	×	✓ (in part)	×
Alexandrina	9. District Centre	✓ (in part)	✓ (in part)	✓	×	×
	10. Town Centre	✓	✓	✓	×	×
Burnside	11. District Centre	✓	✓ (in part)	✓	×	✓
	12. Neighbourhood Centre	✓	✓	✓	×	✓
	13. Local Centre	✓	✓	✓	×	✓
	14. Business (Glen Osmond Road)	✓	✓	✓	✓	✓
	15. Mixed Use (Glenside)	✓ (in part)	✓ (in part)	×	✓ (in part)	✓ (in part)
	16. Urban Corridor	✓	×	×	×	✓

APPENDIX 1

Council	Zone Name	Proposed amendments				
		Advisory policy	Complying	Non-complying	Public Notification	Vehicle parking rates
Campbell-town	17. District Centre	✓	✓	×	×	✓
	18. Local Centre	✓	✓	✓	×	✓
	19. Neighbourhood Centre	×	✓	×	×	✓
	20. Suburban Activity Node	✓	✓	×	×	✓
	21. Urban Corridor	×	✓ (in part)	×	×	✓
Charles Sturt	22. District Centre	✓	✓ (in part)	✓	×	✓
	23. Local Centre	✓	✓	✓	×	✓
	24. Neighbourhood Centre	×	✓	✓	×	✓
	25. Urban Core	✓	✓ (in part)	✓	×	✓
Gawler	26. Mixed Use Historic (Conservation)	✓	✓	✓	✓	×
	27. Local Centre	×	✓	×	×	×
	28. Neighbourhood Centre	✓	✓	×	×	×
	29. Neighbourhood Centre (Evanston Gardens)	×	✓	×	×	×
	30. Town Centre Historic (Conservation)	×	✓	×	×	×
Holdfast Bay	31. District Centre	✓	✓ (in part)	×	×	✓
	32. Local Centre	✓	✓	✓	×	✓
	33. Mixed Use	✓	✓	✓	✓	✓
	34. Neighbourhood Centre	✓	✓	×	×	✓
Light Regional	35. District Centre	×	✓ (in part)	×	×	×
	36. Town Centre	×	✓	✓	×	×
Mallala	37. Town Centre	×	✓	×	×	×
Marion	38. District Centre	✓	✓ (in part)	✓	×	✓
	39. Local Centre	✓	✓	✓	×	✓
	40. Neighbourhood Centre	✓	✓	×	×	✓
	41. Regional Centre	✓	✓ (in part)	✓	×	✓
	42. Suburban Activity Node	✓	×	✓	×	✓

Council	Zone Name	Proposed amendments				
		Advisory policy	Complying	Non-complying	Public Notification	Vehicle parking rates
Mitcham	43. District Centre	✓	✓	×	×	✓
	44. Neighbourhood Centre	✓	✓	×	×	✓
	45. Local Centre	✓	✓	✓	×	✓
	46. Mixed Use (Belair Road)	✓	✓	✓	✓	✓
	47. Commercial (Main Road)	✓	✓	✓	✓	✓
Mount Barker	48. Local Centre	✓	✓	✓	×	×
	49. Neighbourhood Centre	×	✓	×	×	×
	50. Regional Town Centre	✓	✓ (in part)	✓	×	×
	51. Township	×	✓ (in part)	×	✓ (in part)	×
Norwood Payneham and St Peters	52. District Centre (Norwood)	✓	✓	×	×	✓
	53. District Centre (St Peters)	✓	✓	×	×	✓
	54. Neighbourhood Centre	✓	✓	✓	×	✓
	55. Local Centre (St Peters)	✓	✓	✓	×	✓
	56. Local Centre (Norwood)	✓	✓	✓	×	✓
	57. District Shopping	✓	✓	×	×	✓
	58. Local Shopping	✓	✓	×	×	✓
	59. Mixed Use Historic (Conservation)	✓	✓ (in part)	✓ (in part)	✓ (in part)	✓ (in part)
	60. Urban Corridor	✓	✓ (in part)	×	×	✓
Onkaparinga	61. District Centre	✓	✓ (in part)	×	×	✓
	62. Local Centre	✓	✓	✓	×	✓
	63. Neighbourhood Centre	✓	✓	×	×	✓
	64. Regional Centre	×	✓ (in part)	×	×	✓
	65. Town Centre	✓	✓	✓	×	✓
	66. Township	✓	✓ (in part)	✓	✓ (in part)	✓ (in part)
Playford	67. District Centre	✓	×	✓	×	✓
	68. Local Centre	✓	✓ (in part)	✓	×	✓
	69. Neighbourhood Centre	✓	✓	×	×	✓

Council	Zone Name	Proposed amendments				
		Advisory policy	Complying	Non-complying	Public Notification	Vehicle parking rates
			(in part)			
	70. Regional Centre	✓	✓ (in part)	✓	×	✓
	71. Suburban Activity Node (Health Precinct)	✓	✓ (in part)	✓	×	✓
	72. Town Centre	✓	✓ (in part)	×	×	✓
Port Adelaide Enfield	73. District Centre	✓	✓ (in part)	×	×	✓
	74. Local Centre	✓	✓	×	×	✓
	75. Neighbourhood Centre	✓	✓ (in part)	×	×	✓
	76. Regional Centre	✓	✓ (in part)	✓	×	✓
	77. Suburban Neighbourhood	✓	✓ (in part)	×	✓	✓
Prospect	78. District Centre	✓	✓	×	×	✓
	79. Neighbourhood Centre	✓	✓	×	×	✓
	80. Urban Corridor	✓	✓ (in part)	×	×	✓
Salisbury	81. District Centre	✓	✓ (in part)	×	×	✓
	82. Local Centre	✓	✓	×	×	✓
	83. Mixed Use (Bulky Goods, Entertainment and Leisure) Zone	✓	×	✓	✓	✓
	84. Neighbourhood Centre	✓	✓ (in part)	✓	×	✓
Tea Tree Gully	85. District Centre	✓	✓ (in part)	✓	×	✓
	86. Local Centre	✓	✓	×	×	✓
	87. Neighbourhood Centre	✓	✓	×	×	✓
	88. Regional Centre	✓	✓ (in part)	×	×	✓
The Barossa	89. District Town Centre	×	✓	×	×	×
	90. Township	×	✓ (in part)	✓	✓	×

APPENDIX 1

Council	Zone Name	Proposed amendments				
		Advisory policy	Complying	Non-complying	Public Notification	Vehicle parking rates
Unley	91. District Centre	✓	✓	✓	×	✓
	92. Neighbourhood Centre	✓	✓	✓	×	✓
	93. Specialty Goods Centre	✓	✓	✓	×	✓
	94. Local Centre	✓	✓	✓	×	✓
	95. Urban Corridor	✓	✓ (in part)	×	×	✓
	96. Historic (Conservation) - Centres	✓	✓	×	×	✓
	97. Mixed Use 1	✓	✓	✓	✓	✓
	98. Mixed Use 2	✓	✓	✓	✓	✓
	99. Mixed Use 3	✓	✓	✓	✓	✓
Victor Harbor	100. Local Centre	×	✓	✓	×	×
	101. Local Centre (Hayborough)	×	✓	✓	×	×
	102. Neighbourhood Centre	✓	✓	✓	×	×
	103. Regional Town Centre	×	✓ (in part)	×	×	×
Walkerville	104. Local Centre	✓	✓	✓	×	✓
	105. Neighbourhood Centre	✓	✓	✓	×	✓
	106. Mixed Use	✓	✓	✓	✓	✓
West Torrens	107. District Centre	✓	✓ (in part)	✓	×	✓
	108. Local Centre	✓	✓	✓	×	✓
	109. Neighbourhood Centre	✓	✓	✓	×	✓
	110. Urban Corridor	✓	✓ (in part)	×	×	✓
Yankalilla	111. Town Centre	×	✓	×	×	×
		SUMMARY				
	Centre zones amended	68	80	41	0	59
	Other zones amended	22	27	17	14	23
	Zones not amended	21	4	53	97	29

APPENDIX 2

TABLE: Total Centre Zone Vacant Land by Council

Council	Total Centre Zone land by Council (m^2) – excludes roads	Vacant Centre Zoned land (m^2) – valuations data	Land removed from vacant land total (open space, parking areas etc)	Revised vacant land	% vacant land in centre zones	Share of Greater Adelaide's Centre Zoned land	Proportion of Greater Adelaide's Vacant Centre Zoned Land
Adelaide Hills Council	230,451	14,542	0	14,542	6%	1%	1%
Alexandrina Council	729,296	48,010	7567	40,443	6%	3%	2%
Burnside (City)	278,178	2,781	1042	1,739	1%	1%	0%
Campbelltown Council	179,934	1,384	0	1,384	1%	1%	0%
Charles Sturt Council	1,580,324	16,573	2711	13,862	1%	7%	1%
Gawler (CT)	455,523	47,800	4342	43,458	10%	2%	2%
Holdfast Bay Council	314,578	6,687	1879	4,808	2%	1%	0%
Light Regional Council	266,022	25,279	721	24,558	9%	1%	1%
Mallala Council	146,005	19,632	570	19,062	13%	1%	1%
Marion Council	701,889	4,518	877	3,641	1%	3%	0%
Mitcham (City)	266,494	0	0	0	0%	1%	0%
Mount Barker Council	1,080,067	76,996	9807	67,189	6%	5%	3%
Norwood Payneham and St Peters (City)	439,728	2,883	47	2,836	1%	2%	0%
Onkaparinga Council	4,075,140	693,041	154,017	539,024	13%	18%	22%
Playford Council	3,407,206	1,204,815	45264	1,159,551	34%	15%	48%
Port Adelaide Enfield Council	3,066,735	578,736	286,699	292,037	10%	13%	12%
Prospect (City)	108,481	0	0	0	0%	0%	0%
Salisbury Council	1,887,650	37,557	2708	34,849	2%	8%	1%
Tea Tree Gully Council	1,480,409	67,954	19,174	48,780	3%	7%	2%
The Barossa Council	529,695	32,721	15,987	16,734	3%	2%	1%
Unley (City)	263,394	0	0	0	0%	1%	0%
Victor Harbor (City)	428,762	94,118	12069	82,049	19%	2%	3%
Walkerville Council	109,128	775	0	775	1%	0%	0%
West Torrens Council(1)	518,123	49,269	47736	1533	0%	2%	0%
Yankalilla (DC)	196,509	11,065	1032	10,033	5%	1%	0%
TOTAL	**22,739,721**	**3,037,136**	**567,229**	**2,422,887**	**11%**	**100%**	**100%**

Note:
(1) Figures produced for West Torrens Council are based on land use valuations and zoning prior to the approval of the Council's Housing Diversity DPA, gazetted on 18 June 2015.

TABLE: Total Vacant Land – Centre Zones by Council

Council	Zone	Zone Area (excludes roads)	Vacant Centre land (m^2) – valuations data	Vacant land (%)
Adelaide Hills Council	District Centre	138,000	13,749	10%
	Local Centre (Crafers)	14,575	793	5%
	Neighbourhood Centre (Aldgate)	31,983	0	0%
	Neighbourhood Centre (Bridgewater)	45,893	1	0%
Alexandrina Council	District Centre	510,139	29,011	6%
	Town Centre	219,157	18,999	9%
Burnside (City)	District Centre	81,913	0	0%
	Local Centre	144,646	2,781	2%
	Neighbourhood Centre	51,619	0	0%
Campbelltown Council	District Centre	62,085	0	0%
	Local Centre	26,751	0	0%
	Neighbourhood Centre	91,098	1,384	2%
Charles Sturt Council	District Centre	1,194,052	9,776	1%
	Local Centre	204,104	5,950	3%
	Neighbourhood Centre	182,169	847	0%
Gawler (CT)	Local Centre	35,910	22,539	63%
	Neighbourhood Centre	41,627	16,711	40%
	Neighbourhood Centre (Evanston Gardens)	82,599	0	0%
	Town Centre Historic (Conservation)	295,388	8,550	3%
Holdfast Bay Council	District Centre	226,968	2,948	1%
	Local Centre	39,820	0	0%
	Neighbourhood Centre	47,790	3,739	8%
Light Regional Council	District Centre	91,569	9,148	10%
	Town Centre	174,453	16,131	9%
Mallala Council	Town Centre	146,005	19,632	13%
Marion Council	Regional Centre	305,673	0	0%
	District Centre	195,515	0	0%
	Local Centre	31,313	0	0%
	Neighbourhood Centre	169,388	4,518	3%
Mitcham (City)	District Centre	196,703	0	0%
	Local Centre	17,687	0	0%
	Neighbourhood Centre	52,103	0	0%
Mount Barker Council	Local Centre	292,595	44,754	15%
	Neighbourhood Centre	114,486	2,325	2%
	Regional Town Centre	672,986	29,917	4%
Norwood Payneham and St Peters	District Centre (Norwood)	156,858	374	0%
	District Centre (St Peters)	38,329	1,379	4%

APPENDIX 3

Council	Zone	Zone Area (excludes roads)	Vacant Centre land (m^2) – valuations data	Vacant land (%)
(City)	District Shopping	91,306	1,130	1%
	Local Centre (Norwood)	5,694	0	0%
	Local Centre (St Peters)	18,807	0	0%
	Local Shopping	128,734	0	0%
	Neighbourhood Centre	19,326	0	0%
Onkaparinga Council	District Centre	1,462,210	154,602	11%
	Local Centre	119,906	10,889	9%
	Neighbourhood Centre	601,881	132,423	22%
	Regional Centre	1,842,381	389,249	21%
	Town Centre	48,762	5,878	12%
Playford Council	District Centre	1,047,967	600,271	57%
	Local Centre	197,289	36,735	19%
	Neighbourhood Centre	998,473	479,243	48%
	Regional Centre	932,088	45,916	5%
	Town Centre	231,389	42,650	18%
Port Adelaide Enfield Council	District Centre	341,231	16,318	5%
	Local Centre	178,222	4,295	2%
	Neighbourhood Centre	630,402	11,113	2%
	Regional Centre	1,916,879	547,010	29%(1)
Prospect (City)	District Centre	79,991	0	0%
	Neighbourhood Centre	28,490	0	0%
Salisbury Council	District Centre	859,129	22,372	3%
	Local Centre	182,848	785	0%
	Neighbourhood Centre	845,674	14,400	2%
Tea Tree Gully Council	District Centre	585,021	34,503	6%
	Local Centre	51,117	924	2%
	Neighbourhood Centre	269,987	30,212	11%
	Regional Centre	574,284	2,315	0%
The Barossa Council	District Town Centre	529,695	32,721	6%
Unley (City)	District Centre	97,936	0	0%
	Historic (Conservation) - Centres	45,095	0	0%
	Local Centre	19,141	0	0%
	Neighbourhood Centre	85,960	0	0%
	Specialty Goods Centre	15,264	0	0%
Victor Harbor (City)	Local Centre	23,378	6,234	27%
	Local Centre (Hayborough)	63,208	63,208	100%
	Neighbourhood Centre	51,812	16,322	32%
	Regional Town Centre	290,364	8,353	3%
Walkerville	Local Centre	9,873	0	0%

APPENDIX 3

Council	Zone	Zone Area (excludes roads)	Vacant Centre land (m^2) – valuations data	Vacant land (%)
Council	Neighbourhood Centre	99,255	775	1%
West Torrens Council(3)	District Centre	245,271	1533(2)	1%(2)
	Local Centre	75,396	0	0%
	Neighbourhood Centre	197,456	716	0%
Yankalilla (DC)	Town Centre	196,509	11,065	6%
TOTAL		**22,759,050**	**2,722,627**	**12%**

NOTES:

(1) – If the waterways of the Port Adelaide Regional Centre vacant land total are deducted (i.e. 26.2 hectares), the amount of vacant land is reduced from 54.7 hectares to 28.5 hectares or about 15%.

(2) – The 4.7 hectares of vacant land in the DCe Zone in the West Torrent Council attributed to the Brickworks site has been discounted in the table due to the site's redevelopment.

(3) – Figures produced for West Torrens Council are based on land use valuations and zoning prior to the approval of the Council's Housing Diversity DPA, gazetted on 18 June 2015. In this case the DCe Zone along Henley Beach Road at Torrensville (with an area of about 151,000m^2) and an NCe Zone along Anzac Highway at Plympton (with an area of about 53,000m^2) now comprise part of the Urban Corridor Zone.

TABLE: Additional activity centres in non- centre zones (main streets, high street, and business/shopping 'focus' areas)

Council	Activity Centre Location	Is the prime shopping/business area defined?		Area Size (gross hectares)	DPA No. 1 (Y/N)
		Y/N	Comments		
Adelaide Hills	Mylor Township Historic (Conservation) Policy Area of the Country Township (Mylor) Zone	Y	The Policy Area is located on the western side of the Strathalbyn Road and comprises all the allotments fronting this road. The area consists mainly of housing and institutional land uses, with limited business / commercial activities present. Opposite the Policy Area on the eastern side of Strathalbyn Road is a council reserve (Public Purpose Zone) and farmland. The Policy Area is defined, which means procedural and process matters can be applied accordingly. As such its inclusion in DPA No. 1 is proposed.	**3.3**	**Y**
	'Business' area of the Country Township (Summertown and Uraidla) Zone	N	The pattern of development in both townships is guided by a single structure plan that shows indicative locations for 'Business' activity, both fronting Greenhill Road. As the 'Business' areas are indicative only, its inclusion in DPA No. 1 is not proposed.	**NA**	**N**
	Business Centre Policy Area 28 of the Country Township (Balhannah and Oakbank) Zone	Y	Located at Balhannah, the area provides a focus for businesses and shopping. Most existing commercial activity fronts Onkaparinga Valley Road, with areas behind (and to the north of the road) consisting mainly of housing. As the centre is defined, land use procedural and process matters can be targeted and is proposed to be included in DPA No. 1 accordingly.	**5.1**	**Y**
	Oakbank Village Policy Area 32 of the Country Township (Balhannah and Oakbank) Zone	Y	The Policy Area supports retail, commercial and community facilities fronting Onkaparinga Valley Road, with the remainder of the area identified for low density housing. Land use policy of this type can be supported by appropriately targeted procedures and processes requirements. As with other defined Township areas, it is proposed to consider amendments as part of DPA No. 1.	**21.4**	**Y**
	Business Centre Policy Area 21 of the Country Township (Lobethal) Zone	Y	The Policy Area is the prime retail, business, community and cultural centre for the town and occupies both sides of Main Street. Existing land uses provide a mix of residential and commercial activities. As with Policy Areas generally, the 'centre' is defined and therefore procedural and policy amendments can be applied accordingly as part of DPA No. 1.	**12.8**	**Y**

Council	Activity Centre Location	Is the prime shopping/business area defined?		Area Size (gross hectares)	DPA No. 1 (Y/N)
		Y/N	Comments		
	Business and Community Centre Policy Area 27 of the Country Township (Woodside) Zone	Y	The existing business and community centre is the focus for expansion of business and community facilities. The southern end of the Policy Area is primarily used for public purposes and is noted as being in Council ownership, based on available data, and accounts for more than half (about 15 hectares) of the entire Policy Area. Land generally north of the Council owned land comprises mostly commercial premises fronting Onkaparinga Valley Road, with residential uses behind either in the same Policy Area or an adjoining Policy Area. The commercial areas are in effect relatively concentrated and, leaving aside the Council land, there are few parcels with main road frontage remaining that might accommodate new commercial activity. The Policy Area is defined and therefore procedural and policy amendments can be appropriately considered as part of DPA No. 1.	**26.4**	**Y**
Alexandrina	None				
Burnside	None				
Campbelltown	'Core Area' of the Suburban Activity Node Zone	Y	The zone includes a 'core area' that is intended to be developed for a '*range of compatible non-residential and medium and high density residential land uses orientated towards a high frequency public transport corridor*' and other traffic generated by the Paradise interchange. Shop, office and tourist accommodation are supported at ground level, with offices also contemplated on upper floors. The 'core area' is illustrated on a concept plan and relates to the whole zone. On this basis the 'core' is suitably defined for application of procedural and development processes that are supportive of business development and investment. The existing land use requirements of the Zone generally align with the intent of DPA No. 1, so proposed amendments can be relatively discrete.	**13.6**	**Y**
	Business Policy Area 8 of the Urban Corridor Zone	**Y**	The Zone extends along both side of Lower North East Road and provides for a range of compatible non-residential and medium and high density residential land uses. Policy Area 8 contains the principal areas for retailing and other business activities. The Policy Area is divided into smaller components that provide the focal point for certain business activities (i.e. Areas A and B). These areas are defined by allotments shown on a concept plan, with parcels marked in area 'A' intended for 'core retail' activities.	**2.2** (Area B – southerly end) **14.5** (Area A –	**Y**

Council	Activity Centre Location	Is the prime shopping/business area defined?		Area Size (gross hectares)	DPA No. 1 (Y/N)
		Y/N	Comments		
			In relation to Area B, office, local business and commercial uses, with small scale shops and restaurants, are envisaged that do not duplicate weekly shopping needs that are satisfied elsewhere. As all the different areas are defined, procedural and process matters can be targeted to any of the spatial elements. However, fine grained application of land use requirements to what are generally accepted business areas could prove counterproductive in achieving a more flexible and accommodative business environment. Hence the proposed approach is to apply amendments to both Areas A and B in the first instance given the opportunity to comment and review the measures as part of the DPA No. 1 process.	Northerly end, and includes an area of 5.4 hectares designated as the 'Retail Core')	
Charles Sturt	Cheltenham Park Policy Area 22 of the Residential Zone	**N**	The Zone policies envisage a mixed use precinct that would support a supermarket and specialty shops, consistent with a neighbourhood level service centre. However, the position of the precinct is not defined and so regulatory requirements regarding process and other matters cannot be applied with certainty. An activity centre (supermarket and specialty shops) has been established on a site of about 1.6 hectares facing Cheltenham Parade, adjacent to the rail line. The identification of this existing centre is outside the scope of DPA No. 1, and should be considered through other development plan review processes as the development of the infill project nears the final stages or soon after completion to ensure the advantages of a 'centre' designation can be applied to support on-going business development and innovation.	**NA**	**N**
	'Core Precinct' in Woodville West Policy Area 23 of the Residential Zone	**N**	The Policy Area is a housing redevelopment that includes a 'Core Precinct' shown on Concept Plan Map ChSt/22 – Woodville West. The precinct supports open space, commercial and residential development. Based on proposed land division information, the precinct is likely to be in the order of 1.3 hectares in size. However, whilst the development of the area is progressing the 'Core Precinct' cannot be defined in the Development Plan and therefore does not form a basis to link with assessment processes and procedures.	**NA**	**N**
	Main Street Policy Area 24 of the Urban Core Zone	**Y**	The Policy Area relates to two separate areas – one at Bowden and the other at West Lakes. It contemplates the development of a 'main street' as part of key medium to high density infill housing projects on former industrial land and the former AAMI stadium site.	**4.3** (West Lakes)	**Y**

Council	Activity Centre Location	Is the prime shopping/business area defined?		Area Size (gross hectares)	DPA No. 1 (Y/N)
		Y/N	Comments		
			The Main Street Policy Areas are appropriately defined and therefore procedural and policy amendments can be aligned consistently with the purposes of DPA No. 1.	**4.8** (Bowden Village)	
Gawler	Mixed Use Historic (Conservation) Zone	**Y**	The Zone relates to the historic Willaston township 'main street' and supports a diverse range of uses, which are expected to be subordinate to the 'town centre'. The main street area comprises land either side of Main North Road and the area around the junction of Main North / Redbanks roads. Uses within the zone appear evenly divided between commercial and residential activity. Currently, business activity is affected by floor space limits that are applied as non-complying thresholds. As such, there is an opportunity to consider amendments to the zone that will strengthen its function as an historic business main street, consistent with the intent of DPA No. 1. Importantly, the application of relevant requirements to maintain the historic nature and values associated with the area are not proposed to be affected.	**5.5**	**Y**
	Mixed Use Centre Policy Area 3 of the Residential (Gawler East) Zone	**N**	The Policy Area is one of two areas located in this edge-of-town growth area that supports retail and business activities. The Mixed Use Centre Policy Area includes provision for a business precinct to accommodate 10,000 square metres of retail floor space. An indicative position for the commercial development is provided via Structure Plan Map Ga/1 Enlargement G, being a neighbourhood centre. While the current provisions provide a flexible basis to consider the final location for a new activity centre through the detailed design and assessment processes, there is no definition at this juncture on which to confidently base procedural and assessment parameters. However, the Zone provisions are generally supportive of business and commercial development in the Policy Area in any case. The approach to the activity centre should be reviewed once it is defined to ensure the advantages of a 'centre' designation can be applied as a means to support on-going business development and innovation.	**NA**	**N**
	Local Centre Policy Area 19 of the Residential (Gawler East) Zone	**Y**	The Policy Area is located in a fringe urban growth area as a means to support the provision of retail and business activities as the resident population grows, and will complement the purpose of the Mixed Use Centre Policy Area 3 mentioned in the previous box. The Policy Area is defined and can therefore provide a basis to extend procedural and policy amendments aligned with the intent of DPA No. 1. However the following factors are relevant	**3.1**	**N**

Council	Activity Centre Location	Is the prime shopping/business area defined?		Area Size (gross hectares)	DPA No. 1 (Y/N)
		Y/N	Comments		
			in this instance: • it currently comprises land in a rural residential subdivision pending the take-up of land in the surrounding areas for urban development • it could be some time before the local centre is actually needed, and • the location of such centres has been known to change through the detailed design and development phases. Rather than pre-empt the development of the zone at such an early stage, and taking into account the Zone provisions are generally supportive of business and commercial development in this Policy Area, there appears to need to review the requirements applicable to the development of the Policy Area as part of DPA No. 1.		
Holdfast Bay	None				
Light Regional	Precinct 24 Local Centre in Residential Gawler Belt Policy Area 7 of the Residential Zone	**Y**	The Zone makes provision for all shops, offices and consulting rooms to be considered as merit activities and subject to Category 1 or 2 public notification in Precinct 24. The Precinct is located near the intersection of Murray / Main North roads and is currently used for housing, although it appears largely underused. The surrounding areas are largely developed for housing, however, an activity centre has been established in Policy Area 7 a short distance northward (less than 100 metres) of the Precinct itself. While the characteristics of Precinct 24 appear to warrant its inclusion into DPA No. 1, the presence of the existing nearby activity centre suggests clarification is needed about the future development intentions for the Precinct. On this basis it is not proposed to include it in DPA No. 1.	**2.3**	**N**
Mallala	'Activity Centres' in the Suburban Neighbourhood Zone	**N**	The Zone provides for the urban expansion of the Two Wells township and includes provision for local and neighbourhood activity centres. A single Neighbourhood Activity Centre is conceptually located in the Zone via a concept plan, but does not indicate locations for local activity centres. The Zone policies contemplate limited retail so as to not undermine the Town Centre as a preferred location for retail uses. Uses including shops, offices, consulting rooms and other business activities are considered on their merits and as Category 1 or 2 for the purposes of public notification in the Zone. The activity centres are not defined and therefore the application of regulatory requirements cannot be aligned to the potential centres at this time. Once the activity centre is defined the application of more accommodative policies and procedures (i.e. change of use) should be	**NA**	**N**

Council	Activity Centre Location	Is the prime shopping/business area defined?		Area Size (gross hectares)	DPA No. 1 (Y/N)
		Y/N	Comments		
			contemplated.		
Marion	'Core Area' of the Suburban Activity Node Zone	**N**	The Zone covers a portion of the former Mitsubishi Motors site, which is being redeveloped following the cessation of car manufacturing. The Zone identifies a 'core area' which is expected to be developed for a range of housing and commercial activities focussed around a 'town square'. The 'core area' is shown on a concept plan but is not sufficiently defined so that regulatory requirements can be effectively applied. The Zone supports the development of most business activities, however, bulky goods outlets are a non-complying form of development unless associated with a light industry. This creates a risk that small bulky goods shops may be subject to a non-complying development process. Despite this, the lack of definition to the 'core area' means that it is not proposed to consider the Zone in DPA No. 1.	**NA**	**N**
Mitcham	Historic (Conservation) Zone – Belair Village	**Y**	The Zone comprises the original township of Belair and comprises a mix of uses including churches, school, and local shops, but primarily consists of houses. In addition, the existing Zone contemplates housing as the predominant land use, with many business activities listed as non-complying forms of development. Although Blair Village is a defined commercial / business area, the established land uses and policy setting suggest that the role and function could be more closely aligned with the development expectations of residential zones rather than business zones and activity centres. On this basis it does not warrant further consideration in DPA No. 1.	**NA**	**N**
	Historic (Conservation) Zone – Mitcham Village	**N**	The Zone comprises the original township of Mitcham and comprises a mix of development including single and cottage houses, commercial buildings, post office, bakery, shops, hotel and other public buildings. Similar to the Blair Village, the Zone envisages housing as the predominant land use with limited opportunities for commercial / business development. As such, further consideration of this area in DPA No. 1 was not considered necessary.	**NA**	**N**
	Industry/Commerce District Centre Fringe Policy Area 14 of the Industry/Commerce (Melrose Park) Zone	**N**	The Zone is primarily intended to accommodate a range of industrial, business, commercial, warehouse and storage activities – Policy Area 14 is tailored to support bulky goods and retail showroom activity and, as such, has not been included as one of the areas proposed for review in DPA No. 1.	**NA**	**N**

Council	Activity Centre Location	Is the prime shopping/business area defined?		Area Size (gross hectares)	DPA No. 1 (Y/N)
		Y/N	Comments		
Mount Barker	Strassendorf Policy Area 22 of the Township Zone	**Y**	The Policy Area contains the historic 'main street' of Hahndorf and allows for a mix of community and tourist activities including consulting rooms, shops, restaurants and dwellings in association with commercial activities. The Policy Area includes all of the commercial businesses on the western side of Mount Barker Road. The eastern side of this road is part of a separate Policy Area (refer to the box below). The current provisions provide a flexible basis to establish new businesses, but may benefit from additional consideration regarding the reuse of existing commercial buildings. Such changes are consistent with the intentions of DPA No. 1 and the Policy Area is proposed to be included accordingly.	**10.7**	**Y**
	Hufendorf Policy Area 22 of the Township Zone	**Y**	The Policy Area provides for a mix of community, commercial and residential activities including educational establishments, offices, shops, farming and horticulture, and dwellings in association with these land uses. The existing commercial / business activities located in the Policy Area front the Mount Barker Road, with other allotments behind this road used largely for housing. The Policy Area essentially forms one side of the Hahndorf township 'main street', with Policy Area 22 completing the business frame and is included in the DPA No. 1 review accordingly.	**25.6**	**Y**
	'Activity Centres' in the Residential Neighbourhood Zone	**N**	The Zone provides for urban growth of the Mount Barker township and forms part of Greater Adelaide's urban land supply. The Zone makes allowances for local and neighbourhood activity centres in a manner similar to the Suburban Neighbourhood Zone in Mallala described earlier. The activity centres are positioned indicatively on Concept Plan Map MtB/16, where the position will need to be determined through the detailed design and assessment processes. The current arrangements do not support its inclusion in DPA No. 1.	**NA**	**N**
Norwood Payneham and St Peters	Payneham Road Policy Area of the Mixed Use Historic (Conservation) Zone	**Y**	The Policy Area comprises the historic town centre of St Peters and is focussed around the Town Hall, the Civic Centre and neighbouring shops. It seeks to provide primarily local commercial activities, including a range of shopping facilities. The Policy Area occupies the land on the north western side of Payneham Road between North Terrace and Stephens Terrace. The land is used almost entirely for commercial / retail activities.	**5.9**	**Y**

Council	Activity Centre Location	Is the prime shopping/business area defined?		Area Size (gross hectares)	DPA No. 1 (Y/N)
		Y/N	Comments		
			The zone currently makes shops non-complying development when the floor space exceeds 250sqm, other than in a heritage place or contributory item. The restriction is at odds with the purpose of DPA No. 1 and should be reviewed accordingly.		
	High Street Policy Area of the Urban Corridor Zone	**Y**	The Policy Area supports a mix of land uses including retail, office, commercial, community, civic and medium and high density residential development. The area is intended to be developed as the retail hub of Kent Town with a focus on specialty shops and businesses, restaurants and cafes, at a reduced scale to development in The Parade District Centre. The Policy Area includes land fronting Rundle Street and The Parade West. It is appropriately defined and therefore procedural and process matters can be targeted accordingly as part of DPA No. 1.	**7.4**	**Y**
Onkaparinga	'Town Centre' area, McLaren Flat Policy Area 59 of the Township Zone	**N**	A Policy Area that envisages a low density residential settlement with non-residential development in the form of local services. Policy encourages commercial development to be located in a 'town centre' area, which is illustrated on a concept plan, which does not form a suitable basis to link procedural and assessment process matters and is not proposed to be included in DPA No. 1 on this basis.	**NA**	**N**
	Precinct 27 Town Centre in Old Reynella Policy Area 61 of the Township Zone	**Y**	The Precinct supports a range of businesses and community uses in a main street setting, including small scale shops. The Town Centre occupies land on both sides of Old South Road, between Grant Road and Oval Road. Most of the land is already used for a variety of commercial activities including shopping centres. The precinct is appropriately defined and therefore procedural and process matters can be targeted accordingly via DPA No. 1.	**9.3**	**Y**
	Precinct 29 Aldinga Village in Port Willunga / Aldinga Policy Area 62 of the Township Zone	**N**	The Precinct relates to the whole 'country town area' at Aldinga which envisages 'commercial development along Port Road and Old Coach Road' in the desired character and is supported by principles of development control. Commercial development is more specifically encouraged close to the intersection of these	**NA**	**Y**

Council	Activity Centre Location	Is the prime shopping/business area defined?		Area Size (gross hectares)	DPA No. 1 (Y/N)
		Y/N	Comments		
			roads and is regarded as the focal point of the town. The provisions used to assess development proposals provide sufficient guidance regarding suitable locations for commercial development. On this basis the Precinct has been included in the DPA for consultation purposes. However, due to the lack of definition associated with the edges of this commercial area, the effectiveness of merit based policy requirements are to be retained and changes to procedural matters more limited than those applied to other areas.		
	Precinct 35 Town Centre in Willunga Policy Area 63 of the Township Zone	**Y**	The Precinct supports a range of businesses and community uses in a main street setting, including small scale shops. It includes land either side of High Street and the intersection of Aldinga Road/ High Street/Main Road. Land use data indicates that commercial uses dominate the Precinct, with some houses present along and towards the south-eastern extremity of the Precinct as it fronts High Street. The Precinct is defined using cadastral elements and therefore procedural and policy amendments can be aligned to the area accordingly as part of the proposed amendments in DPA No. 1.	**5.8**	**Y**
Playford	'Activity Centres' in the Suburban Neighbourhood Zone	**N**	The Zone comprises significant areas of land to accommodate urban growth in Adelaide's north and provides guidance on the potential location of activity centres on a concept plan basis. The activity centres are not defined and will need to be considered during the detail design and development assessment processes as the development of the area advances.	**NA**	**N**
	'Main Street Mixed Use / Allied Health' & 'Secondary Mixed Use/Allied Health' areas of the Suburban Activity Node (Health Precinct) Zone	**Y**	Located at Elizabeth Vale, the Zone encourages medium and high density residential development and a mix of compatible land uses including: community centre, consulting room, educational establishment, hospital, office, shop or group of shops (excluding bulky goods outlet), tourist accommodation. The SAN Zone brings the Lyell McEwin Hospital, a neighbourhood activity centre and adjacent land into a single zone to provide a consistent 'theme' for the future redevelopment of the area. Development in the Zone is guided by Concept Plan Map Play/33 Lyell McEwin Health which identifies key land use outcomes including areas for commercial and mixed use development that face the main hospital site.	**2.7** (Main Street Mixed Use / Allied Health area) **1.8** (Secondary Mixed Use/Allied Health area) (14.2 - SAN	**Y**

Council	Activity Centre Location	Is the prime shopping/business area defined?		Area Size (gross hectares)	DPA No. 1 (Y/N)
		Y/N	Comments		
			The base used for the Concept Plan uses the existing allotment layout and the individual land use areas have been defined on this basis. As such procedural and policy amendments can be aligned to the 'business' areas accordingly and is proposed to be considered in DPA No. 1.	Zone total)	
Port Adelaide Enfield Port Adelaide Enfield	Northgate Neighbourhood Activity Centre of the Suburban Neighbourhood Zone	**Y**	The Zone supports low and medium density housing together with local and neighbourhood activity centres. The land use pattern is guided by two concept plans – one indicates the location of local activity centres and the other relates to a neighbourhood activity centre positioned on both sides of Folland Avenue, adjacent to Fosters Road. The local activity centres are conceptual only, however, the concept plan for the neighbourhood activity centre is based on an established road layout which can be used to assign procedural and process matters (as is already the case). The neighbourhood activity centre concept plan indicates a number of land use areas including 'Retail and Commercial' in the northern section of the concept plan area, with other areas fronting Folland Avenue and to the south of this road identified as 'Mixed Use and Higher Density Development', where Zone policy encourages non-residential uses at ground level. These separate land use areas are indicative only, so any land use procedural and process matters should relate to the concept plan area as a whole. Given the level of definition afforded to the land use directions, the area is included in DPA No. 1, however, as the areas is currently under development, the application of some requirements (e.g. additions to complying development) should be further evaluated during the consultation process.	**4.8**	**Y**
	'Core Retail' area of the Mixed Use (Islington) Zone	**N**	The Zone accommodates a mix of commercial, community, light industrial, and retail land uses adjacent to the Adelaide to Gawler rail line. The distribution of land uses is guided by Concept Plan Figure Pr/1 – Islington Land Use and Interface. The figure relates to both Prospect and Port Adelaide Enfield Councils and indicates areas as follows: • Core Area 1 – wholly in the adjoining council area • Light Industry 2 – as above • Mixed Retail / Commercial 3 – in both council areas, towards the Churchill Road frontage • Bulky Goods Retail 4 – wholly within the Prospect council and positioned on the corner of Regency / Churchill roads.	**NA**	**N**

Council	Activity Centre Location	Is the prime shopping/business area defined?		Area Size (gross hectares)	DPA No. 1 (Y/N)
		Y/N	Comments		
			These land use areas are intended to be indicative only and therefore cannot be used for procedural and assessment process matters. In addition, land use data indicates that significant areas of the Zone are still vacant, and therefore the introduction of complying development at this stage could undermine the intentions for the development of the area.		
Prospect	High Street Policy Area of the Urban Corridor Zone	**Y**	The Policy Area supports a mix of land uses including retail, office, commercial, community, civic and medium and high density housing. The High Street includes land on both sides of Prospect Road between Daphne Street (southern end) and Gladstone Road (northern end). It is appropriately defined and therefore procedural and process matters can be aligned accordingly. The existing requirements found in the Zone are consistent with the general directions of DPA No. 1. Additional measures to support business development are proposed to be considered as part of this DPA process.	**8.6**	**Y**
	'Core Retail' area of the Mixed Use (Islington) Zone	**N**	The Zone accommodates a mix of commercial, community, light industrial, and retail land uses adjacent to the Adelaide to Gawler rail line. The distribution of land uses is guided by Concept Plan Figure Pr/1 – Islington Land Use and Interface. The figure relates to both Prospect and Port Adelaide Enfield councils and indicates areas intended as follows: • Core Area 1 – wholly in the adjoining council area • Light Industry 2 – as above • Mixed Retail / Commercial 3 – in both council areas, towards the Churchill Road frontage • Bulky Goods Retail 4 – wholly within the Prospect council and positioned on the corner of Regency / Churchill roads. These land use areas are intended to be indicative only and therefore cannot be used for procedural and assessment process matters.	**NA**	**N**
Salisbury	None				
Tea Tree Gully	None				
The Barossa	Town Centre Policy Area 10 of the Township Zone	**Y**	The Policy Area provides a focus for retail, low-key commercial, business, community, administrative and related activities to serve each respective town's population. The town centres are provided in the following locations: • Lyndoch – this is the only one of the three centres to include a Concept Plan that guides development. The plan identifies 'proposed retail / community' areas amongst existing building envelopes – the reuse of existing buildings does not affect assessments for new	**17.1** (total) 7.3 (Lyndoch)	**Y**

Council	Activity Centre Location	Is the prime shopping/business area defined?		Area Size (gross hectares)	DPA No. 1 (Y/N)
		Y/N	Comments		
			structures or additions and extensions to existing buildings. The town centre area has frontage to the Barossa Valley Highway and occupies both sides of Gilbert Street near the highway. • Williamstown – the centre extends north from the Little Para River / Mount Crawford roads junction along Queen Street. • Mount Pleasant – the town centre is focussed around Melrose Street / Angaston Birdwood Road. Although a concept plan exists for the town, it does not provide any specific guidance for development in the town centre area. There are no obvious reasons not to include the Policy Areas in DPA No. 1 given that each centre is defined.	4.1 (Williamstown) 5.7 (Mount Pleasant)	
Unley	High Street (Unley Road) Policy Area of the Urban Corridor Zone	**Y**	The Policy Area forms part of a Zone intended to accommodate more intensive land use and multi level built form outcomes, and is one of several mixed use development zones formulated to achieve the vision contained in the State's Planning Strategy. The High Street areas more specifically promotes a mix of land uses including retail, office, commercial, community, civic and medium and high density residential development, with service trade premises, bulky goods outlets, warehousing and workshops expected to be progressively replaced or redeveloped. The Policy Area is appropriately defined and therefore procedural and process amendments can be targeted accordingly. The existing requirements found in the Zone generally align with the directions of this DPA. As one of a number of areas intended to deliver built form and land use outcomes aligned with the Planning Strategy, it is proposed to review the requirements of the High Street area, in particular, as part of DPA No. 1.	**21.6** (total) 9.7 (between Greenhill Road and the DCe Zone) 11.9 (between the DCe Zone and Northgate Street alignment)	**Y**
Victor Harbor	None				
Walkerville	None				
West Torrens	High Street Policy Area 35 of the Urban Corridor Zone	**Y**	The Policy Area forms part of a Zone intended to accommodate more intensive land use and multi level built form outcomes, and is one of several mixed use development zones formulated to achieve the vision contained in the State's Planning Strategy. The Policy Area comprises two separate areas fronting Henley Beach Road. The larger	**34.7** (total) 1.1 (west of	**Y**

Council	Activity Centre Location	Is the prime shopping/business area defined?		Area Size (gross hectares)	DPA No. 1 (Y/N)
		Y/N	Comments		
			section extending from Rawlings Avenue to the edge of the Adelaide Parklands in the east includes a section previously zoned as a District Centre Zone, although the High Street includes other areas fronting this road as well. As with other High Street Policy Areas of the Urban Corridor zone, it is proposed to review the land use requirements for the Zone in the first DPA dealing with existing activity centres. It is noted that the land use expectations in the Business Policy Area and Boulevard Policy Area are also supportive of commercial development and could well be considered in the first DPA, however, the High Street Policy Area is expected to develop 'primarily' for retail, offices and other commercial uses which arguably set it apart from the other Policy Areas. By limiting specific amendments to the High Street Policy Area it also creates consistency with other High Street Policy Areas of the Urban Corridor Zone found in other councils (e.g. NPSP, Prospect, Unley).	Allen Ave) 33.6 (west of Rawlings Ave)	
Yankalilla	None				
					Y(22) N(16)
			TOTAL **(excludes Aldinga Village Precinct 29)**	**269.9**	

TABLE: Summary of zones outside Centre and Shopping Zones

Introduction

The following zones types were not reviewed for the purposes of this summary table:

- centre and shopping zones
- residential / rural living zones
- open space, conservation and coastal zones
- primary production zones
- Caravan and Tourist Park Zone
- Tourist Accommodation Zone
- Hills Face Zone
- Winery Zone
- Minerals Extraction Zone

Notes:

Indicates zones where activity centres in non-centre zones are examined and included in the table in **Appendix 4**.
Development Plan areas where the total amount of vacant centre land is 5% or more (based on land use valuations) – refer to **Appendix 2 and 3**
Additional zones included in this DPA (this does not repeat those zones identified in **Appendix 4**)

Development Plan (consolidation date)	**Zone** (No. of sites and total area (excluding roads))	**Primary purpose (zone)**	**Services, offices, shops as % of developed zone land (%shops)**	**Renewal area / medium to high density residential**	**Industrial development**		**Is there a defined retail / business hub / activity centre?** (refer to Table: Other Types of Activity Centres)	**Vacant Land - hectares (% of developable zone area)**
					Policy position	**Existing industrial uses (as a % of non-vacant land)**		
Adelaide Hills Council (9/1/2014)	Country Township (Balhannah & Oakbank) (2 sites, 87.5 ha)	Residential	6.1%9 (4.0%)	N	Some industries are contemplated in some policy areas	5	Y	2.9 (3.3%)
	Country Township (Charleston) (1 site, 38.3 ha)	Residential	3.7% (<1%)	N	Not contemplated, but all industries are merit uses	7	N	9.2 (24%)
	Country Township (Lobethal) (1 site, 143.6 ha)	Residential	10.1% (2.3%)	N	Some industries are contemplated in some policy areas	9	Y	19.8 (13.8%)
	Country Township (Mylor) (1 site, 7.9 ha)	Residential	7.0% (2.6%)	N	Not contemplated, but some industries are merit uses	2	Y	0.2 (2.4%)
	Country Township (Summertown And Uraidla) (2 sites, 66.4 ha)	Residential	1.9% (1.3%)	N	Not contemplated, but some industries are merit uses	4	N	2.0 (3.0%)

APPENDIX 5

Development Plan (consolidation date)	Zone (No. of sites and total area (excluding roads))	Primary purpose (zone)	Services, offices, shops as % of developed zone land (%shops)	Renewal area / medium to high density residential	Industrial development		Is there a defined retail / business hub / activity centre? (refer to Table: Other Types of Activity Centres)	Vacant Land - hectares (% of developable zone area)
					Policy position	Existing industrial uses (as a % of non-vacant land)		
	Country Township (Woodside) (1 site, 136.7 ha)	Residential	11.8% (2.2%)	N	Some industries are contemplated in some policy areas	5	Y	7.5 (5.5%)
	Local Commercial (2 sites, 2.7 ha)	Local service activities wholesaling, storage and associated activities	33.3% (17.3%)	N	Not contemplated, but some industries are merit uses	0	N	0
	Public Purpose (34 sites, 1400.6 ha)	Education facilities, community centres, recreation reserves, conservation park tourist facilities, research facilities and facilities for the aged	3.1% (0.0%)	N	All industrial uses are non-complying	0	N	238.5 (17%)
Alexandrina (12/2/2015)	Industry (5 sites, 122 ha)	Industrial, warehouse, storage and transport	29.6% (8%)	N	Industry is a desired use	36	N	50.5 (41.4%)
	Light Industry (2 sites, 20.7 ha)	Light industrial, storage and warehouse	53.5% (5%)	N	Light industry is a desired use only	25	N	5.5 (26.8%)
	Settlement (7 sites, 239.4 ha)	Low-density dwellings, holiday accommodation with local facilities	3.4% (<1%)	N	Not contemplated, but some industries are merit uses	1	N	115.5 (48.2%)
Burnside (30/1/14)	Business (Fullarton Road) (1 site, 1.2 ha)	Offices, consulting Rooms and commercial buildings	75.6% (0.0%)	N	All industrial uses are non-complying	0	N	0
	Business (Glen Osmond Road) (2 sites, 7.7 ha)	Offices, commercial and residential development	69.3% (18.1%)	N	All industrial uses are non-complying (other than service industry)	2	N	.05 (<1%)
	Community (11 sites, 44 .8 ha)	Community, educational and health care facilities	0.8% (0.0%)	N	All industrial uses are non-complying	0	N	0.3 (<1%)
	Local Business (9 sites, 15.5 ha)	Offices, consulting rooms and other business functions	49.4% (20.9%)	N	All industrial uses are non-complying (other than service industry)	3	N	0.3 (2.2%)
	Local Commercial (Auldana) (1 site, 2.2 ha)	Wholesaling, storage and associated activities	0.0%	N	Not contemplated, but some industries are merit uses	74	N	0

Development Plan (consolidation date)	Zone (No. of sites and total area (excluding roads))	Primary purpose (zone)	Services, offices, shops as % of developed zone land (%shops)	Renewal area / medium to high density residential	Industrial development		Is there a defined retail / business hub / activity centre? (refer to Table: Other Types of Activity Centres)	Vacant Land - hectares (% of developable zone area)
					Policy position	Existing industrial uses (as a % of non-vacant land)		
	Mixed Uses (Glenside) (1 site, 39.5 ha)	Office, residential, educational, hospital, consulting room and shopping activities within designated policy area: • PA1 – mixed use and multi level buildings • PA2 – primarily residential • PA3 – primarily offices with residential development • PA4 – education and community facilities	18.9% (<1%)	Y (Policy Area 1 provides for a wide range of uses)	All industrial uses are non-complying (other than light and service industry in PA 1)	0	N	1.6 (4.0%)
	Office (1 site, 2.2 ha)	Professional and commercial offices with dwellings at medium-density	100.0% (0.0%)	Y	All industrial uses are non-complying	0	N	0
	Urban Corridor (1 site, 11.6 ha)	A range of compatible non-residential and medium and high density residential	70.4% (1.6%)	Y	All industrial uses are non-complying	0	N	0
Campbelltown (31/7/2014)	Commercial (14 sites, 20 ha)	A range of commercial and business land uses	47.1% (16.4%)	N	All industrial uses are non-complying except light industry in Policy Area 1	7	N	0.6 (3.0%)
	Community (6 sites, 47.5 ha)	Community, educational, recreational and health care facilities	7.1% (0.0%)	N	All industrial uses are non-complying	0	N	0.6 (1.2%)
	Light Industry (2 sites, 25.8 ha)	Light industrial, storage and warehouse	44.8% (1.2%)	N	Light industry is a desired use only	39	N	1.3 (5.0%)
	Suburban Activity Node (1 site, 13.6 ha)	Medium density residential development supported by a mix of compatible land uses.	3.0% (0.0%)	Y	All industrial uses are non-complying	0	Y	3.4 (25.1%)
	Urban Corridor (1 site, 28 ha)	A range of compatible non-residential and medium and high density residential	26.0% (12.9%)	Y	All industrial uses are non-complying except light industry in Business Policy Area 8	1	Y	0.8 (2.9%)

APPENDIX 5

Development Plan (consolidation date)	Zone (No. of sites and total area (excluding roads))	Primary purpose (zone)	Services, offices, shops as % of developed zone land (%shops)	Renewal area / medium to high density residential	Industrial development		Is there a defined retail / business hub / activity centre? (refer to Table: Other Types of Activity Centres)	Vacant Land - hectares (% of developable zone area)
					Policy position	Existing industrial uses (as a % of non-vacant land)		
Charles Sturt (25/9/2014)	Adelaide Shores (1 site, 21.6 ha)	Short-term tourist accommodation and associated facilities, sporting, entertainment, cultural and recreational activities	6.2% (0.0%)	N	All industrial uses are non-complying	0	N	0
	Education (1 site, 9.4 ha)	Educational and associated recreational facilities	0.0%	N	All industrial uses are non-complying	0	N	0
	Home Industry (4 sites, 5.7 ha)	Service and light industries where people live and work on the same site	3.2% (0.0%)	N	Industrial uses are non-complying except a home industry	21	N	0.1 (2.5%)
	Industry (19 sites, 435.7 ha)	Industrial, warehouse, storage and transport	40.3% (9.6%)	N	Industry is a desired use	44	N	17.6 (4.0%)
	Mixed Use (25 sites, 90 ha)	Commercial, community, light industrial, medium density residential, office, and small-scale shop	55.3% (26%)	Y	Light industry is a desired use	10	N	3.4 (3.8%)
	Stadium (1 site, 7.7 ha)	Sporting, entertainment, cultural, exhibition and recreational activities and associated spectator and administrative facilities	0.0%	N	All industrial uses are non-complying	0	N	0
	Special Use (7 sites, 240.4 ha)	Public and private activities of an institutional or open character	0.0%	N	All industrial uses are non-complying	0	N	0
	Urban Core (2 sites, 41.7 ha)	A mix of employment generating land uses and medium to high density residential development	11.4% (<1%)	Y	Light industry is a desired use in the 'core area'.	26	Y	4.5 (10.8%)
Gawler (27/11/2014)	Business (1 site, 5.3 ha)	A range of specified business activities including bulky goods outlet, motor showroom, motor repair station, petrol filling station, plant nursery, restaurant, service industry, service trade premises, veterinary practice, warehousing.	98.1% (38.2)	N	Service Industry is a desired use – general and special industry are non-complying	0	N	0.4 (7.0%)

APPENDIX 5

Development Plan (consolidation date)	Zone (No. of sites and total area (excluding roads))	Primary purpose (zone)	Services, offices, shops as % of developed zone land (%shops)	Renewal area / medium to high density residential	Industrial development		Is there a defined retail / business hub / activity centre? (refer to Table: Other Types of Activity Centres)	Vacant Land - hectares (% of developable zone area)
					Policy position	Existing industrial uses (as a % of non-vacant land)		
	Community (1 site, 36.3 ha)	Community, educational, recreational and health care facilities	0.0%	N	All industrial uses are non-complying	0	N	0
	District Commercial (1 site, 0.6 ha)	Major servicing, wholesaling, storage and associated activities, including road transport terminals	0.0%	N	General and special industry are non-complying	100	N	0
	General Industry (1 site, 13.3 ha)	General industrial development	73.2% (27.7)	N	Industry is a desired use	14	N	4.7 (35.7%)
	Light Industry (1 site, 16 ha)	Industries which manufacture on a small-scale and also offices, public service depot, service industry, showroom, store, timberyard, warehouse, wholesaling	51.7% (7.2)	N	Industry is a desired use	22	N	1.3 (8.3%)
	Mixed Use Historic (Conservation) (1 site, 4 ha)	A mix of smaller scale commercial, community, residential, office and retail uses	42.6% (34.9)	N	Industrial development not envisaged, but all types are on-merit	3	Y	0.2 (4.9%)
	Special Uses (6 sites, 126.4 ha)	Public and private development of an institutional or open character	3.3% (<1%)	N	All industrial uses are non-complying	0	N	11.2 (8.9%)
Holdfast Bay (18/12/2014)	Commercial (5 sites, 6.1 ha)	A range of commercial and business land uses	38.2% (19.8%)	N	Industrial uses are not envisaged – general and special industry are non-complying	0	N	0.1 (1.6%)
	Community (8 sites, 21.7 ha)	Community, educational and recreational facilities	0.4% (0.0%)	N	Industrial uses are not envisaged – general and special industry are non-complying	0	N	0
	Glenelg Foreshore and Patawalonga (1 site, 20.5 ha)	Family entertainment facilities, amusements, a range of tourist accommodation facilities including a hotel and	6.3% (5.8%)	N	All industrial uses are non-complying	1	N	0.1 (<1%)

Development Plan (consolidation date)	Zone (No. of sites and total area (excluding roads))	Primary purpose (zone)	Services, offices, shops as % of developed zone land (%shops)	Renewal area / medium to high density residential	Industrial development		Is there a defined retail / business hub / activity centre? (refer to Table: Other Types of Activity Centres)	Vacant Land - hectares (% of developable zone area)
					Policy position	Existing industrial uses (as a % of non-vacant land)		
		apartments, residential housing, marinas, ferry terminal and associated facilities, public plazas, and complementary retail and food outlets						
	Light Industry (1 site, 18.2 ha)	Light industrial, storage and warehouse	60.2% (9.4%)	N	Light and service industry are desired uses - general and special industry are non-complying	29	N	0.3 (1.8%)
	Mixed Use (1 site, 3.5 ha)	Commercial, medium density residential land use in association with non-residential land use, office, facilities for tourists and small-scale shops	72.0% (30.7%)	Y	All industrial uses are non-complying	0	N	0
Light Regional (18/12/2014)	Bulk Handling (2 sites, 32.9 ha)	A zone in which agricultural and other commodities are received, stored and dispatched in bulk	0.0%	N	All industrial uses are non-complying	94	N	0.8 (2.4%)
	Industry (4 sites, 224.4 ha)	Industrial, commercial, warehouse, storage and transport land uses	7.7% (0.0%)	N	Industry is a desired use (except special industry)	7	N	27.6 (12.3%)
	Industry (Barossa Valley Region) (3 sites, 52.4 ha)	Industrial, warehouse, storage and transport land uses of regional significance, particularly wineries and other activities which support the region's viticulture and wine making industry	0.0%	N	Light and general industry are desired uses	0	N	15.3 (29.2%)
	Light Industry (3 sites, 38.2 ha)	Light industrial, storage and warehouse	34.3% (3.2%)	N	Light and service industry are desired uses	31	N	19.5 (51.2%)
	Settlement (2 sites, 31.9 ha)	Small-scale services and facilities grouped together and low density residential development	1.6% (0.0%)	N	All industrial uses are non-complying	2	N	6.7 (21.2%)

Development Plan (consolidation date)	Zone (No. of sites and total area (excluding roads))	Primary purpose (zone)	Services, offices, shops as % of developed zone land (%shops)	Renewal area / medium to high density residential	Industrial development		Is there a defined retail / business hub / activity centre? (refer to Table: Other Types of Activity Centres)	Vacant Land - hectares (% of developable zone area)
					Policy position	Existing industrial uses (as a % of non-vacant land)		
	Township (1 site, 44.9 ha)	Educational, recreational, community, retail and administrative uses and facilities grouped together and predominantly low density forms of residential development	2.1% (1.2%)	N	All industrial uses are non-complying	1	N	9.0 (19.9%)
Mallala (15/5/2014)	Bulk Handling (2 sites, 90.5 ha)	A zone in which agricultural and other commodities are received, stored and dispatched in bulk	0.0%	N	Industries associated with bulk commodities are desired uses	94	N	1.3 (1.4%)
	Commercial (1 site, 12.5 ha)	A range of commercial and business land uses including bulky goods outlet, consulting room, motor vehicle related business other than wrecking yard, office, petrol filling station, service trade premises, store, warehouse	0.0%	N	Industrial uses are not envisaged – general and special industry are non-complying	0	N	12.5 (100%)
	Community (2 sites, 35.4 ha)	Community, educational, recreational and health care facilities	0.0%	N	All industrial uses are non-complying	14	N	2.0 (5.8%)
	Industry (1 site, 57.3 ha)	Industrial, warehouse, storage and transport land uses	64.2% (0.0%)	N	Industry is a desired use (except special industry)	36	N	47.5 (82.9%)
	Light Industry (3 sites, 46 ha)	Light and service industrial, storage and warehouse land uses	4.5% (0.0%)	N	Light and service industry are desired uses	4	N	27.5 (59.8%)
	Mallala Racecourse (1 site, 97.2 ha)	Motor racing and associated facilities, including the storage and maintenance of racing vehicles, spectator facilities, short-term tourist accommodation	0.0%	N	All industrial uses are non-complying	0	N	21.6 (22.2%)

Development Plan (consolidation date)	Zone (No. of sites and total area (excluding roads))	Primary purpose (zone)	Services, offices, shops as % of developed zone land (%shops)	Renewal area / medium to high density residential	Industrial development		Is there a defined retail / business hub / activity centre? (refer to Table: Other Types of Activity Centres)	Vacant Land - hectares (% of developable zone area)
					Policy position	Existing industrial uses (as a % of non-vacant land)		
	Settlement (5 sites, 57.7 ha)	Small-scale services and facilities grouped together and low density residential development	3.6% (3.3%)	N	Industry is not an envisaged use – general and special industry are non-complying	10	N	15.3 (26.5%)
	Suburban Neighbourhood (1 site, 329.9 ha)	Predominantly low and medium density residential area together with local and neighbourhood activity centres	0.0%	N	All industrial uses are non-complying	5	Y	315.0 (95.5%)
	Township (1 site, 58.9 ha)	Services and facilities grouped together including community, educational, shops, commercial, and light and service industry development, with a mix of dwelling types	4.1% (2.9%)	N	Small scale light and service industry are envisaged	4	N	2.9 (4.9%)
Marion (19/3/2015)	Commercial (22 sites, 40.8 ha)	A range of commercial and business land uses including bulky goods outlet, consulting room, motor vehicle related business other than wrecking yard, office, petrol filling station, service trade premises, shop, store, warehouse	59.3% (25.1)	N	Industry is not an envisaged use – general and special industry are non-complying	4	N	1.8 (4.4%)
	Industry (7 sites, 121.5 ha)	Industrial, warehouse, storage and transport land uses	52.5% (8.1%)	N	Industry is a desired use (except special industry)	31	N	21.0 (17.2%)
	Racecourse (Morphettville) (1 site, 68 ha)	Horse industry related activities including horse racing, horse training and exercising, horse keeping, horse breeding, horse sales, veterinary services and other related facilities	0.0%	N	All industrial uses are non-complying, except for service industry	7	N	0

Development Plan (consolidation date)	Zone (No. of sites and total area (excluding roads))	Primary purpose (zone)	Services, offices, shops as % of developed zone land (%shops)	Renewal area / medium to high density residential	Industrial development		Is there a defined retail / business hub / activity centre? (refer to Table: Other Types of Activity Centres)	Vacant Land - hectares (% of developable zone area)
					Policy position	Existing industrial uses (as a % of non-vacant land)		
	Suburban Activity Node (1 site, 17.4 ha)	Medium and high density residential development supported by a mix of compatible land uses including community centre, consulting room, hotel, office, shop or group of shops (excluding a bulky goods outlet or a retail showroom)	100.0% (0.0%)	Y	All industrial uses are non-complying, except for light industry	0	Y	0
	Urban Employment (1 site, 42.4 ha)	Industrial, education, training and research land uses together with other related employment and business activities	100.0% (0.0%)	N	Light and service industry are envisaged – special industry is non-complying	0	N	0
Mitcham (19/2/2015)	Commercial (Coromandel Parade) (1 site, 2.7ha)	Residential, minor servicing, commercial, community and office related activities	37.9% (11.1%)	N	Industry is not an envisaged use – general and special industry are non-complying	0	N	0.1 (3.3%)
	Commercial (Main Road) (2 sites, 5.7 ha)	Residential, minor servicing, commercial, community and office related activities	81.1% (38.8%)	N	Industry is not an envisaged use – general and special industry are non-complying	0	N	0
	Commercial (South Road) (6 sites, 28.1 ha)	Service trade premises, light and service industrial, transport, wholesale, storage, small-scale office, indoor recreation, leisure and retail showrooms	70.5% (30.8%)	N	Light and service industries are envisaged uses – general and special industry are non-complying	13	N	0.9 (3.4%)
	General Industry (1 site, 4.1 ha)	Industrial activities, warehouse, storage and service related activities	43.9% (0.2%)	N	Industry is a desired use (except special industry)	48	N	0.2 (4.9%)
	Institutional (6 sites, 475.7 ha)	Public and private activities primarily of an institutional and/or open character	1.7% (0.0%)	N	All industrial uses are non-complying	0	N	40.7 (8.6%)

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Development Plan (consolidation date)	Zone (No. of sites and total area (excluding roads))	Primary purpose (zone)	Services, offices, shops as % of developed zone land (%shops)	Renewal area / medium to high density residential	Industrial development		Is there a defined retail / business hub / activity centre? (refer to Table: Other Types of Activity Centres)	Vacant Land - hectares (% of developable zone area)
					Policy position	Existing industrial uses (as a % of non-vacant land)		
	Industry/Commerce (Melrose Park) (1 site, 44.7 ha)	Industrial, business, commercial, warehouse and storage activities, and small-scale offices	58.1% (18.7%)	N	Industry is a desired use (except special industry)	35	N	1.1 (2.4%)
	Light Industry (1 site, 8 ha)	Commercial activities and industries which manufacture on a small-scale	30.8% (3.2%)	N	Light and service industry are desired uses - special industry in non-complying	40	N	0
	Mixed Use (Belair Road) (1 site, 5.4 ha)	Community, consulting room, motor vehicle related, local office, certain residential types, restaurant and speciality goods shops	70.1% (28.6%)	N	All industrial uses are non-complying, except service industry	0	N	0
	Mixed Use (Goodwood Road) (1 site, 9.5 ha)	Community, consulting room, local office and residential uses	56.6% (17.9%)	N	All industrial uses are non-complying, except service industry	1	N	0.3 (3.0%)
	Special Uses (3 sites, 8.3 ha)	Public and private activities of an institutional or open character	3.6% (0.0%)	N	All industrial uses are non-complying	0	N	0.1 (<1%)
Mount Barker (24/10/2013)	Community (6 sites, 124.1 ha)	Community, educational, recreational and health care facilities	0.0%	N	All industrial uses are non-complying	0	N	51.8 (41.7%)
	Home Industry (1 site, 10.2 ha)	Small-scale service and light industries where people live and work on the same site	0.0%	N	Light and service industry are desired uses – other industries are non-complying	6	N	2.3 (22.6%)
	Industry (1 site, 22.2 ha)	Industrial development and transport distribution and warehouse uses	0.0%	N	Industry is a desired use	91	N	0
	Light Industry (8 sites, 138 ha)	Light industry, service industry, store and warehouse land uses with ancillary commercial land uses	46.7% (11.9%)	N	Light and service industry are desired uses – other industries are non-complying	27	N	48.0 (34.8%)

Development Plan (consolidation date)	Zone (No. of sites and total area (excluding roads))	Primary purpose (zone)	Services, offices, shops as % of developed zone land (%shops)	Renewal area / medium to high density residential	Industrial development		Is there a defined retail / business hub / activity centre? (refer to Table: Other Types of Activity Centres)	Vacant Land - hectares (% of developable zone area)
					Policy position	Existing industrial uses (as a % of non-vacant land)		
	Mixed Use (1 site, 10.5 ha)	Light industrial, warehouse, store, community centre, service industry and service trade premises with detached dwellings in association with these land uses	27.7% (23.1%)	N	Light industry is a desired use – general and special industries are non-complying	4	N	0.6 (5.6%)
	Residential Neighbourhood (2 sites, 1153.6 ha)	Predominantly residential area that comprises a range of dwelling types together with local and neighbourhood centres	0.1% (0.0%)	N	All industrial uses are non-complying	0	Y	587.2 (50.9%)
	Township (2 sites, 141.5 ha)	Services and facilities grouped together and a range of dwellings	7.8% (4.1%)	N	All industrial uses are non-complying	2	N	9.7 (6.9%)
Norwood Payneham and St Peters (13/10/2013)	Business (5 sites, 17.5 ha)	Offices, consulting rooms, retail showrooms and other business and related activities	68.9% (7.0%)	N	Light and service industries are a desired use – general and special industries are non-complying	13	N	0
	Community (1 site, 3.8 ha)	Community, educational, environmental, recreational and health care facilities	16.3% (0.0%)	N	All industrial uses are non-complying	0	N	0
	Community Uses (1 site, 11.6 ha)	Educational, community, sporting and recreational activities	0.0%	N	All industrial uses are non-complying	0	N	0
	District Commercial (3 sites, 3 ha)	Major servicing, wholesaling, storage and associated activities Note: includes a range of complying developments (subject to conditions): auction room, bank, consulting room, motor showroom, office, petrol filling station, post office, service industry, store, timber yard, used car lot, warehouse	55.0% (45.4%)	N	Service industry is a desired use – general and special industries are non-complying	19	N	0.5 16.8%)

Development Plan (consolidation date)	Zone (No. of sites and total area (excluding roads))	Primary purpose (zone)	Services, offices, shops as % of developed zone land (%shops)	Renewal area / medium to high density residential	Industrial development		Is there a defined retail / business hub / activity centre? (refer to Table: Other Types of Activity Centres)	Vacant Land - hectares (% of developable zone area)
					Policy position	Existing industrial uses (as a % of non-vacant land)		
	Educational (3 sites, 16.7 ha)	Educational and associated recreational and other uses	1.9% (0.0%)	N	All industrial uses are non-complying	0	N	0
	Local Commercial (13 sites, 11.2 ha)	Local service activities *Note: includes a range of complying developments (subject to conditions and location)*	64.4% (17.9%)	N	Service industry is a desired use – general and special industries are non-complying	4	N	0.2 (1.8%)
	Light Industry (5 sites, 34.5 ha)	Industries which manufacture on a small scale *Note: includes a range of complying developments (subject to conditions and location)*	56.1% (6.9%)	N	Light industry is a desired use –special industry is non-complying	29	N	0.7 (2.1%)
	Local Office (2 sites, 3.7 ha)	Commercial and professional offices Note: includes a range of complying developments in the Payneham area (subject to conditions): bank, consulting room, office, post office	59.1% (10.9%)	N	All industrial uses are non-complying except service industry	12	N	0.4 (11.7%)
	Mixed Use A (4 sites, 6.6 ha)	Small-scale offices, warehouses and retail showrooms and residential use	46.6% (8.8%)	N	No industries are desired and general and special industry are non-complying	9	N	0.03 (<1%)
	Mixed Use B (7 sites, 4.5 ha)	Small-scale offices and consulting rooms together with residential use	50.7% (8.1%)	N	All industrial uses are non-complying	2	N	0
	Mixed Use Historic (Conservation) (7 sites, 13.8 ha)	Offices, consulting rooms, residential apartments and townhouses and tourist accommodation	66.7% (13.5%)	Y	All industrial uses are non-complying	7	Y	0.02 (<1%)

Development Plan (consolidation date)	Zone (No. of sites and total area (excluding roads))	Primary purpose (zone)	Services, offices, shops as % of developed zone land (%shops)	Renewal area / medium to high density residential	Industrial development		Is there a defined retail / business hub / activity centre? (refer to Table: Other Types of Activity Centres)	Vacant Land - hectares (% of developable zone area)
					Policy position	Existing industrial uses (as a % of non-vacant land)		
	Special Uses (2 sites, 31.7 ha)	Public or private development of an institutional or open character	0.0%	N	All industrial uses are non-complying	0	N	0
	Urban Corridor (2 sites, 21.5 ha)	A range of compatible non-residential and medium and high density residential land uses including: community centre, consulting room, educational establishment, entertainment venue, hotel, office, shops and tourist accommodation	65.6% (8.9%)	Y	All industrial uses are non-complying except light industry or service industry located in the Business Policy Area	8	Y	0.2 (<1%)
Onkaparinga (16/4/2015)	Bulky Goods (1 site, 8.8 ha)	Bulky goods outlets and service trade premises	45.1% (0.0%)	N	Industry not contemplated – general and special industries are non-complying	33	N	2.0 (22.7%)
	Commercial (12 sites, 30.6 ha)	Commercial and business land uses including: bulky goods outlet, consulting room, small scale light industry, motor vehicle related business other than wrecking yard, office, petrol filling station, service trade premises, shop, store, warehouse	71.3% (46.5%)	N	Small scale light industry is a desired use - general and special industries are non-complying	9	N	1.3 (4.3%)
	Community (6 sites, 353 ha)	Community, educational, recreational and health care facilities	2.8% (0.0%)	N	All industrial uses are non-complying	0	N	104.4 (29.6%)
	Industry (7 sites, 1115.2 ha)	Industrial, warehouse, storage and transport land uses	18.7% (2.4%)	N	Industry is a desired use	59	N	189.7 (17.0%)
	Light Industry (5 sites, 53.8 ha)	Light industrial, storage and warehouse	15.3% (1.4%)	N	Light and service industries are desired uses – general and special industry are non-complying	25	N	19.0 (35.2%)

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Development Plan (consolidation date)	Zone (No. of sites and total area (excluding roads))	Primary purpose (zone)	Services, offices, shops as % of developed zone land (%shops)	Renewal area / medium to high density residential	Industrial development		Is there a defined retail / business hub / activity centre? (refer to Table: Other Types of Activity Centres)	Vacant Land - hectares (% of developable zone area)
					Policy position	Existing industrial uses (as a % of non-vacant land)		
	Mixed Use (1 site, 3.8 ha)	Commercial, community, light industrial, medium density residential, office, and small-scale shops	91.2% (78.7)	Y	All industrial uses are non-complying (the objectives envisage light industry)	3	N	0
	Township (8 sites, 454.5 ha)	Services and facilities grouped together and a range of dwellings	6.3% (2.3%)	N	Small scale light and service industry are desired, but depends on location	4	Y	120.8 (26.6%)
Playford (20/3/2014)	Commercial (4 sites, 24.6 ha)	Commercial and business land uses including: bulky goods outlet, consulting room, motor repair station, motor vehicle related business other than wrecking yard, office, petrol filling station, service office, service trade premises, shops, store, warehouse.	61.1% (26.7%)	N	Service industry is desired in Precinct 2, general and special industry are non-complying	3	N	13.5 (55.0%)
	Community (1 site, 6.1 ha)	Community, educational, recreational and health care facilities	0.0%	N	All industrial uses are non-complying	0	N	0
	Industry (4 sites, 280.4 ha)	Industrial, warehouse, storage and transport land uses	0.6% (0.6%)	N	Industry is a desired use	93	N	148.5 (52.9%)
	Light Industry (5 sites, 124.9 ha)	Light industrial, storage and warehouse	23.9% (3.4%)	N	Light and service industries are desired uses – special industry is non-complying	31	N	22.6 (18.1%)
	Suburban Activity Node (Health Precinct) (1 site, 14.2 ha)	Medium and high density residential development supported by a mix of compatible land uses including: community centre, consulting room, educational establishment, hospital, office, shop or group of shops (excluding bulky goods outlet), tourist accommodation	13.6% (10.5%)	Y	All industrial uses are non-complying	0	Y	0.2 (1.2%)

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Development Plan (consolidation date)	Zone (No. of sites and total area (excluding roads))	Primary purpose (zone)	Services, offices, shops as % of developed zone land (%shops)	Renewal area / medium to high density residential	Industrial development		Is there a defined retail / business hub / activity centre? (refer to Table: Other Types of Activity Centres)	Vacant Land - hectares (% of developable zone area)
					Policy position	Existing industrial uses (as a % of non-vacant land)		
	Suburban Neighbourhood (3 sites, 2491.5 ha)	Predominantly low and medium density residential area together with local and neighbourhood centres	0.5% (0.1%)	Y	All industrial uses are non-complying	1	N	1823.4 (73.3%)
	Township (1 site, 59 ha)	Primarily detached dwellings at low-densities with services and facilities grouped together	0.7% (0.1%)	N	All industrial uses are non-complying, except service industry	0	N	0.6 (1.0%)
	Urban Employment (3 sites, 322.6 ha)	Industrial land uses together with other employment and business activities including local activity centres	32.7% (4.2%)	N	Industry is a desired use	29	N	133.0 (41.2%)
Port Adelaide Enfield (16/4/2015)	Bulk Handling (1 site, 23.6 ha)	Commodities are received, stored and dispatched in bulk	98.7% (0.0%)	N	Industry is not specifically contemplated – special industry is non-complying	0	N	0
	Commercial (32 sites, 85.5 ha)	A range of commercial and business land uses including: bulky goods outlet, consulting room, motor repair station, office, petrol filling station, service trade premises	70.5% (39.8%)	N	Industrial uses are not desired – general and special industries are non-complying	12	N	3.1 (3.7%)
	Coastal Marina (1 site, 75.7 ha)	Marina and maritime structures	2.8% (1.2%)	N	All industrial uses are non-complying except light industry is Business Policy Area 2	0	N	16.8 (22.3%)
	Community (4 sites, 20.3 ha)	Community and educational facilities	17.1% (0.0%)	N	All industrial uses are non-complying	8	N	0
	Gepps Cross Gateway (1 site, 8.7 ha)	Service trade premises, tourist accommodation, recreation and entertainment facilities, motor showrooms and passenger transport services	51.1% (35.7%)	N	All industrial uses are non-complying	0	N	0.1 (<1%)

Development Plan (consolidation date)	Zone (No. of sites and total area (excluding roads))	Primary purpose (zone)	Services, offices, shops as % of developed zone land (%shops)	Renewal area / medium to high density residential	Industrial development		Is there a defined retail / business hub / activity centre? (refer to Table: Other Types of Activity Centres)	Vacant Land - hectares (% of developable zone area)
					Policy position	Existing industrial uses (as a % of non-vacant land)		
	Home Industry (3 sites, 12.5 ha)	Small-scale service and light industries where people live and work on the same site	19.5% (1.2%)	N	Light and service industry in association with a dwelling are desired – general and special industry are non-complying	8	N	0.8 (6.3%)
	Industry (7 sites, 2424 ha)	Industrial, warehouse, storage and transport land uses	20.7% (2.3%)	N	Industry is a desired use	45	N	613.7 (25.3%)
	Industry/Business (Gepps Cross Gateway) (1 site, 55.9ha)	Business, commercial, industrial and industrial related activities	95.5% (51.5%)	N	Some forms of industry are desired – special industry is non-complying	5	N	6.3 (11.3%)
	Light Industry (24 sites, 248.1 ha)	Light industrial, storage and warehouse	31.8% (3.3%)	N	Light and service industries are desired uses – special industry is non-complying	39	N	27.0 (10.9%)
	Multi Function Polis (3 sites, 355.6 ha)	Integrated living and working environment that enables a choice in housing, working and recreation environments	2.1% (0.0%)	N	Light industry is desired – other types of industry are consent uses	17	N	334.3 (94.0%)
	Mixed Use (Islington) (2 sites, 18.3 ha)	Commercial, community, light industrial, and retail land uses and includes: bulky goods outlet, community facility, consulting room, motor repair station, office, petrol filling station, shop / supermarket, warehouse.	99.7% (93.5%)	Y	Light and service industries are desired uses – special industry is non-complying	0	N	8.6 (47.0%)
	Mixed Use (Kilburn) (1 site, 2 ha)	Commercial, community and medium density residential uses	53.9% (23.0%)	Y	All industrial uses are non-complying	0	N	0.08 (3.9%)

Development Plan (consolidation date)	Zone (No. of sites and total area (excluding roads))	Primary purpose (zone)	Services, offices, shops as % of developed zone land (%shops)	Renewal area / medium to high density residential	Industrial development		Is there a defined retail / business hub / activity centre? (refer to Table: Other Types of Activity Centres)	Vacant Land - hectares (% of developable zone area)
					Policy position	Existing industrial uses (as a % of non-vacant land)		
	Mixed Use (Oakden) (1 site, 24.9 ha)	Institutional, educational, recreational, short-term residential accommodation and commercial land-uses	12.9% (0.0%)	N	Light industry is a desired use – all other industrial uses are merit activities	0	N	0.8 (3.2%)
	Suburban Neighbourhood (1 site, 121 ha)	Low and medium density residential together with local and neighbourhood activity centres	9.7% (3.1%)	N	All industrial uses are non-complying	3	Y	53.1 (43.9%)
Prospect (12/2/2015)	Commercial (2 sites, 3.4 ha)	Commercial activities including warehousing, wholesaling, storage, administrative and professional offices, distribution, service activities, motor vehicle related businesses and small-scale retail areas or showrooms associated with commercial activities	87.2% (19.1%)	N	Industrial uses are not contemplated - general and special industry are non-complying	2	N	0
	Light Industry (1 site, 3.8 ha)	Light industrial land uses	0.0%	N	Light industry is a desired uses – special industry is non-complying	0	N	0.1 (2.7%)
	Mixed Use (Islington) (1 site, 5.4 ha)	Commercial, community, light industrial, and retail land uses and includes: bulky goods outlet, community facility, consulting room, motor repair station, office, petrol filling station, shop / supermarket, warehouse.	97.1% (97.1%)	Y	Light and service industries are desired uses – special industry is non-complying	0	N	2.3 (42.7%)
	Special Uses (1 site, 7.2 ha)	Public and private activities of an institutional or open character	0.0%	N	All industrial uses are non-complying	0	N	0
	Urban Corridor (4 sites, 84.6 ha)	A range of compatible non-residential and medium and high density residential land uses including: community centre, consulting room, educational	41.1% (20.7%)	Y	All industrial uses are non-complying except light and service industries in the Business Policy Area	20	Y	6.7 (7.9%)

Development Plan (consolidation date)	Zone (No. of sites and total area (excluding roads))	Primary purpose (zone)	Services, offices, shops as % of developed zone land (%shops)	Renewal area / medium to high density residential	Industrial development		Is there a defined retail / business hub / activity centre? (refer to Table: Other Types of Activity Centres)	Vacant Land - hectares (% of developable zone area)
					Policy position	Existing industrial uses (as a % of non-vacant land)		
		establishment, entertainment venue, office, shops and tourist accommodation						
Salisbury (18/12/2014)	Airfield (Parafield) (1 site, 461.8 ha)	Aircraft operations, passenger terminals, airport and aviation-related light industrial, service industrial, warehouse and storage	2.2% (1.2%)	N	NA	0	N	0
	Coastal Marina (1 site, 4.7 ha)	Marina and maritime development with recreational and small-scale tourist uses	0.0%	N	All industrial uses are non-complying	0	N	0.3 (6.0%)
	Commercial (14 sites, 36.6 ha)	A range of commercial and business land uses including: bulky goods outlet, consulting room, light industry, motor vehicle related business other than wrecking yard, office, petrol filling station, service trade premises, shop, store, warehouse	60.2% (30.3%)	N	Light industry is a desired use and other industries are non-complying except a general industry in Precinct 1	7	N	5.1 (13.8%)
	Community (2 sites, 47.3 ha)	Community facilities including: cemetery, community centre, entertainment, cultural and exhibition facility, hall, place of worship, public administration office, sporting club facility	0.0%	N	All industrial uses are non-complying	0	N	0.4 (<1%)
	Industry (10 sites, 2469.5 ha)	Industrial, warehouse, storage and transport land uses	35.6% (2.8%)	N	Industry is a desired use	15	N	109.5 (44.3%)
	Light Industry (1 site, 29.1 ha)	Light industrial, storage and warehouse land uses	3.5% (0.0%)	N	Light and service industries are desired uses – special industry is non-complying	91	N	2.0 (6.5%)

Development Plan (consolidation date)	Zone (No. of sites and total area (excluding roads))	Primary purpose (zone)	Services, offices, shops as % of developed zone land (%shops)	Renewal area / medium to high density residential	Industrial development		Is there a defined retail / business hub / activity centre? (refer to Table: Other Types of Activity Centres)	Vacant Land - hectares (% of developable zone area)
					Policy position	Existing industrial uses (as a % of non-vacant land)		
	Multi Function Polis (Levels) (1 site, 548.2 ha)	Education, research and development high technology industry, commercial, light industrial, recreational, the metropolitan open space system, and drainage uses	16.3% (12.6%)	N	No industries are envisaged and special industry is non-complying	4	N	43.2 (7.9%)
	Mixed Use (Bulky Goods, Entertainment And Leisure) (1 site, 21.6 ha)	Entertainment and leisure activities, bulky goods outlets, larger floor plate retail (excluding supermarkets selling predominantly foodstuffs) and service trade premises	0.0%	N	No industries are envisaged in the zone	0	N	0
	Urban Employment (3 sites, 800.2 ha)	A range of industrial land uses together with other employment and business activities	48.6% (0.4%)	N	Industry is a desired use	12	N	289.9 (36.2%)
Tea Tree Gully (27/6/2013)	Commercial (10 sites, 16.9 ha)	A range of commercial and business land uses including: bulky goods outlet, consulting room, motor vehicle related business other than wrecking yard, office, petrol filling station, service trade premises, shop, store, warehouse	54.0% (31.2%)	N	All industrial uses are non-complying except service industry	5	N	1.5 (9.0%)
	Community (10 sites, 57.5 ha)	Community, educational, recreational and health care facilities	29.7% (0.1%)	N	All industrial uses are non-complying	0	N	0.1 (<1%)
	Light Industry (5 sites, 97.3 ha)	Light industrial, storage and warehouse	47.8% (11.7%)	N	Light and service industries are desired uses – general and special industry are non-complying	32	N	23.9 (24.5%)
	Township (1 site, 10.6 ha)	Primarily detached dwellings at low-densities with services and facilities grouped together	18.9% (8.4%)	N	All industrial uses are non-complying	2	N	1.3 (12.4%)

Development Plan (consolidation date)	Zone (No. of sites and total area (excluding roads))	Primary purpose (zone)	Services, offices, shops as % of developed zone land (%shops)	Renewal area / medium to high density residential	Industrial development		Is there a defined retail / business hub / activity centre? (refer to Table: Other Types of Activity Centres)	Vacant Land - hectares (% of developable zone area)
					Policy position	Existing industrial uses (as a % of non-vacant land)		
The Barossa (21/2/2013)	Commercial (2 sites, 20.2 ha)	A range of commercial and business land uses including: bulky goods outlet, consulting room, motel, motor vehicle related business other than wrecking yard, office, personal services establishment (shop), petrol filling station, service trade premises, store, warehouse	54.4% (22.2%)	N	Industry is not a desired use - general and special industries are non-complying	23	N	1.7 (8.2%)
	Community (1 site, 43.2 ha)	Community, educational, recreational and health care facilities	5.7% (0.0%)	N	All industrial uses are non-complying	0	N	7.9 (18.4%)
	Home Industry (2 sites, 8.5 ha)	Small-scale service and light industries where people live and work on the same site	0.0%	N	Light and service industries are desired uses – general and special industry are non-complying	23	N	2.3 (26.4%)
	Industry (Barossa Valley Region) (4 sites, 151.5 ha)	Industrial, warehouse, storage and transport land uses of regional significance, particularly wineries and other activities which support the region's viticulture and wine making industry	1.7% (0.2%)	N	Industry is a desired use, but all development is non-complying unless exempted - special industry is non-complying	83	N	51.7 (34.1%)
	Light Industry (7 sites, 66.4 ha)	Light industrial, storage and warehouse land uses	17.8% (3.3%)	N	Light and service industries are desired uses – general and special industry are non-complying	36	N	14.2 (21.3%)
	Settlement (4 sites, 169.5 ha)	Small-scale services and facilities grouped together and low density residential development	0.2% (0.0%)	N	All industrial uses are non-complying	10	N	85.4 (50.4%)
	Township (10 sites, 555.2	Small-scale services and facilities grouped together and	3.4% (1.2%)	N	Small scale light and service industry are	14	Y	87.6 (15.8%)

Development Plan (consolidation date)	Zone (No. of sites and total area (excluding roads))	Primary purpose (zone)	Services, offices, shops as % of developed zone land (%shops)	Renewal area / medium to high density residential	Industrial development		Is there a defined retail / business hub / activity centre? (refer to Table: Other Types of Activity Centres)	Vacant Land - hectares (% of developable zone area)
					Policy position	Existing industrial uses (as a % of non-vacant land)		
	ha)	residential development			desired - general and special industry are non-complying			
Unley (30/1/2014)	Institutional (4 sites, 18.7 ha)	Educational, health, community or institutional land uses.	0.0%	N	All industrial uses are non-complying	0	N	0.2 (1.0%)
	Light Industry (2 sites, 8.5 ha)	Primarily industries which manufacture on a small-scale	88.4% (2.3%)	N	Contemplates small scale industrial uses, but all types of industry are merit uses	7	N	0.1 (1.3%)
	Mixed Uses 1 (2 sites, 5.7 ha)	Primarily, small-scale office and consulting room development, with small-scale specialty goods outlets and retail showrooms, and small entertainment facilities such as restaurants	71.0% (25.0%)	N	Most industrial uses are non-complying, except service industry	0	N	0
	Mixed Uses 2 (2 sites, 7 ha)	Medium-scale offices and consulting rooms, service industries, warehouses, retail showrooms and development associated with the motor trades	85.8% (44.3%)	N	Contemplates some industries, but general and special and non-complying forms of development	4	N	0.2 (2.6%)
	Mixed Uses 3 (1 site, 3 ha)	Small-scale offices and consulting rooms, with a limited extent of small-scale specialty goods outlets, and residential development at medium densities	91.7% (51.6%)	Y	All industrial uses are non-complying	0	N	0
	Office 1 (3 sites, 12.4 ha)	Offices, consulting rooms and bank development and residential development at medium densities	63.5% (15.5%)	Y	All industrial uses are non-complying	3	N	0.07 (<1%)

Development Plan (consolidation date)	Zone (No. of sites and total area (excluding roads))	Primary purpose (zone)	Services, offices, shops as % of developed zone land (%shops)	Renewal area / medium to high density residential	Industrial development		Is there a defined retail / business hub / activity centre? (refer to Table: Other Types of Activity Centres)	Vacant Land - hectares (% of developable zone area)
					Policy position	Existing industrial uses (as a % of non-vacant land)		
	Office 2 (1 site, 1.6 ha)	Primarily residential development of up to two storeys at medium densities, and offices and consulting rooms in converted dwellings	47.9% (0.0%)	N	All industrial uses are non-complying except service industry	0	N	0
	Showgrounds (1 site, 30.2 ha)	A diverse range of land uses within designated areas (refer to core policy areas for detail)	1.7% (0.8%)	N	Only light and service industries are merit uses	0	N	0.3 (<1%)
	Urban Corridor (2 sites, 34.2 ha)	A range of compatible non-residential and medium and high density residential land uses including: community centre, consulting room, educational establishment, entertainment venue, office, shops and tourist accommodation	74.7% (19.5%)	Y	All industrial uses are non-complying	2	Y	1.0 (2.8%)
Victor Harbor (10/1/2013)	Commercial (1 site, 5.8 ha)	Commercial, office, warehousing activities including wholesaling, storage, distribution and service activities	64.2% (34.8)	N	All industrial uses are non-complying	4	N	0.3 (5.2%)
	Home Industry (1 site, 7.4 ha)	Detached dwellings in association with light Industries	13.8% (1.1%)	N	Light and service industries are desired - special industry is non-complying	5	N	0.2 (2.2%)
	Industry (1 site, 21.7 ha)	Major light and service industrial uses	71.4% (1.7%)	N	Light and service industries are desired - special industry is non-complying	18	N	7.6 (34.8%)
	Light Industry (2 sites, 47.3 ha)	Light and service industries	13.6% (1.6%)	N	Light and service industries are desired - special industry is non-complying	3	N	0.9 (2.0%)

APPENDIX 5

Development Plan (consolidation date)	Zone (No. of sites and total area (excluding roads))	Primary purpose (zone)	Services, offices, shops as % of developed zone land (%shops)	Renewal area / medium to high density residential	Industrial development		Is there a defined retail / business hub / activity centre? (refer to Table: Other Types of Activity Centres)	Vacant Land - hectares (% of developable zone area)
					Policy position	Existing industrial uses (as a % of non-vacant land)		
Walkerville (28/8/2014)	Community (5 sites, 5.8 ha)	Community, educational and recreational facilities	2.5% (0.0%)	N	All industrial uses are non-complying	0	N	0.2 (1.5%)
	Mixed Use (2 sites, 4.6 ha)	Commercial, community, medium density residential, office, and small-scale shop land uses	81.0% (65.2%)	Y	All industrial uses are non-complying	0	N	0
West Torrens (25/9/2014)	Adelaide Shores (2 sites, 101 ha)	Short-term tourist accommodation and associated facilities, sporting, entertainment, cultural and recreational activities including associated spectator and administrative facilities	0.0%	N	All industrial uses are non-complying	0	N	0
	Airfield (1 site, 837.7 ha)	Aircraft operations, passenger terminals, airport and aviation-related light industrial, service industrial, warehouse and storage purposes	2.4% (1.3%)	N	Light and service industries are desired – other industries are consent uses	0	N	40.2 (4.8%)
	Bulky Goods (1 site, 12.3 ha)	Bulky goods outlets and service trade premises	73.1% (47.8%)	N	All industrial uses are non-complying	14	N	0
	Commercial (11 sites, 87 ha)	Commercial and business land uses including: bulky goods outlet, consulting room, motor vehicle related business other than wrecking yard, office, petrol filling station, service trade premises, shop, store, warehouse	61.8% (22.0%)	N	Light and service industries are generally desired – all special industrial uses are non-complying with some allowance for general industry	9	N	1.8 (2.1%)
	Coastal Marina (1 site, 11.4 ha)	Marina and maritime development including office and shop in association with marine or boating facilities	25.1% (24.9%)	N	All industrial uses are non-complying, except marine and boat related activities	0	N	0

Development Plan (consolidation date)	Zone (No. of sites and total area (excluding roads))	Primary purpose (zone)	Services, offices, shops as % of developed zone land (%shops)	Renewal area / medium to high density residential	Industrial development		Is there a defined retail / business hub / activity centre? (refer to Table: Other Types of Activity Centres)	Vacant Land - hectares (% of developable zone area)
					Policy position	Existing industrial uses (as a % of non-vacant land)		
	Community (7 sites, 155 ha)	Community, educational, recreational and health care facilities	0.0%	N	All industrial uses are non-complying	0	N	1.4 (<1%)
	Industry (15 sites, 283.6 ha)	Industrial, warehouse, storage and transport land uses	35.4% (9.2%)	N	Industry is a desired use, except for special industry	35	N	12.2 (4.3%)
	Urban Corridor[3] (1 site, 32.3 ha)	A range of compatible non-residential and medium and high density residential land uses including: community centre, consulting room, educational establishment, entertainment venue, office, shops and tourist accommodation	40.7% (18.7%)	Y	All industrial uses are non-complying except light and service industry in the Business Policy Area	31	N	0.2 (<1%)
Yankalilla (10/1/2013)	Commercial (2 sites, 43.3 ha)	Light and service industries, and a wide range of commercial uses, with small scale shopping at Cape Jervis	4.7% (1.1%)	N	Light and service industries are desired –special industry is non-complying	73	N	11.6 (26.8%)
	Cape Jervis Port (1 site, 28.9 ha)	Tourist facilities and associated infrastructure, together with public and private land uses associated with the development, management and maintenance of the transport interchange facility	4.6% (4.6%)	N	Industry is not desired – general industry is non-complying	0	N	20.8 (72.2%)
	Country Township (5 sites, 75 ha)	Primarily single storey detached dwellings, with a small number of businesses and services	4.1% (3.1%)	N	Industry is not desired – general and special industry is non-complying	3	N	24.4 (32.7%)
	Community (2 sites, 20.7 ha)	Educational, recreational and community facilities within an open and landscaped setting	0.0%	N	All industrial uses are non-complying	0	N	0.03 (<1%)

Development Plan (consolidation date)	Zone (No. of sites and total area (excluding roads))	Primary purpose (zone)	Services, offices, shops as % of developed zone land (%shops)	Renewal area / medium to high density residential	Industrial development		Is there a defined retail / business hub / activity centre? (refer to Table: Other Types of Activity Centres)	Vacant Land - hectares (% of developable zone area)
					Policy position	Existing industrial uses (as a % of non-vacant land)		
	Wirrina Cove (1 site, 550.2 ha)	Tourist resort together with residential, marina, commercial and recreation, sport, health and fitness facilities	39.8% (0.0%)	N	Industry is not desired – general industry is non-complying	1	N	357.9 (65.1%)

Notes:

(1) Total of 176 zones reviewed.

(2) There are 54 zones where at least half the land area is used for services, offices, shops and the like.

(3) Figures produced for the Urban Corridor Zone in the City of West Torrens are based on land use valuations and zoning prior to the approval of the Council's Housing Diversity DPA, gazetted on 18 June 2015. The Urban Corridor Zone has been extended and now comprises two larger areas that cover a combined area of about 167 hectares gross, of which about 35 hectares forms the High Street Policy Area referred to in Appendix 4.