Guide to the draft revised Phase Three (Urban Areas) Planning and Design Code

November 2020
About this guide

This guide provides a summary of how the Planning and Design Code (the Code) works, as it applies to the Phase Three (Urban Areas) Code Amendment released for consultation from 4 November to 18 December 2020.

The four chapters provide an overview of the different zones, subzones, overlays and general development policies that form the ‘Code Library’:

1. People and Neighbourhoods
2. Productive Economy
3. Natural Resources and Environment
4. Infrastructure and Movement Systems

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Introduction

Introducing the Planning and Design Code

The Planning, Development and Infrastructure Act 2016 (the Act) requires the State Planning Commission (the Commission) to prepare and maintain the Planning and Design Code (the Code).

The Code sets out a comprehensive set of policies, rules and classifications which, when combined with mapping, apply in the various parts of the State for the purposes of development assessment.

The Code will replace council Development Plans to become the ‘Planning Rules’ against which new development is assessed in South Australia.

Phased Implementation

The Planning and Design Code is being introduced in three stages:

1. Phase One (implemented on 1 July 2019): Code introduced to the outback (land not within a council area)
2. Phase Two (31 July 2020): Code introduced to rural councils with small towns and settlements
3. Phase Three (1st Quarter 2021): Code will apply to urban councils and councils with regional towns and cities

On 28 June 2019, the Minister for Planning, on advice of the Commission, adopted the Phase One Planning and Design Code (Outback Code).

On 16 August 2019, the Commission subsequently initiated two separate Code amendments under section 73 of the Act, which expand the application of the Phase One Code, forming the ‘Phase Two’ and ‘Phase Three’ Code Amendments.
Note: While the District Council of Copper Coast and the Kangaroo Island Council are subject to the Phase Two (Rural Areas) Code Amendment, the Commission recommended that the Minister delay revocation of the relevant Development Plans to enable the Code to commence operation in these areas at the same time as the Phase Three (Urban Areas) Code Amendment comes into effect.

**Benefits of the Code**

A single reference point will be provided for state planning and design rules

The Code will consolidate South Australia’s 72 development plans into one clear planning rulebook for the state.

Consistent planning rules will improve certainty in decision making

The Code will enable improved consistency of all development assessment and decisions.

Standardised interpretation of legislation will improve assessment and reduce delays

The Code will streamline zones and policy to drive a faster and more efficient development assessment process.

Online delivery of the Code will provide assessment authorities with only the rules they need

The online Code will automatically determine which planning rules apply to most types of development, saving the assessment authority time and improving consistency.
There will be flexibility to deal with local issues, while ensuring consistency for other issues

Performance-based planning will support consistent policy while allowing decision makers to respond to local context.

Paperwork will reduce significantly

The online application of the Code will significantly shift our planning system toward paperless operation, reducing the time-consuming flow of physical information.

Costs and delays in updating development plans will be reduced

The Code will be administered centrally and electronically, with amendments implemented efficiently and consistently.

The ePlanning System

The Code is one part of the overall ePlanning system, which includes the PlanSA Portal, the online Planning and Design Code, the South Australian Property and Planning Atlas (SAPPA), and the Development Application Processing system.

The Code will enable SA to establish a user-friendly online ePlanning system which will dramatically alter the way planning rules are stored, retrieved and maintained, and improve how data regarding development and assessment is collected. Further, the digital storage of the Code’s policies and rules in a central online database means:

- All rules and maps are held in the ePlanning system and can be easily accessed.
- The Code can be readily maintained and updated.

The ePlanning system will deliver the applicable rules and procedures transparently, consistently and instantly. While the Code will exist in a digital format, the full Code or parts thereof, can still be downloaded and printed as a hard copy. For example:

- Councils can retrieve and print all parts of the Code that apply to their area.
- Developers can retrieve and print the content of selected zones.
- Homeowners considering undertaking development (e.g. building a new shed or a dwelling addition) can print the rules that are applicable to their proposed development.

Performance-based planning

The Code provides a performance-based approach to planning by incorporating policies that address the scale, form and design of buildings as well as their relationship to the public realm.

A number of Australian jurisdictions are also moving to form-based codes. Instead of areas being divided into zones based on land uses, areas are defined by zones that indicate suitable scale and form of development.

Performance outcomes are, by definition, qualitative, articulating an outcome that could be met by a variety of different techniques. In some cases, the Code provides a quantifiable solution that will generally meet the performance outcome (a designated performance feature (DPF)), but there may be other ways the outcome can be met. This provides greater flexibility to explore different design solutions that can better respond to a location’s context and places a greater emphasis on built form through a form-based approach.

A form-based performance approach will not necessarily be suitable in every circumstance. Some zones will have a greater emphasis on land use suitability, such as in heavy industry or primary production zones.
The inclusion of deemed-to-satisfy criteria provides a mechanism to readily approve low-risk and minor development expected for an area, ensuring the system provides certainty for this type of development. Alternatively, qualitative performance outcomes will allow design flexibility to achieve the desired outcomes for more intense and larger-scale developments. See the following diagram:

By concentrating assessment of a development on its performance, the Code enables a stronger emphasis to be placed on the design of buildings and the way buildings interact with the public realm and neighbouring-built form (local context).

This contrasts conventional zoning which focuses on the segregation of land uses and the control of development intensity through abstract and sometimes uncoordinated parameters (e.g. floor area ratios, minimum allotment sizes, parking ratios) to the neglect of achieving an integrated built form.

Performance-based assessment is beneficial in locations where the desired built form outcome is strongly tied to the existing context and form (e.g. character, spaces between buildings, building size and proportions, and building height), or where the desired outcome is transformational such as the high street part of a mixed-use corridor infill zone.

In this instance the policy needs to clearly articulate the future form in relation to height, setbacks, active ground uses and so on.
Code Structure

The Code includes a set of policies, rules and classifications which may be applied in various parts of the state for the purposes of development assessment.

The Code applies zones, subzones and overlays (which form spatial layers across South Australia), to specify policies and rules that govern the use and development of a particular area.

General Development Policies can also apply but are linked to the type of development proposed rather than its location.

The Code includes definitions of land uses and establishes land use classes, as well as administrative definitions.

In certain circumstances, the Code allows for the adaption of rules that apply to a zone, subzone or overlay to provide for local variations. This is done through Technical and Numeric Variations.
Zones

Zones are the primary organising spatial layer in the Code. Zones provide guidance on what can happen in an area by setting out the policies and rules for certain classes of development.

Zones include the following components:

<table>
<thead>
<tr>
<th>ZONE COMPONENTS</th>
<th>WHAT IT DOES</th>
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<tbody>
<tr>
<td>Assessment Provisions</td>
<td>These form the policies against which development is assessed, including Desired Outcomes, Performance Outcomes, Designated Performance Features and deemed-to-satisfy criteria</td>
</tr>
<tr>
<td>Table 1 – Accepted Development Classification</td>
<td>Categorises classes of development as ‘Accepted’ that do not require planning consent. The relevant criteria are also set out in Table 1.</td>
</tr>
<tr>
<td>Table 2 – Deemed-to-satisfy Development Classification</td>
<td>Classifies classes of development as ‘deemed-to-satisfy’ which must be granted planning consent. Table 2 includes references to the applicable deemed-to-satisfy criteria in other parts of the Code.</td>
</tr>
<tr>
<td>Table 3 – Applicable Policies for Performance Assessed Development</td>
<td>Sets out the applicable policies for the listed classes of performance assessed development. Performance assessed development is assessed on its merits against the relevant policies in the Code. Performance assessed development requires public notification unless excluded in Table 5. <strong>Note:</strong> Table 3 does not ‘classify’ or ‘categorise’ development as performance assessed; a development will ‘default’ to performance assessed if it is not categorised as Accepted or Impact Assessed (including Restricted) and is not classified as deemed-to-satisfy.</td>
</tr>
<tr>
<td>Table 4 – Restricted Development Classification</td>
<td>Classifies classes of development as ‘Restricted’. The State Planning Commission (through delegation to the State Commission Assessment Panel) is the relevant authority for restricted development. <strong>Note:</strong> The Commission will determine the relevant policies when assessing restricted development against the Code but is not bound by those provisions.</td>
</tr>
<tr>
<td>Table 5 – Procedural Matters</td>
<td>Sets out the classes of performance assessed development that are excluded from notification in the zone. Also confirms whether a notice is required to be placed on the development site when notification is required (does not apply in certain rural/remote zones).</td>
</tr>
</tbody>
</table>

Tables 1-4 in each zone form the ‘Classification Tables’ which assign development to different assessment pathways and assign the applicable policies/criteria from the Code Library to those pathways. It is important to note that while the Code has thousands of pages when viewed in its entirety, much of this content comprises classification tables which form the “engine room” of the Code’s mechanics. These mechanics are not visible when enquiring through the Online Code but must exist in ‘hard copy’ to document how relevant policies are programmed into the Code’s zones.
The actual policy of the Code is in the Assessment Provisions in each module (see more information on Assessment Provisions here).

**Notes on Categorisation/Classification:**

A development application can be made up of different elements (which form separate component parts of a development application, like a house and a swimming pool). These separate elements are generally assessed separately. For example, if a performance assessed development incorporates a ‘deemed-to-satisfy’ element, those elements will be taken to have been granted consent and cannot be considered in the performance assessment.

Other times, a development may include different classes of development that are referenced in a Classification Table (for example, a mixed-use building with offices on the ground floor and dwelling above). While these are not separate ‘elements,’ the applicable policies for both ‘office’ and ‘residential flat building/dwelling’ that are identified in the classification table will all be relevant to the assessment.

Policies in a zone will apply consistently wherever a zone applies and are only able to be varied through a subzone, overlay or technical and numeric variation.

**Subzones**

Policy in a subzone may vary or build upon policy in the ‘parent’ zone. Policies (Assessment Provisions) in subzones apply to unique variations in the character of a particular part of a zone.

Subzones cannot apply in more than one zone.

Subzones do not contain classification tables or procedural matters tables, but classification tables in the parent zone will specify the policies and rules that apply in the subzone.

**Overlays**

Overlays are the primary mechanism to spatially express State Planning Policies as they pick up location-specific planning issues of state interest. Overlays can span multiple zones and subzones and more than one overlay can apply to the same area. Overlay policies take precedence over other Code policies.

Overlay policies are only relevant as set out in the zone classification tables.

Overlays contain Assessment Provisions and a Procedural Matters table that sets out statutory referrals that apply in the Overlay area.

**General Development Policies**

While zones outline what can occur in an area, General Development Policies broadly relate to how a development should occur. These policies address the functional requirements for a development type or class, such as minimisation of overshadowing for a multi-storey building.

General Development Policies contain only Assessment Provisions but will be linked to specific development types as listed in a zone’s Classification Table.

**Assessment Provisions**

Each of the Code modules – zones, subzones, overlays and general development policies – contain four different types of Assessment Provisions:
## ASSESSMENT PROVISIONS

| Desired Outcome (DO) | Desired outcomes set the overarching vision/objectives for a particular policy module.
Desired outcomes can aid in the interpretation of performance outcomes by setting a general policy agenda for a zone, subzone, overlay or general development policies.
Where a relevant authority is uncertain as to whether or how a performance outcome applies to a development, desired outcomes may inform its consideration or may assist in assessing the merits of the development against the applicable performance outcomes collectively. |
<table>
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<tr>
<td>Performance outcome (PO)</td>
<td>Performance outcomes are policies designed to facilitate assessment according to specified factors, such as land use and intensity, site dimensions and land division, built form and character, and hazard risk minimisation.</td>
</tr>
</tbody>
</table>
| Designated performance feature (DPF) | To assist a relevant authority to interpret the performance outcomes, in some cases there may be a corresponding Designated Performance Feature (DPF), which provides a quantifiable solution that will generally meet the corresponding performance outcome.
DPFs guide relevant authorities about what is generally considered to satisfy the corresponding performance outcomes but does not derogate from their discretion to determine that the outcome is met in another way. |
| Deemed-to-satisfy (DTS) criteria | DPFs often serve a dual purpose as a deemed-to-satisfy criteria.
Deemed-to-satisfy criteria are the only type of assessment provisions that are used in a deemed-to-satisfy assessment pathway and are not used in any other pathway.
If a development fails to satisfy one or more deemed-to-satisfy criteria, it may still be classified as deemed-to-satisfy if the relevant authority is satisfied that these form minor variations. |

### Case study on the use of Designated Performance Features:

Designated Performance Features (DPFs) can be used in different ways depending on the nature of the development. For example:

1. **All POs are considered on balance in a performance assessment. Satisfaction of a DPF does not necessarily guarantee the PO is met.**
A proposed three storey dwelling may be listed in Table 2 – Deemed-to-Satisfy Classification and meet the relevant deemed-to-satisfy (DTS) criteria except for building height, which should be a maximum of two building levels. This will mean the development is performance assessed (because such a variation from DTS criteria would not be minor in nature), and the house may meet all relevant DPFs except for building height. The height may be considered appropriate in a performance assessment of the proposal’s merits, for example, if a three-storey house of a similar scale is located next door, and the nature of the development is consistent with the corresponding Performance Outcome and Desired Outcomes for the zone. In such an assessment, the authority may request that other setbacks be increased (even if meeting the relevant DPF) to meet the relevant POs, e.g. by appropriately minimising visual massing and overshadowing impacts on other properties.
Alternatively, a proposed two storey dwelling may be listed in Table 2 – Deemed-to-Satisfy Classification and meet all relevant deemed-to-satisfy criteria except for a 1m shortfall in front setback. If the authority does not deem such a departure as minor in nature, the development will become performance assessed. The house may meet all relevant DPFs except for front setback. If the front setback is considered appropriate due to satisfaction of the corresponding Performance Outcome (PO) (for example if there are similar setbacks in the street), then the authority may be satisfied that all other relevant DPFs are satisfied without interrogating the POs.

2. A DPF represents only way to satisfy the corresponding PO, providing a standard numeric technique
For example, a development proposing 4 group dwellings sharing a common driveway may be Performance Assessed, with a relevant PO seeking for the development to capture and re-use stormwater to manage runoff and conserve water, with a corresponding DPF seeking 3000 litre rainwater tanks for all dwellings. Instead of providing individual water tanks, the application may propose an underground detention/retention system, reusing water to common garden areas. This alternative technique would be considered by the relevant authority on its merits, and if the authority is satisfied that alternative technique meets the outcomes sought by the corresponding PO, the policy would be met despite not satisfying the DPF.

Technical and Numeric Variations
Different Technical and Numeric Variations apply spatially across various areas of the state. The data in these layers populate policies within a zone, subzone, overlay or general development policies.

While a technical and numeric variation may spatially apply at a particular location, it has no work to do unless it is specifically referenced in the relevant Code policies.

Procedural Matters - Notification
Performance assessed development requires public notification unless the type of development is excluded from notification through the Code.

The ‘procedural matters’ table (generally located at the end of each zone) sets out the types of performance assessed development that are excluded from public notification.

Procedural Matters - Referrals
Certain classes of development require referral to prescribed bodies (e.g. state agencies) under the Act, providing them with powers of direction in relation to certain kinds of development. These referrals can be either spatially based or activity based, and are found in different parts of the Code:

- Referrals that are spatially-based in specific locations are listed in the ‘Procedural matters’ table within overlays.
- Referrals that activity-based are listed in Part 9 – Referrals.

In both cases, these referrals link to the prescribed bodies set out in Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.
Definitions

Land use and administrative definitions are situated in Part 7 and Part 8 of the Code, respectively, and provide clarity on the terms used in the Code.

Not all forms of development and terms are defined; definitions should only be provided where the ordinary meaning of a term is not sufficient to guide the desired policy/regulatory outcome.

Some definitions are also located in the Act and its associated regulations.
Code Drafting Principles

Legislated principles
The Act sets out the following principles which must be considered when preparing statutory instruments:

1. duplication between instruments, and between the various layers of policies and rules within instruments, is to be avoided
2. rules should be based on clear performance outcomes, may include deemed to satisfy requirements (including requirements that can be met in a variety of ways), and should seek to apply excellence in design practices and techniques
3. rules and standards should be proportionate, suited to relevant conditions, and as far as is reasonably practicable and appropriate, seek to minimise regulatory burdens
4. rules should aim to achieve consistency while providing for local variations that reflect special or unique character at the local level
5. rules and standards must seek to protect the environment and the pursuit of ecologically sustainable development.

General Principles for Code Content
The following guiding principles set the foundation for the format and content of the Code:

1. Code policies are consistent with and implement the State Planning Policies.
2. Code policies do not reproduce other guidelines, standards, information or issues more appropriately managed under other legislation.
3. The Code does not contradict the Building Rules.
4. Code policies guide the ‘point in time’ assessment of a planning application. They do not seek to control the ongoing management of a land use (which is more appropriately managed in a licensing arrangement or compliance with the relevant Development Approval and conditions).
5. Code policies are clearly worded, concise and easily understood, and provide consistency in interpretation and application.
6. Code policies do not contradict each other.
7. Code policies use consistent terminology which set outcomes (“development located to...” “development provides...”) rather than guidance (“development should...”).

Accepted development
Accepted development does not require planning consent but does require building consent (and therefore has not been excluded from the definition of ‘development’ in Schedule 4 of the Planning, Development and Infrastructure (General) Regulations 2017).

Accepted development criteria is not linked to policies in the Code but lists relevant criteria which must be met in Table 1.

What classes of development will be listed in Table 1?
When determining whether development should be categorised/classified as accepted (planning consent not required) or deemed-to-satisfy (planning consent must be granted), the following principles should be considered:

- Development which requires numerous policies or relies on policies which already exist in the Code’s Assessment Provisions, is more suitably listed as deemed-to-satisfy than accepted.
- Development which relies on policies which would be difficult for the layperson to interpret should be deemed-to-satisfy to enable an accredited professional to undertake the assessment.

**Deemed-to-satisfy development**

What classes of development will be listed in Table 2?

Deemed-to-satisfy development:

- includes classes of development commonly expected in the zone
- must be able to be assessed solely on quantitative, prescriptive criteria.

**Drafting deemed-to-satisfy criteria**

Deemed-to-satisfy criteria (also known as designated performance features in a performance assessment) are unambiguous, quantifiable and measurable. They provide a clear solution to a corresponding performance outcome (although the PO will not be relevant in a deemed-to-satisfy pathway, only the DTS criteria).

**Performance assessed development**

What classes of development will be listed in Table 3?

Table 3: Applicable Policies for Performance Assessed Development only lists land uses which are expected to occur frequently in that zone, and for which the policies used in a performance assessment are known without variability.

For example, it would not be appropriate to list ‘indoor recreation facility’ in Table 3, because even if it is an envisaged land use in the zone, such development may be a small yoga studio or a multi-storey gym complex. Design policies for such different scales of development are difficult to identify upfront, and therefore such development is more suitably captured as ‘All Other Code Assessed Development’, allowing the relevant authority to identify the policies relevant to the development from the entirety of the Code.

**Drafting desired outcomes**

 Desired outcomes express the overall vision for a zone, setting out the pre-eminent context which all subsequent performance outcomes contribute to achieving.

**Drafting performance outcomes**

Only one planning outcome is to be expressed per performance outcome (PO).

**How can you determine what is not appropriate in a zone?**

Unlike non-complying development in Development Plans, the restricted development types in a zone does not indicate that development is inappropriate or otherwise. Only the relevant Assessment Provisions (DOs, POs and DTS/DPF criteria) are used to assess the merits of a performance assessed development.

The Code has been drafted in a manner which speaks to the types of development that are envisaged and the outcomes sought (see Performance-based planning section of this report), not what is discouraged or inappropriate. Desired outcomes and performance outcomes, which may express envisaged land uses, provide guidance on a development’s suitability.

**Exclusions from notification**

Performance assessed development requires public notification unless the type of development is excluded by the Code.

The planning reforms sought to focus on engagement upfront when policy is made, rather than notifying development which may fit within the planning rules.
Table 5 of the Code’s zone lists these exclusions in accordance with the following principle:

**Envisaged forms of development (signified by listing in Table 1 or 2, or DTS/DPF 1.1 of the Zone) are not subject to notification, except where:**

- **a)** acceptable standards of built form or intensity are exceeded, and/or
- **b)** the development is likely to result in substantial impacts on the amenity of adjacent dwellings located on land in another zone.

**Restricted development**

Restricted development is listed in Table 4 of the relevant Zone.

Restricted development provides a procedural pathway for a more comprehensive assessment pathway, involving a State-level assessment.

Restricted development types provide no bearing on the assessment of a performance assessed development.

**Referrals**

Referrals are largely associated with key state interests that are described in the State Planning Policies.

Referrals are warranted in the following cases:

- Referrals should not be established if they can instead be effectively addressed through Code policy.
- Referrals should generally only be established where they require specialist technical, scientific or other expert assessment that a relevant authority would not typically be able to perform.
- Referral triggers should generally be subject to the qualification that where relevant deemed-to-satisfy criteria are met in the Code; a referral is not required.
- Creating a new referral should be avoided unless there is a clear need to establish it based on significant problems in the current system.
- Spatial referrals need to be able to be clearly and practically mapped via overlays in the Code.
- Referrals which are linked to the need to obtain a licence or other approval under another Act will be given higher weighting for inclusion in the new planning system.

**Concept plans**

Concept plans guide development within a specific spatial area through a visual expression of the desired development over time. Concept plans are referenced through zone policies and contained in Part 12 of the Code.

Concept plans are not appropriate where:

1. An existing concept plan is superseded or out-of-date
2. The plan has limited relevance in development assessment
3. The plan is irrelevant or obsolete due to over-prescription or inflexibility (e.g. not being able to evolve with development over time)
4. Development in the subject area has been largely completed
5. Development vision for a concept plan area would be better represented by a Technical and Numeric Variation or Subzone, or other tools such as an Infrastructure Scheme.

Concept plans may be appropriate where:

6. Policy and zoning tools available in the Code cannot adequately address the development outcomes envisaged in the concept plan; and
7. The subject concept plan has an active policy role in the future staging of development and provision of infrastructure.

**Technical and Numeric Variations (TNVs)**

Assessment provisions in the Code can reference TNVs to provide for local variation in the policy. This variation is not appropriate where:

- The TNV only deals with a small or discrete set of values, which could be better addressed through standardisation or different zone selection
- The TNV would be in a zone which seeks to provide a set of clear consistent standards for new development where variation is not warranted (e.g. General Neighbourhood Zone)
- The variation the TNV seeks to address would benefit from standardisation, considering the overall outcome sought rather than specific metrics.

**Zones**

More information on the purpose of zones in the Code Library is contained in the subsequent chapters of this report.

Creation of a new zone may be warranted where the outcomes sought for particular area are not consistent with any other zone in the Code library and could not be appropriately articulated through a subzone of another zone.

**Zone naming convention**

Zone names have been drafted using consistent terminology to signify the purpose of the zone, including the following:

<table>
<thead>
<tr>
<th>Term</th>
<th>Meaning</th>
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</thead>
<tbody>
<tr>
<td><strong>Land Use</strong></td>
<td></td>
</tr>
<tr>
<td>Neighbourhood</td>
<td>Residential areas envisaging primarily housing</td>
</tr>
<tr>
<td>Employment</td>
<td>Envisages primarily commercial and industrial activities, as well as supporting employment-generating uses</td>
</tr>
<tr>
<td>Activity Centre</td>
<td>Centres providing shopping, business, entertainment and recreation facilities (depending on intensity/location of the centre)</td>
</tr>
<tr>
<td>Main Street</td>
<td>A centre in a main street or high street context, providing a mix of land uses such as retail, office, commercial and community facilities (depending on intensity/location of the main street)</td>
</tr>
<tr>
<td>Corridor</td>
<td>Seeking higher density development focussed along a particular road, typically mixed use development with active ground-floor uses</td>
</tr>
<tr>
<td>Innovation</td>
<td>Mixed use areas promoting research, health, education and technology</td>
</tr>
<tr>
<td>Infrastructure</td>
<td>Area for the provision of infrastructure such as electricity, landfill/waste, water treatment/supply, airports, marinas</td>
</tr>
<tr>
<td><strong>Intensity/location</strong></td>
<td></td>
</tr>
<tr>
<td>City</td>
<td>City of Adelaide (CBD, North Adelaide and Park Lands)</td>
</tr>
<tr>
<td>Strategic</td>
<td>Areas of State-level importance</td>
</tr>
<tr>
<td>Urban</td>
<td>Redeveloping areas serving a broad urban catchment within South Australia</td>
</tr>
<tr>
<td>Suburban</td>
<td>Lower density areas within an urban area</td>
</tr>
<tr>
<td>Township</td>
<td>Towns within a regional or rural area</td>
</tr>
</tbody>
</table>
Subzones

Creation of a new subzone may be warranted where the outcomes sought for a particular area are generally consistent with a zone, subject to refinement or certain location-specific outcomes.

Subzone policies do no repeat policies from the parent zone, but set out additional, more specific outcomes which will supersede any conflicting provisions in the parent zone.

Overlays

Overlays are used to set out location-specific policy outcomes, often linked to State Planning Policies and where agency referral is required.

Overlays are only relevant as referenced by the classification tables in the relevant zone. This can be done in three ways:

1. **The Overlay policies are not called up** where the overlay provisions are not relevant to that class of development.
2. **The Overlay policies are called up in the relevant assessment provisions** where the overlay is directly relevant to that class of development.
3. **The Overlay prevents a deemed-to-satisfy or accepted development pathway** only where the overlay is directly relevant to that class of development and does not contain deemed-to-satisfy criteria which address the relevant matters.
The Phase Three Code Framework

The zones established in the Code are illustrated in the following tables. Further information on each zone can be found in the relevant chapter of this guide.

### Zones and Subzones

<table>
<thead>
<tr>
<th>Intensity</th>
<th>ZONES / ZONE CATEGORIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>People &amp; Neighbourhoods (Residential)</td>
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<tr>
<td>Productive Economy (Commercial/Industry)</td>
<td></td>
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<tr>
<td>Resilient Communities &amp; Environment</td>
<td></td>
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<tr>
<td>Infrastructure &amp; Movement Systems</td>
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<tr>
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<td>Capital City Zone</td>
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<td>City Frame Subzone</td>
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<tr>
<td>Medium-High Intensity Subzone</td>
<td>City Riverbank Zone</td>
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<tr>
<td>East Terrace Subzone</td>
<td>Cultural Institutions Subzone</td>
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<td>City Main Street Zone</td>
<td>Entertainment Subzone</td>
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<td>Rundle Street Subzone</td>
<td>Health Subzone</td>
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<td>Rundle Mall Subzone</td>
<td>Innovation Subzone</td>
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<td>Hindley Street Subzone</td>
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<td>Gouger and Grote Street Subzone</td>
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<tr>
<td>City High Street Subzone</td>
<td>Adelaide Park Lands Zone</td>
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<thead>
<tr>
<th>Urban</th>
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<tbody>
<tr>
<td>Urban Corridor (Living) Zone</td>
<td>Urban Activity Centre Zone</td>
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<td>Urban Corridor Living Retail Subzone</td>
<td>Port Adelaide Centre Subzone</td>
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<tr>
<td>Urban Corridor (Business) Zone</td>
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<td>Urban Corridor (Boulevard) Zone</td>
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<td>Urban Corridor (Main Street) Zone</td>
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<td>Urban Neighbourhood Zone</td>
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<td>Main Street Subzone</td>
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<td>Urban Neighbourhood Retail Subzone</td>
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<td>Hills Face Zone</td>
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<td>Flinders Subzone</td>
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<td>Repatriation Subzone</td>
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<td>Intensity</td>
<td>People &amp; Neighbourhoods (Residential)</td>
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<td><strong>Suburban</strong></td>
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<td>Urban Renewal Neighbourhood Zone</td>
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<td>Mixed Use Transition Subzone</td>
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<td>Roxby Downs Subzone</td>
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<td>Wallaroo Landmark Subzone</td>
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<td>Waterfront Subzone</td>
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<td>Rural Neighbourhood Zone</td>
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<td>Bookmark Creek Subzone</td>
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<td>Adelaide Hills Subzone</td>
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<td>Golf Course Estate Zone</td>
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<td>Residential Park Zone</td>
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<td>Workers’ Settlement Zone</td>
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<td>Township Zone</td>
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<td>Nairne Redevelopment Subzone</td>
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<td>Intensive Horse Establishments Subzone</td>
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<td><strong>Rural Shack Settlement Zone</strong></td>
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<td><strong>Natural Areas</strong></td>
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<td>Coastal Waters and Offshore Islands Zone</td>
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## General Development Policies

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<thead>
<tr>
<th>Infrastructure &amp; Movement Systems</th>
<th>Resilient Communities &amp; Environment</th>
<th>Productive Economy</th>
<th>People &amp; Neighbourhoods (Residential)</th>
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</thead>
<tbody>
<tr>
<td><strong>Marinas and On Water Structures</strong></td>
<td><strong>Site Contamination</strong></td>
<td><strong>Advertisements</strong></td>
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<td><strong>Clearance from Overhead Power Lines</strong></td>
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<td><strong>Bulk Handling and Storage Facilities</strong></td>
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<td><strong>Accommodation and Settlements</strong></td>
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<td><strong>Beverage Production in Rural Areas</strong></td>
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<td><strong>Open Space and Recreation</strong></td>
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<td><strong>Intensive Animal Husbandry and Dairies</strong></td>
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<td><strong>Infrastructure and Renewable Energy Facilities</strong></td>
<td><strong>Tourism Development</strong></td>
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<td><strong>Design in Urban Areas</strong></td>
<td><strong>Waste Treatment and Management Facilities</strong></td>
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<td><strong>Design</strong></td>
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<td><strong>Transportation, Access and Parking</strong></td>
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<td><strong>Interface Between Land Uses</strong></td>
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<td><strong>Land Division</strong></td>
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## Technical & Numeric Variations

### AVAILABLE TNV CAPABILITY WITHIN ZONE

<table>
<thead>
<tr>
<th>ZONES &amp; SUBZONES</th>
<th>Minimum Site Area</th>
<th>Minimum Frontage</th>
<th>Maximum Building Height (Metres)</th>
<th>Maximum Building Height (Levels)</th>
<th>Minimum Building Height (Levels)</th>
<th>Minimum Dwelling Allotment Size</th>
<th>Finished Ground &amp; Floor Level</th>
<th>Concept Plan</th>
<th>Minimum Primary Street Setback</th>
<th>Minimum Side Boundary Setback</th>
<th>Site Coverage</th>
<th>Building Envelope</th>
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</thead>
<tbody>
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<td>City Main Street</td>
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Chapter 1: People and Neighbourhoods

People and Neighbourhoods Zones and Subzones

City Living Zone
This zone envisages low-rise, low to medium-density housing, with medium rise in identified areas, that supports a range of needs and lifestyles located within easy reach of a diversity of services and facilities that support city living.

Where it applies: The primary living / residential areas in the City of Adelaide.

Medium-High Intensity Subzone
Applies to small areas of this zone where there is capacity for well-designed, higher intensity infill development on large sites.

North Adelaide Low Intensity Subzone
Applies in appropriate parts of North Adelaide, envisaging low-rise low-density housing on large allotments in an open landscaped setting.

East Terrace Subzone
Applies along East Terrace to encourage medium rise housing, with integrated developments on catalyst sites to create a greater level of activity fronting the Park Lands.

City Main Street Zone
This zone supports an innovative mix of medium and high-density urban development along main road corridors within the City of Adelaide which display main street qualities and provide both daytime and night-time activation.

Where it applies: Key active shopping/restaurant streets in the Adelaide CBD.

Gouger and Grote Street Subzone
Seeks development of Gouger Street as a mix of retail, restaurant, commercial and mixed business uses, and Grote Street as an active restaurant and shopping street that complements the main entrance and vibrancy of the Adelaide Central Market.

Hindley Street Subzone
Seeks development of Hindley Street (east of Morphett Street) as the pre-eminent evening and late-night entertainment hub for metropolitan Adelaide with complementary shopping, hospitality, mixed business and high-density living, and Hindley Street (west of Morphett Street) as a main street with a range of retail, educational, mixed business, cultural, short-stay accommodation, hospitality uses and high-density living.

Rundle Mall Subzone
Seeks development of Rundle Mall as the state’s premier shopping destination.

Rundle Street Subzone
Seeks development of Rundle Street as an important shopping, leisure, dining and gathering place, complemented by compatible residential accommodation in upper levels.
City High Street Subzone

Applies to parts of Hutt, Halifax, Sturt, O’Connell and Melbourne streets. Envisages a safe, walkable and vibrant shopping, entertainment and commercial high street precinct with an active day and evening economy supported by medium density residential development.

Urban Corridor (Boulevard) Zone

This zone supports a mix of medium and high-density urban development framing strategic main road corridors and areas of significant open space. The primary aim of the zone is to create a uniform streetscape edge set back from the main road boundary to allow for generous landscaping and to frame the corridor with tall, articulated building facades and highly activated frontages. A greater variety and mix of land uses is sought in this zone, in particular mixed-use buildings that contain offices, small-scale shops, and mixed-use business development at lower floors with dwellings above.

Where it applies: Areas where the Urban Corridor Zone, Boulevard Policy Area currently applies in development plans e.g. Greenhill Road, Anzac Highway, Hackney Road and Churchill Road.

Urban Corridor (Business) Zone

This zone supports a mix of medium and high-density urban development along established strategic or mixed-use road corridors. The primary aim of the zone is to provide for a broad range of non-residential development typical of existing mixed-use zones on main road corridors. Non-residential development will be located at ground level in mixed use or individual buildings and will be supported by a diverse range of dwellings at ground or upper floor levels (in either mixed use or stand-alone buildings).

The key difference between this zone and the other Urban Corridor Zones is the larger range of non-residential land uses envisaged (including petrol stations, light / service industries, service trade premises and warehouses).

Where it applies: Areas where the Urban Corridor Zone, Business Policy Area applies in development plans e.g. Main North Road, Lower North East Road, adjacent Port Road – Thebarton and Anzac Highway - Keswick.

Urban Corridor (Main Street) Zone

This zone supports a mix of medium and high-density urban development along main road corridors which display main street qualities (typified by highly activated, fine-grain, narrow building frontages with frequent pedestrian entry points) and provide both daytime and night-time activation.

Where it applies: Areas where the Urban Corridor Zone, High Street Policy Area applies in development plans e.g. Unley, Prospect, Henley Beach and Magill roads.

Urban Corridor (Living) Zone

This zone supports the development of high-intensity, vibrant, mixed use corridors which include a variety of new housing choices along with a range of complementary retail and commercial activities. Development will generally have a greater proportion of housing than retail or commercial activities. Non-residential forms of development will typically be located on ground and lower building levels.

Where it applies: Areas where the Urban Corridor Zone, Transit Living Policy Area applies in development plans e.g. Fullarton Road, Anzac Highway, Henley Beach Road, Prospect Road and Lower North East Road.
**Urban Corridor Living Retail Subzone**

Seeks additional neighbourhood-scale shopping, business, entertainment and recreation facilities to provide a focus for business and community life and most daily and weekly shopping needs of the community.

**Urban Neighbourhood Zone**

This zone envisions a mixed-use area comprising residential, retail, office, commercial and civic land uses in compact and higher-density growth or regeneration areas.

**Where it applies:** Urban areas where there is significant opportunity to increase the density of development around a major public transit node or corridor or a significant place of interest, including where the Urban Core Zone and/or Suburban Activity Node Zone may apply in development plans e.g. West Lakes, Bowden, Seaton, Tonsley, Bedford Park and the Paradise Interchange.

**Main Street Subzone**

A shopping, entertainment and commercial main street supported by medium to high density residential development.

**Urban Neighbourhood Retail Subzone**

Envisages additional neighbourhood-scale shopping, business, entertainment and recreation facilities to provide a focus for business and community life and most daily and weekly shopping needs of the community.

**Urban Renewal Neighbourhood Zone**

This zone anticipates housing and other land uses which no longer meet community preferences replaced with new diverse housing options. Housing density increases, taking advantage of well-located urban land. Employment and community services will improve access to jobs, goods and services without compromising residential amenity.

**Where it applies:** Regenerating urban/suburban residential areas, including where the Urban Renewal Zone applies in development plans e.g. Kilburn, St Clair

**Mixed Use Transition Subzone**

Seeks a range of business, commercial, warehousing and light industrial uses enabling the transition of the area to mixed-use development, compatible with residential development.

**Landscape Transition Subzone**

Seeks development in an open landscaped setting.

**Established Neighbourhood Zone**

This zone envisions a range of housing types that respond to housing preferences, with new buildings sympathetic to the predominant built form character and development patterns.

**Where it applies:** Residential areas subject to the Character Area Overlay or Historic Area Overlay, or neighbourhoods that are expected to experience little change and seek a distinct built form character.

**General Neighbourhood Zone**

This zone encourages low-rise, low and medium-density housing that supports a range of needs and lifestyles located within easy reach of services and facilities. Employment and community service use contribute to making the neighbourhood a convenient place to live without compromising residential amenity.
**Where it applies:** Most of the residential land in Greater Adelaide, particularly areas where the Residential Code under Schedule 4 2B of the Development Regulations 2008 applies and replacing the Residential Zone from development plans.

**Golf Course Estate Zone**
This zone envisages a golf course and associated club facilities as well as housing and tourism development sensitively integrated with natural features such as topography, vegetation and watercourses. Services and facilities support recreation and tourism.

**Where it applies:** Residential estates surrounding golf courses

**Hills Neighbourhood Zone**
This zone ensures development provides a complementary transition to adjacent natural and rural landscapes. Low density housing minimises disturbance to natural landforms and existing vegetation to mitigate the visible extent of buildings, earthworks and retaining walls.

**Where it applies:** Areas with steep topography such as existing ‘Hills’ or ‘Foothills’ zones/policy areas, and often at the interface with the Hills Face Zone

**Housing Diversity Neighbourhood Zone**
This zone envisages medium density housing to support a range of needs and lifestyles, located within easy reach of a diversity of services and facilities. Employment and community service use contribute to making the neighbourhood a convenient place to live without compromising residential amenity.

**Where it applies:** Existing medium density policy areas within the Residential Zone

**Master Planned Neighbourhood Zone**
This zone envisages a new or expanding community with a diverse range of housing that supports a range of needs and lifestyles located within easy reach of a diversity of services, facilities and open space.

**Where it applies:** Areas identified for broad-hectare or master planned development

**Emerging Activity Centre Subzone**
Applies over areas where new activity centre(s) are anticipated, but the location of such centres has not been determined through zoning yet. Enables development of employment and community services in designated activity centres to make neighbourhoods a healthy and convenient place to live.

**Neighbourhood Zone**
This zone encourages housing that supports a range of needs and complements the existing local context. Services and community facilities contribute to making a convenient place to live without compromising the residential amenity and character of the neighbourhood.

**Where it applies:** Residential areas near rural townships

**American River Subzone**
Applies in Kangaroo Island, envisaging a mix of residential and holiday homes including small, compact shack development, low density residential and elevated homes set within a bush setting containing critical habitat for the Glossy Black Cockatoo.
Roxby Downs Subzone
Applies in Roxby Downs to support residential neighbourhood that includes workers accommodation to meet the housing needs of workers associated with key local industries.

Underground Subzone
Applies to the residential area within Coober Pedy to support housing that contributes to the existing local context and development pattern primarily in the form of underground dwellings.

Wallaroo Landmark Subzone
Envisages high quality medium density residential development presenting an attractive built form overlooking the Wallaroo Marina.

Waterfront Subzone
Seeks residential development located with a coastal frontage or within a marina that provides opportunities for water-based recreation. Development is sited and designed to complement a waterfront environment.

Suburban Neighbourhood Zone
This zone envisages low density housing consistent with the existing local context and development pattern. Services and community facilities contribute to making the neighbourhood a convenient place to live without compromising residential amenity and character.

Where it applies: Low density suburban areas

Waterfront Neighbourhood Zone
This zone seeks a diverse range of housing which takes advantage of waterfront locations. Development enhances public access to waterfront areas. Dual aspect allotments incorporate designs to enhance the streetscape.

Where it applies: Residential areas in waterfront locations with policy specific to dual frontage of water-facing sites.

Rural Neighbourhood Zone
This zone provides for housing on large allotments in a spacious rural setting, often together with large outbuildings. Provides easy access and parking for cars, considerable space for trees and other vegetation around buildings, as well as on-site wastewater treatment where necessary. Limited goods, services and facilities that enhance rather than compromise rural residential amenity.

Where it applies: Residential land in regional areas with a rural character, with typically larger blocks than the Neighbourhood Zone, but smaller than the Rural Living Zone

Bookmark Creek Subzone
Applies to land around Bookmark Creek and the River Murray to ensure development does not compromise the quality of groundwater

Adelaide Hills Subzone
Envisages residential and tourist accommodation that retains and embraces the values of the established mature vegetation as a defining characteristic of the Adelaide Hills, with land division sympathetic to the allotment pattern and characteristics within the locality.

Rural Living Zone
This zone envisages a spacious, secluded and peaceful residential lifestyle within semi-rural or semi-natural environments, providing opportunities for a range of low-intensity rural activities and home-based business activities that complement that lifestyle choice. Ancillary land uses, such as small-scale animal keeping, will be of a scale and type that will not interfere with the residential function of the land or adjoining land, or the semi-rural character
desired for the zone. Allotments will be of a size capable of supporting hobby rural activities such as horse keeping, small-scale horticulture and small-scale businesses.

**Where it applies:** Rural areas where dwellings are anticipated along with farming

**Animal Husbandry Subzone**
Applies to locations where large-scale horse keeping and dog kennelling occur in association with residential development.

**Intensive Horse Establishments Subzone**
Envisages the accommodation of a range of commercial horse-related activities primarily for the agistment of horses, their breeding, stabling and training in association with residential development.

**Rural Settlement Zone**
This zone provides for a small mixed-use settlement supporting a limited range of residential development, tourist, recreation and community facilities grouped together to serve the local community and visitors. Development will contribute to and enhance the local context and development pattern of the settlement.

**Where it applies:** Rural settlements of a smaller scale than townships

**Fisherman Bay Subzone**
Applies to Fisherman Bay to ensure residential allotments are created once appropriate coastal protection measures are established.

**Rural Shack Settlement Zone**
This zone seeks limited development within an environment where natural processes such as flooding, sea-level rise, sand drift and erosion occur. The natural environment is protected from inappropriate development and existing development is upgraded to incorporate environmental improvements.

**Where it applies:** Existing Coastal Settlement, Shack Settlement Zones or similar zones/policy areas in development plans which are generally in the nature of residential/holiday home areas; typically, in coastal, river locations (as opposed to other types of settlements in which there are a mix of uses such as shops and other services etc.).

**Township Zone**
This zone provides for a range of residential, community, retail, business, commercial and light industry uses and facilities to serve the local community, businesses and visitors. Development will contribute to and enhance existing streetscapes and settlement patterns found in the township.

**Where it applies:** Country townships

**Nairne Redevelopment Subzone**
Envisages redevelopment of the former Chapman’s Smallgoods factory (the Chapman’s site) and Bush Timbers’ Salvage yard (Bush Timbers’ site) (Nairne East) to achieve a mix of retail and medium density housing.

**Township Neighbourhood Zone**
This zone accommodates a range of housing types that respond to housing preferences in a manner that contributes to and enhances township streetscapes and original settlement patterns.

**Where it applies:** Residential parts of townships where commercial land uses are not envisaged, and which seek for development to complement the township settlement pattern

**Residential Park Zone**
This zone envisions accommodation in the form of caravan and camping sites, cabins and transportable dwellings, with associated small-scale services and facilities.

**Where it applies:** Areas subject to the *Residential Parks Act 2007*, such as caravan parks

**Workers’ Settlement Zone**

This zone seeks appropriately designed and located accommodation for seasonal and short-term workers in rural areas that minimises environmental and social impacts.

**Where it applies:** Areas suitable for workers’ accommodation in rural areas
People and Neighbourhoods Overlays

Affordable Housing Overlay
This overlay promotes affordable housing that is integrated with residential and mixed-use development, catering for a variety of household structures. It contains policies allowing dispensations for typical planning requirements such as minimum site areas, car parking or building heights where affordable housing is proposed.

Where it applies: Areas of the state where 15% affordable housing must be provided as a part of development applications for 20 or more dwellings or residential allotments.

Referrals: Development for the purposes of the provision of affordable housing will be referred to the Minister responsible for administering the South Australian Housing Trust Act 1995 to provide direction on the conditions required to secure the provision of dwellings or allotments for affordable housing.

Character Area Overlay
The overlay seeks to reinforce valued streetscape characteristics through contextually responsive development, design and adaptive reuse that respects the attributes expressed in the relevant Character Area Statement.

Where it applies: Development Plan zones, policy areas and precincts with the words ‘character’ or ‘streetscape’ in their title.

Referrals: None

Character Preservation District Overlay
The overlay seeks to recognise, protect and enhance the special character of the Barossa Valley and McLaren Vale region, assuring and promoting the long-term use of land outside of townships for primary production and associated value adding enterprises.

Where it applies: The Barossa Valley and McLaren Vale region

Referrals: None

Design Overlay
The overlay seeks development which positively contributes to the liveability, durability and sustainability of the built environment through high-quality design.

Where it applies: In parts of metropolitan Adelaide which a referral to the Government Architect operates under the Development Regulations 2008, including the City of Adelaide, Urban Corridor Zones and the City of Port Adelaide.

Referrals: This overlay will trigger a referral to the Government Architect for advice on how a particular development contributes to meeting the Office of Design and Architecture South Australia’s Principles of Good Design.

Heritage Adjacency Overlay
This overlay seeks for development adjacent to State and Local Heritage Places to maintain the heritage and cultural values of those Places.

Where it applies:

Within urban areas, applies to:

- Any directly abutting allotment, to a maximum distance of 60 metres, plus
- Any property within 6 metres of the allotment on which the heritage place is located, to a maximum distance of 60 metres, except where separated by a road/reserve greater than 6 metres wide.
• Any land that falls within 30 metres of a place where the place is located within a road reserve.

Within rural areas, applies to:

• Any land that falls within 500 metres of a heritage place and that is on a separate allotment to the heritage place

**Referrals:** Development that may materially affect the context of a State Heritage Place will be referred to Minister responsible for the administration of the *Heritage Places Act 1993*.

**Historic Area Overlay**

This overlay seeks to reinforce historic themes and characteristics through conservation and contextually responsive development, design and adaptive reuse that responds to existing coherent patterns in streetscapes and built form. The overlay policies link to Historic Area Statements that have regard to the local attributes of particular historic areas.

**Where it applies:** Over existing Historic Conservation Zones / Areas / Policy Areas and Precincts.

**Referrals:** None

**Noise and Air Emissions Overlay**

This overlay seeks to protect community health and amenity from adverse impacts of noise and air emissions.

The overlay is also the trigger for application of *Ministerial Building Standard 010 - Construction requirements for the control of external sound*.

**Where it applies:** Surrounding major transport corridors (road and rail) and mixed land uses

**Referrals:** None

**Local Heritage Place Overlay**

This overlay ensures development maintains the heritage and cultural values of Local Heritage Places through conservation, ongoing use and adaptive reuse.

**Where it applies:** Existing Local Heritage Places to ensure their ongoing protection and conservation

**Referrals:** None

**State Heritage Area Overlay**

This overlay seeks to maintain the heritage and cultural values of State Heritage Areas through conservation, ongoing use and adaptive reuse.

**Where it applies:** State Heritage Areas under the *Heritage Places Act 1993*

**Referrals:** Specified development requires referral to the Minister administering the *Heritage Places Act 1993*, except where it is minor in nature or in accordance with a Heritage Agreement under the *Heritage Places Act 1993*.

**State Heritage Place Overlay**

This overlay seeks to maintain the heritage and cultural values of State Heritage Places through conservation, ongoing use and adaptive reuse.

**Where it applies:** Places entered in the State Heritage Register

**Referrals:** Specified development requires referral to the Minister administering the *Heritage Places Act 1993*, except where it is minor in nature or in accordance with a Heritage Agreement under the *Heritage Places Act 1993*. 
People and Neighbourhoods General Development Policies

**Design**
These general policies reflect the principles of good design and may apply across many development scenarios (not just residential).

These design-related policies focus on the design of buildings, structures and spaces for aesthetic and/or sustainable purposes. They also provide guidance for residential development regarding amenity, private and communal open space, and dwelling additions.

**When it applies:** Most applications for new buildings in rural areas

**Design in Urban Areas**
These general policies build upon those in the ‘Design’ General Development Policies, but with a focus on urban areas. It includes policy for buildings with 4 or more building levels.

**When it applies:** Development in an urban setting

**Housing Renewal**
This module contains policies and rules that will be applied to dwellings developed by the South Australian Housing Trust or registered Community Housing providers. These policies are reflective of existing checklists used by the State Coordinator-General in the assessment of community/public housing undertaken through the Renewing Our Streets and Suburbs (ROSAS) Stimulus Program.

**When it applies:** Applications for new dwellings by the South Australian Housing Trust or endorsed Community Housing providers

**Land Division**
These policies encourage land division which:

- creates allotments with the appropriate dimensions and shape for their intended use
- allows efficient provision of new infrastructure and the optimum use of underutilised infrastructure
- integrates and allocates adequate and suitable land for the preservation of site features of value, including significant vegetation, watercourses, water bodies and other environmental features
- facilitates solar access through allotment orientation
- creates a compact urban form that supports active travel, walkability and the use of public transport
- avoids areas of high natural hazard risk.

**When it applies:** Applications to subdivide one or more allotments, or boundary realignments.

**Workers’ Accommodation and Settlements**
These policies seek appropriately designed and located accommodation for seasonal and short-term workers in rural areas that minimises environmental and social impacts.

**When it applies:** Where worker’s accommodation is proposed, commonly in areas to support mining operations.
Chapter 2: Productive Economy

Productive Economy Zones and Subzones

Capital City Zone
This zone is the commercial and business core of the Adelaide square mile and the economic and cultural focus of the state. It includes a mix of residential, employment, community, educational, recreational, tourism and entertainment land uses.

Where it applies: Most of the Adelaide central business district.

City Frame Subzone
Envisages primarily medium to high rise residential development supported by a mix of ground level shops, personal services, restaurants and community and hospitality uses, to create an active and visually continuous edge to the Adelaide Park Lands Zone.

City Riverbank Zone
This zone seeks exemplarily design quality and architecture that is contemporary and innovative and respectful of the heritage buildings, Adelaide Park Lands setting and civic functions of the locality. It promotes a fine-grained precinct with a quality public realm that is inviting and comfortable for pedestrians, with strong visual and physical connections between important buildings, public spaces, the Adelaide Park Lands and other key destinations.

Where it applies: North Terrace and riverbank areas along the River Torrens containing important state institutions and entertainment facilities

Cultural Institutions Subzone
Envisages a vibrant cluster of cultural and institution uses including tertiary education, research, viceregal, libraries and museums that attract students, professionals, workers and visitors to the city.

Entertainment Subzone
Seeks a prominent, vibrant and safe public plaza that provides a focal point for the Riverbank precinct and is supported by a vibrant mix of land uses that encourage use by city workers, residents, families, students, youth, children and tourists.

Health Subzone
Envisages creation of an identifiable and unified city precinct with strong connections to the Torrens River, North Terrace, the Royal Adelaide Hospital, and the city.

Innovation Subzone
An innovation precinct accommodating a range of commercial, educational and research activities supported by a mix of compatible employment generating land uses including tourism, hospitality, cultural, entertainment and retail activities.

Urban Activity Centre Zone
This zone supports the full range of services and facilities required to cater for regional and district scale populations and lifestyle needs. The zone accommodates retail, office, community, civic, entertainment, educational, tourist and recreational land uses and activities. Medium- to high- density housing will be accommodated only on the upper floors of mixed-use buildings to ensure a high level of activity and interaction at street level.
Where it applies: Existing Regional Centre or District Centre Zones where the centre provides for a range of regional facilities integrated with public transport networks (e.g. Westfield Marion), and large regional centres servicing a broad area (e.g. Mount Gambier).

**Port Adelaide Centre Subzone**
Seeks the development of tourism, cultural and recreational facilities related to Port Adelaide’s unique maritime history and commercial heritage and character, and promotion of the zone as a major state tourism destination. Residential development is appropriate in designated areas.

**Suburban Activity Centre Zone**
This zone encourages active retail precincts that includes neighbourhood-scale shopping, business, entertainment and recreation facilities. It is a focus for business and community life and provides for most daily and weekly shopping needs of the community.

Where it applies: Existing Neighbourhood Centres, as well as some small District Centres

**Suburban Main Street Zone**
This zone envisages a mix of land uses including retail, office, commercial, community, civic and medium density residential development that supports the local area. It encourages a high degree of pedestrian activity and main street activity with well-lit and visually engaging shop fronts and business displays including alfresco seating and dining facilities.

Where it applies: Existing activity centres where a main street character is desired

**Township Activity Centre Zone**
This zone encourages a cohesive, active, accessible and welcoming centre for local residents and visitors to shop, work, meet, entertain and relax in an attractive and safe environment. The range of land uses that occur in the centre provide important services to town residents, rural hinterland and the broader region.

Where it applies: Existing regional Town Centres that are not focused along a main street (where the Township Main Street Zone may apply instead)

**Township Main Street Zone**
This zone provides a focus for regional main streets that service the local community and visitors. Development will primarily comprise retail, office, entertainment and recreational land uses and activities.

Housing may be accommodated in conjunction with non-residential uses, ideally sited above or behind non-residential uses to ensure shopfronts on the main street are preserved.

Buildings complement the traditional low-scale main street character with ground floor uses that contribute to an active and vibrant street may be appropriate.

Where it applies: Town centres that are focussed around a traditional main street

**Local Activity Centre Zone**
This zone envisages a range of small-scale shops, offices, business, health and community facilities to provide daily services to and support walkable neighbourhoods.

Where it applies: Existing local centre zones

**Strategic Innovation Zone**
This zone accommodates key education, research and innovation facilities supported by a mix of compatible land uses including tourism, hospitality, cultural, health, entertainment, recreation and small-scale retail activities to meet the needs of residents and visitors.

**Where it applies:** Key mixed-use precincts envisaging innovative research and technologies

**Rehabilitation Subzone**
Envisages a mix of primary land uses including facilities for health and aged care, rehabilitation, education and research along with residential, community, cultural, recreation and small-scale retail activities that meet the daily needs of the residential and visiting population.

**Flinders Subzone**
Envisages a range of education, health, research and employment facilities of regional significance, mixed with medium to high density housing/accommodation, with complementary activities such as shops, consulting rooms, offices and entertainment facilities concentrated around new railway infrastructure.

**Repatriation Subzone**
Envisages an integrated, walkable health precinct comprising a range of facilities for health and aged care, rehabilitation, education, research, community and supported accommodation complemented by compatible retail activities and a variety of connected open spaces that cater for social and ceremonial gatherings, recreation, cultural activities and reflection.

**Activity Node Subzone**
Envisages retail activity focused on key roadways, public transport routes and rail corridors that provide focal points for workers, students, visitors and residents to socialize and congregate, complementing a range of other more predominant activities within Strategic Innovation Zone.

**Strategic Employment Zone**
This zone anticipates a comprehensive range of industrial, logistical, warehousing, storage, research and training land uses together with compatible business activities generating wealth and employment for the state.

**Where it applies:** Industrial areas of strategic importance to South Australia

**Gillman Subzone**
Envisages a range of major logistics, manufacturing, high technology and research land uses generating wealth and employment for the state that takes advantage of road, rail and ports infrastructure together with compatible business activities that support an expanding workforce.

**National Naval Shipbuilding Subzone**
Seeks ship building and the long-term growth of defence related support industry uses generating wealth and employment for the state and nation.

**Ports Subzone**
Seeks a range of port related activities that support the ongoing strategic and economic state significance of the area for the handling of export and import commodities.

**Significant Industry Subzone**
Accommodates major special industrial activities requiring large areas of land to manage interfaces with sensitive land uses and the environment that are of significance to the state and regional economy.

**Employment (Bulk Handling) Zone**
In this zone, agricultural and other commodities are received, stored and dispatched in bulk to generate wealth and employment for the state.

**Where it applies:** Areas used for bulk handling activities

**Employment (Enterprise) Zone**
This zone anticipates a range of industrial, warehousing, storage, and service activities with compatible business activities generating wealth and employment for the state.

**Where it applies:** Industrial areas in Roxby Downs

**Light Industry Subzone**

Envisages a range of light industrial and other business activities that complement the role of other zones that provide a focus for shopping, administrative, civic and community activities.

**Employment Zone**

This zone supports a diverse range of low-impact, light industrial, commercial (including bulky goods) and business activities that complement the role of other zones with significant industrial, shopping and business activities.

**Where it applies:** Existing areas with a mix of industrial and commercial land uses, including large-format retail showrooms

**Roadside Service Centre Subzone**

Seeks provision of services and facilities to cater for the needs of road users, particularly on long journeys.

**Retail Activity Centre Subzone**

Applies to specialist activity centres that comprise large format retail and commercial activities which complement the principal land uses desired in the zone and the role of other zones accommodating significant shopping, business and commercial activities.

**Suburban Business Zone**

This zone provides for a mixture of commercial, light industrial, shop and residential land uses. Development will be designed and sited to minimise impacts on adjoining land uses.

**Where it applies:** Areas with a mixture of light industrial land uses, interspersed with dwellings

**Business Neighbourhood Zone**

This zone envisages a mixed-use environment of a lower scale and more residential-focused than the Suburban Business Zone. Only low-impact, non-residential uses are envisaged in the form of small-scale shops, offices and consulting rooms.

**Where it applies:** Areas with a mixture of small-scale businesses, interspersed with dwellings

**Melbourne Street West Subzone**

Envisages a mixed-use area accommodating low-impact employment-generating activities and a range of low to medium density housing.

**Home Industry Zone**

This zone accommodates small-scale and low-impact business enterprises in conjunction with a dwelling to provide opportunities to work from home and contribute to employment diversity.

**Where it applies:** Areas with home-based industries

**Caravan and Tourist Park Zone**

This zone supports caravan and camping sites, cabins, transportable dwellings and their associated services and facilities. It primarily caters for short-term residents and visitors.

**Where it applies:** Caravan parks

**Motorsport Park Zone**
This zone accommodates a motorsport facility comprising sealed and non-sealed racing and other motor vehicle-related circuits/strips, spectator facilities and services. A range of development types can be accommodated including associated industries, commercial uses, a retail service precinct, small-scale shops and tourist accommodation and facilities.

Where it applies: The Bend Motorsport Park in Tailem Bend

Resource Extraction Zone

This zone supports the provision and protection of land for the extraction, production and/or processing of a mineral, extractive or petroleum resource and ensures that development does not inhibit the future extraction of such resources.

Where it applies: Mining sites

Adelaide Country Zone

This zone supports a complex and diverse range of land uses at the appropriate scale and intensity needed to conserve and enhance the zone’s natural character, biodiversity, identity and scenic qualities.

Where it applies: The Mount Lofty Ranges in the Adelaide Hills region

The Cedars Subzone

Envisages a cultural, arts and tourist precinct centred on the former residence and studio of artist Hans Heysen and conservation of the surrounding eucalypt forest.

Rural Zone

This zone covers the majority of the incorporated areas of the state. It supports a wide range of primary production activities and provides opportunities for value-adding and the use of renewable energy sources, including updated windfarm/solar farm provisions.

Where it applies: Vast areas of land between rural towns

Kangaroo Island Subzone

Seeks primary production and associated uses that support and conserve the Island’s economic, scenic and culturally important natural and rural landscapes.

Rural Horticulture Zone

This zone provides for intensive agriculture in the form of growing and processing of produce while supporting a wide range of low-impact rural activities. Value-adding opportunities are envisaged, with less emphasis given to tourist accommodation.

Where it applies: Areas used for horticulture, such as the Riverland

Windamere Park Subzone

Envisages development primarily involving the provision of disability services in a rural setting.

Rural Intensive Enterprise Zone

This zone provides for the large-scale commercial production of animal and animal products (intensive animal keeping, broiler sheds, feedlots and piggeries), and their associated processing facilities and industries. The zone contains larger allotment sizes to deal with significant external impacts (noise, odour, waste) and large buffers.

Where it applies: Food industries

Rural Aquaculture Zone
This zone supports marine and land-based aquaculture including facilities, infrastructure, ancillary development and value-adding opportunities.

**Where it applies:** Areas used for land-based aquaculture (Note: water-based aquaculture will be zoned Coastal Waters and Offshore Islands Zone)

**Tourism Development Zone**

This zone provides for range of tourist accommodation and associated services and facilities that enhance visitor experiences and enjoyment.

**Where it applies:** Areas near key tourism attractions that accommodate hotels, restaurants, etc.

**Monarto Safari Park Subzone**

Envisages establishment of an international standard fauna conservation park and educational and passive recreational resource where watercourses and other environmentally important features are protected from development and buffers are maintained to adjoining land uses.

**River Murray Experience Subzone**

Envisages recreation and tourism facilities including tourist accommodation and water-based tourism and public recreation uses focused within the River Murray Valley, together with continuation of primary production.

**Winery Experience Subzone**

Envisages viticulture and facilities for the continuing production, storage, distribution and sale of wine, together with a range of tourism facilities to provide visitor experiences and showcase wine product.
**Productive Economy Overlays**

**Dwelling Excision Overlay**

This overlay seeks to allow dwellings located on large rural allotments to be excised into a smaller allotment, leaving the balance of the land for primary production uses.

**Where it applies:** Areas where development plans currently anticipate land division that excises existing dwellings onto smaller allotments

**Referrals:** None

**Environment and Food Production Areas Overlay**

This overlay applies to the Environment and Food Production Areas as prescribed under Section 7 of the Planning, Development and Infrastructure Act 2016 and ensures these areas continue to be protected from urban encroachment. Land division that creates one or more additional allotments for residential purposes is prohibited.

**Where it applies:** To the Environment and Food Production Areas as prescribed under Section 7 of the Planning, Development and Infrastructure Act 2016

**Referrals:** None

**Gateway Overlay**

This overlay seeks to maintain and improve the visual amenity and streetscape appeal along prominent entrances into towns, tourist and historic precincts, activity centres and main streets through the careful siting of buildings and other activities in a landscaped setting.

**Where it applies:** Along prominent entrances to towns

**Referrals:** None

**Interface Management Overlay**

This overlay seeks development of sensitive receivers in a manner that mitigates potential adverse environmental and amenity impacts generated by the lawful operation of neighbouring and proximate land uses.

**Where it applies:** Around established uses that can generate nuisance impacts like waste treatment plants, bulk handling facilities, etc.

**Referrals:** None

**Limited Dwelling Overlay**

This overlay seeks to prevent new dwellings being constructed in rural areas where such development may restrict primary production activities. This is evident in various ‘paper towns’ throughout the state (or adjoining key regional towns/cities) where there is pressure for rural living on existing smaller allotments and a desire to retain productive primary production lands.

**Where it applies:** Rural areas where development plans currently discourage dwellings in favour of primary production

**Referrals:** None

**Limited Land Division Overlay**

This overlay seeks to protect land from ongoing fragmentation by limiting land divisions.

**Where it applies:** Key rural areas of South Australia where there is a desire to retain larger allotment sizes and minimise the potential for small allotments and the associated risks of rural living. This overlay can also apply to
townships and settlements where further land division is not encouraged and may result in the existing character being impacted upon or where infrastructure constraints limit growth opportunities.

**Referrals:** None

**Resource Extraction Protection Area Overlay**

This overlay seeks to protect the current and future extraction of key mineral and other resources by ensuring development has regard to potential environmental and amenity impacts generated by the operation of strategic mines or quarries.

**Where it applies:** Mining areas

**Referrals:** To the Minister responsible for administering the Mining Acts, for certain forms of sensitive development.

**Significant Interface Management Overlay**

This overlay seeks to prevent the establishment of new, and intensification of, sensitive receivers to mitigate community exposure to potential adverse hazards and environmental and amenity impacts generated by the lawful operation of proximate significant activities.

**Where it applies:** In buffer areas surrounding high impact activities

**Referrals:** None
Productive Economy General Development Policies

Advertisements
These policies seek to ensure advertisements are appropriate to their context, efficient and effective in communicating, limited in number to avoid clutter, and do not create hazard.

When it applies: When a new advertising sign is proposed

Animal Keeping and Horse Keeping
These policies seek to ensure animals are kept at a density that is not beyond the carrying capacity of the land and in a manner that minimises their adverse effects on the environment, local amenity and surrounding development.

Note: Policy relating to more intensive animal keeping is in the Intensive Animal Husbandry and Dairies General Development Policies.

When it applies: Where an applicant proposes to use land for horse keeping or dog kennels

Aquaculture
These policies encourage development of aquaculture facilities in an ecological, economic and socially sustainable manner to support an equitable sharing of marine, coastal and inland resources and mitigate conflict with other water-based and land-based uses.

When it applies: Where an applicant proposes to use water for seafood farming

Beverage Production in Rural Areas
These policies seek to mitigate the potential amenity and environmental impacts of value-adding beverage production facilities such as wineries, distilleries, cideries and breweries.

The policies are based on existing development plan policies associated with wineries.

When it applies: An application for a new craft brewery or winery

Bulk Handling and Storage Facilities
These policies encourage facilities for the bulk handling and storage of agricultural, mineral, petroleum, rock, ore or other similar commodities to be designed to minimise adverse impacts on transport networks, the landscape and surrounding land uses.

It includes minimum separation buffers from sensitive land uses through deemed-to-satisfy/designated performance feature criteria for specific bulk handling and storage facilities, such as coal or bulk petroleum storage.

When it applies: Where large storage facility is proposed (e.g. petroleum storage)

Forestry
These policies ensure commercial forestry is designed and sited to maximise economic benefits whilst managing potential negative impacts on the environment, transport networks, surrounding land uses and landscapes.

When it applies: Where commercial forestry is proposed

Intensive Animal Husbandry and Dairies
These policies encourage development of intensive animal husbandry and dairies in locations that are protected from encroachment by sensitive receivers and in a manner that minimises their adverse effects on amenity and the environment.

When it applies: Where a new piggery or dairy is proposed
Interface Between Land Uses

These policies ensure development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses. It seeks to reduce conflict and protect health by addressing interface issues such as land use separation, overshadowing, noise and vibration, and air quality.

When it applies: A range of new developments where impact on adjoining neighbours needs to be considered (e.g. where a commercial or industrial land use is proposed adjacent residential areas)

Resource Extraction

These policies ensure resource extraction activities are developed in a manner that minimises human and environmental impacts.

Note: Current development plan policy that is regulated under the Mining Act 1971 has been removed to avoid duplication.

When it applies: Where new or increased mining activities are proposed

Tourism Development

These policies guide tourism development in locations that cater to the needs of visitors and positively contribute the South Australia's visitor economy.

When it applies: Where an application proposes tourist accommodation or other tourist-related facilities
Chapter 3: Natural Resources and Environment

Natural Resources and Environment Zones and Subzones

Adelaide Park Lands Zone
The zone comprises a distinctive and culturally significant landscaped park and open space setting (for passive and active recreational uses) which is integral to the form and setting of the City of Adelaide.

Where it applies: Adelaide Park Lands and City squares

Coastal Water and Offshore Islands Zone
The zone seeks to protect the state’s coastal waters, including marine parks and offshore islands, and recognises the importance of these areas for commercial, tourism, recreational and navigation activities.

Note: The Coastal Areas Overlay will apply to those areas where coastal processes occur.

Where it applies: Waters adjacent the coast and small islands

Conservation Zone
This zone seeks the conservation and enhancement of the natural environment and natural ecological processes for their historic, scientific, landscape, habitat, biodiversity, carbon storage and cultural values. It includes provision of opportunities for the public to experience these through low-impact recreational and tourism development. It provides for a limited mix of development/land uses, including signage related to conservation and tourist information, small-scale recreational facilities/amenities, camp grounds and structures for conservation purposes.

Where it applies: Conservation parks and reserves under state and federal government ownership, and privately owned land where coastal or riverine processes occur, and includes areas of protected scrub, lakes, etc.

Aquaculture and Recreation Subzone
Envisages aquaculture, tourism, boating, fishing, recreation, and associated facilities located, sited and designed to minimise detrimental impacts on the natural environment including offshore islands, and natural ecological processes including their historic, scientific, landscape, habitat, biodiversity and cultural values.

Dwelling Subzone
Anticipates replacement dwellings and limited new dwellings located within a conservation area, designed and located to minimise detrimental impacts on the natural environment and natural ecological processes including their historic, scientific, landscape, habitat, biodiversity and cultural values.

Shack Relocation Subzone
An area subject to significant coastal hazard risk that is to be returned to its natural state by the relocation of existing shacks to a location adjacent to the subzone.

Small Scale Settlement Subzone
Permits limited land division and dwelling opportunities within a conservation area where designed to minimise detrimental impacts on the natural environment and natural ecological processes including their historic, scientific, landscape, habitat, biodiversity and cultural values.
Visitor Experience Subzone
Envisages tourist accommodation within a conservation area where it complements visitor experiences, and is located, sited and designed to minimise detrimental impacts on the natural environment and natural ecological processes including their historic, scientific, landscape, habitat, biodiversity and cultural values.

Hills Face Zone
This zone seeks to preserve, enhance and re-establish the natural character of Adelaide’s landscape backdrop. The zone prevents urban areas from extending into the western slopes of the Mount Lofty Ranges; seeks to preserve biodiversity and restore locally indigenous vegetation and fauna; and contributes to the provision of areas for open space and passive recreation.

Where it applies: The natural landscape to the east and south of metropolitan Adelaide, including Shepherds Hill, Cleland and Waterfall Gully

Open Space Zone
This zone seeks areas of natural and landscaped open space to provide visual relief to the built environment for the enjoyment of the community.

Where it applies: Current open space zones/policy areas/precincts, which accommodate sporting ovals, parks, etc.

Recreation Zone
This zone seeks provision of a range of accessible recreational facilities.

Where it applies: Current recreation zones/policy areas/precincts, which accommodate recreational facilities such as golf courses, sporting clubrooms, etc.

Remote Areas Zone
This zone includes a diverse range of uses including pasture growing, grazing, farming, agricultural processing and transportation, mining and petroleum, energy generation and storage, pipeline infrastructure, aerospace and defence-related facilities, Aboriginal lands and related activities, tourist development, workers’ accommodation and settlements.

Where it applies: Areas of outback South Australia not within townships
Natural Resources and Environment Overlays

Adelaide Dolphin Sanctuary Overlay
This overlay seeks protection of the Adelaide Dolphin Sanctuary dolphin population and their habitat.

Where it applies: The dolphin habitat around Torrens Island

Referrals: None

Coastal Areas Overlay
This overlay seeks to conserve and enhance the natural coastal environment (including environmentally important features such as mangroves, wetlands, saltmarsh, sand dunes, cliff tops, native vegetation, wildlife habitat, shore and estuarine areas). Provision is made for natural coastal processes and recognition is given to current and future coastal hazards including sea level rise, flooding erosion and dune drift to avoid the need, now and in the future, for public expenditure on protection of the environment and development.

Where it applies: Areas where coastal processes occur including:
- all land within a Development Plan zone, policy area or precinct which currently has the word ‘coast’ or ‘coastal’ in the title
- developed land within 100 metres of the high-water mark
- non-developed land within 500 metres of the high-water mark.

Referrals: Coast Protection Board for certain types of coastal development

Coastal Flooding Overlay
This overlay recognises coastal flood hazards to avoid the need, now and in the future, for public expenditure on protection of the environment and development.

Where it applies: Land outside of the Coastal Areas Overlay that can be subject to seawater inundation.

Referrals: None

Hazards (Acid Sulfate Soils) Overlay
This overlay seeks to protect the environment from the release of acid water resulting from the disturbance of acid sulfate soils.

Where it applies: The mapping dataset, provided by the Department of Environment and Water (DEW), includes all areas where a proportion of the land is susceptible to acid sulfate soils, with the following profiles:
- negligible
- 1-10%
- 10-30%
- 30-60%
- greater than 60%.

Referrals: None

Hazards (Bushfire – General Risk) Overlay
This overlay ensures development, including land division, responds to the general level of bushfire risk by siting and designing buildings in a manner that mitigates the threat and impact of bushfires on life and property considering the increased frequency and intensity of bushfires due to climate change. It ensures access for emergency service vehicles is facilitated to aid the protection of lives and assets from bushfire danger.

Where it applies: General Bushfire Risk areas identified in Development Plans
Referrals: None

Hazards (Bushfire – Medium Risk) Overlay

This overlay ensures development, including land division, responds to the medium level of bushfire risk and potential for ember attack and radiant heat by siting and designing buildings in a manner that mitigates the threat and impact of bushfires on life and property considering the increased frequency and intensity of bushfires due of climate change. It also facilitates access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.

Where it applies: Medium Bushfire Risk areas identified in Development Plans

Referrals: None

Hazards (Bushfire – High Risk) Overlay

This overlay ensures development, including land division, is sited and designed to minimise the threat and impact of bushfires on life and property with regard to the following risks:

- potential for uncontrolled bushfire events considering the increased frequency and intensity of bushfires because of climate change
- high levels and exposure to ember attack
- impact from burning debris
- radiant heat
- likelihood and direct exposure to flames from a fire front.

It guides activities that increase the number of people living and working in the area or where evacuation would be difficult away from areas of unacceptable bushfire risk and facilitates access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.

Where it applies: High Bushfire Risk areas identified in Development Plans

Referrals: South Australian Country Fire Service for certain habitable buildings, except if a relevant certificate accompanies the application

Hazards (Bushfire – Outback) Overlay

This overlay ensures development is located to minimise the threat and impact of bushfires on life and property considering the increased frequency and intensity of bushfires because of climate change and facilitates access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.

Where it applies: Most outback areas that are not included in other bushfire overlays

Referrals: None

Hazards (Bushfire – Regional) Overlay

This overlay ensures development is located to minimise the threat and impact of bushfires on life and property considering the increased frequency and intensity of bushfires because of climate change and facilitates access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.

Where it applies: Areas of regional South Australia that are not included in other bushfire overlays

Referrals: None
Hazards (Bushfire – Urban Interface) Overlay
This overlay ensures urban neighbourhoods that adjoin areas of General, Medium and High Bushfire Risk:

- allow access through to bushfire risk areas
- are designed to protect life and property from the threat of bushfire and the dangers posed by ember attack
- facilitate evacuation to areas safe from bushfire danger.

Where it applies: Urban neighbourhoods within approximately 500 metres of general, medium or high bushfire risk areas

Referrals: None

Hazards (Flooding) Overlay
This overlay seeks to minimise impacts on people, property, infrastructure and the environment from exposure to flood hazard risk through the limitation of development intensification.

Where it applies: Areas subject to high or extreme flood risk (>300mm water depth)

Referrals: None

Hazards (Flooding - General) Overlay
This overlay seeks to minimise impacts on people, property, infrastructure and the environment from general flood risk through the appropriate siting and design of development.

Where it applies: Areas at low risk of inundation, or where flood risk is unknown

Referrals: None

Historic Shipwrecks Overlay
This overlay maps the indicative location of historic shipwrecks to protect and conserve these important artefacts and sites.

Where it applies: The mapping creates 500 metre buffers around unlocated shipwrecks and 150 metre buffers around located historic shipwrecks or relics, as defined in the Historic Shipwrecks Act 1981, where:

- such land is seaward of the limits of existing land-based settlements, zones/areas which primarily enable urban development (e.g. rural zones, conservation zones, coastal zones or other similar zones in which urban development is secondary)
- such land is within 15 metres landward of the current banks of the River Murray.

Referrals: Two referrals could be triggered by this overlay:

1. Minister administering the Historic Shipwrecks Act 1981
2. Commonwealth Minister responsible for administering the Underwater Cultural Heritage Act 2018.

Marine Parks (Managed Use) Overlay
This overlay seeks to protect marine habitats and biodiversity through limiting development to coastal infrastructure (jetties, marinas, pontoons), aquaculture, tourism, recreation and renewable energy facilities.

Where it applies: Over the 19 marine parks proclaimed in 2009 under the Marine Parks Act 2007, and marine parks currently identified in the Coastal Waters Zone

Referrals: None
Marine Parks (Restricted Use) Overlay
This overlay ensures high value marine habitats and biological diversity are protected. It provides stronger development controls than the Marine Parks (Managed Use) Overlay.

Where it applies: Sanctuary and Restricted Access Marine Park Zones

Referrals: None

Mount Lofty Ranges Catchment (Area 1) Overlay
The overlay seeks to safeguard Greater Adelaide's public water supply by ensuring development has a neutral or beneficial effect on the quality of water harvested from primary reservoirs or diversion weir catchments from the Mount Lofty Ranges.

Where it applies: Water Supply Catchment areas around primary reservoirs or diversion weir catchments in the Mount Lofty Ranges

Referrals: Referral to the Environment Protection Authority (EPA) for various development types which are not connected to a community wastewater management system or sewerage infrastructure.

Mount Lofty Ranges Catchment (Area 2) Overlay
The overlay seeks to safeguard Greater Adelaide's public water supply by ensuring development has a neutral or beneficial effect on the quality of water harvested from secondary reservoirs or diversion weir catchments from the Mount Lofty Ranges.

Where it applies: Water Supply Catchment areas around secondary reservoirs or diversion weir catchments in the Mount Lofty Ranges

Referrals: Referral to the Environment Protection Authority (EPA) for various development types which are not connected to a community wastewater management system or sewerage infrastructure.

Murray-Darling Basin Overlay
The overlay seeks to protect the Murray-Darling Basin by ensuring activities involving the taking of water are undertaken in a sustainable manner.

Where it applies: Land within the Murray-Darling Basin

Referrals: To the Minister administering the River Murray Act 2003 for certain types of land use activities which have potential for high water usage

Native Vegetation Overlay
This overlay seeks to protect, retain and restore areas of native vegetation.

To enable better alignment between the land use planning system and native vegetation clearance consent process, where an application involves native vegetation removal, it may trigger the need for expert input into the development assessment process via an accredited consultant’s report and/or referral to the Native Vegetation Council.

Where it applies: Areas of the state which are subject to the Native Vegetation Act 1991 (excluding those areas covered by the State Significant Native Vegetation Overlay)

Note: The overlay does not map the location of vegetation, it provides an assessment trigger.

Referrals: Native Vegetation Council, subject to a report prepared by an accredited consultant, as prescribed by the Native Vegetation Act 1991.
**State Significant Native Vegetation Overlay**

This overlay seeks to protect, retain, and restore significant areas of native vegetation.

Where an application involves native vegetation removal it may trigger the need for expert input into the development assessment process via an accredited consultant’s report and/or referral to the Native Vegetation Council.

**Where it applies:** Selected reserves, national parks and heritage agreements which contain significant stands of native vegetation. A 50-metre buffer area is included in the overlay to capture development near these areas.

**Referrals:** Native Vegetation Council, subject to a report prepared by an accredited consultant, as prescribed by the *Native Vegetation Act 1991*.

**Prescribed Surface Water Areas Overlay**

The overlay seeks sustainable water use in prescribed surface water areas that maintains the health and natural flow paths of watercourses.

**Where it applies:** Prescribed surface water areas under the *Natural Resources Management Act 2004* (as replaced by the *Landscape South Australia Act 2019*).

**Referrals:** For certain types of land use activities which have potential for high water usage, the overlay will trigger referral to the Minister or Chief Executive Officer of the department responsible for the administration of the *Landscape South Australia Act 2019*.

**Prescribed Watercourses Overlay**

The overlay seeks to protect watercourses by ensuring activities involving the taking of water are avoided or undertaken in a sustainable manner.

**Where it applies:** Prescribed watercourses under the *Natural Resources Management Act 2004* (as replaced by the *Landscape South Australia Act 2019*).

**Referrals:** For certain types of land use activities which have potential for high water usage, the overlay will trigger referral to the Minister or Chief Executive Officer of the department responsible for the administration of *Landscape South Australia Act 2019*.

**Prescribed Water Resources Area Overlay**

The overlay seeks to protect prescribed water resources by ensuring the taking of water in such areas is avoided or undertaken in a sustainable manner.

**Where it applies:** Prescribed water resource areas under the *Natural Resources Management Act 2004* (as replaced by the *Landscape South Australia Act 2019*).

**Referrals:** For certain types of land use activities which have potential for high water usage, the overlay will trigger referral to the Minister or Chief Executive Officer of the department responsible for the administration of *Landscape South Australia Act 2019*.

**Prescribed Wells Area Overlay**

The overlay seeks to protect wells by ensuring activities involving the taking of water are avoided or undertaken in a sustainable manner.

**Where it applies:** Prescribed wells areas under the *Natural Resources Management Act 2004* (as replaced by the *Landscape South Australia Act 2019*).
Referrals: The overlay will trigger referral to the Chief Executive Officer of the department responsible for the administration of the Landscape South Australia Act 2019 where development requires or may require water to be taken (e.g. horticulture, aquaculture, industry, commercial forestry)

Ramsar Wetlands Overlay
This overlay seeks to protect recognised Ramsar Wetlands.
Where it applies: All identified Ramsar sites
Referrals: None

Regulated and Significant Tree Overlay
This overlay seeks conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss.
Where it applies: Areas where regulated/significant tree controls are currently prescribed in the Development Regulations 2008 (generally in Metropolitan Adelaide).
Referrals: None

River Murray Flood Plain Protection Area Overlay
This overlay seeks conservation and protection of water quality and the riverine environment, provision for environmental water flows, the protection of life and property against flood risk, and recognition of the riverine environment as an important ecological, tourist and recreational resource. It anticipates development for the purpose of recreation (e.g. landings, jetties, houseboat moorings) water extraction, wetland management and irrigation management (e.g. channel, pumping stand, flood gate).
Where it applies: The current River Murray Protection Area declared under the River Murray Act 2003 (excluding the ‘Tributaries Area’). The overlay replaces the River Murray Flood Zone and the River Murray Fringe Zone and will include other underlying zones closely matched in intent.
Referrals: The overlay will trigger referrals for various activities to either the:
- Minister administering the River Murray Act 2003; or
- Environment Protection Authority

River Murray Tributaries Protection Area Overlay
This overlay seeks sustainable water use and conservation of riverine environments within the River Murray Tributaries area.
Where it applies: Tributaries of the River Murray
Referrals: For certain activities and land uses, the overlay will trigger referral to the Minister administering the River Murray Act 2003.

Scenic Quality Overlay
This overlay ensures development complements natural and rural character, and areas of scenic value.
Where it applies: Untouched/unspoilt scenic type landscapes such as the Mount Lofty Ranges and other precincts and policy areas that are considered scenically valuable.
Referrals: None

Significant Landscape Protection Overlay
The overlay seeks to conserve the natural and rural character and scenic and cultural qualities of significant landscapes.

**Where it applies:** Most areas covered by Rural Landscape Protection Zones in development plans.
**Referrals:** None

**Stormwater Management Overlay**

The overlay ensures residential development incorporates water sensitive urban design techniques to capture and re-use stormwater.

**Where it applies:** Urban infill areas which may experience pressure on stormwater infrastructure  
**Referrals:** None

**Urban Tree Canopy Overlay**

The overlay ensures development preserves and enhances urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.

**Where it applies:** Urban infill areas which may experience loss of urban tree canopy  
**Referrals:** None

**Water Protection Area Overlay**

This overlay seeks to safeguard South Australia’s public water supplies by protecting regionally and locally significant surface and underground water resources from pollution in ecologically significant Water Protection Areas. This includes considering adverse water quality impacts associated with projected reductions in rainfall and warmer air temperatures because of climate change.

**Where it applies:** Water Protection Areas under the *Environment Protection Act 1993* (except where covered by other relevant overlays)  
**Referrals:** Certain works (composting, wastewater treatment, feedlots, piggeries or dairies) require referral to the Environment Protection Authority

**Water Resources Overlay**

This overlay seeks protection of the quality of surface waters considering the projected reductions in rainfall and warmer air temperatures because of climate change. It also seeks to maintain the conveyance function and natural flow paths of watercourses to assist in the management of flood waters and stormwater runoff.

**Where it applies:** Watercourses and other water bodies (including public water supply reservoirs) that require protection through the planning system. The mapping is based on:

- water courses – typically those identified on 1:50,000 topographic maps
- water bodies – including wetlands, dams, lakes (intermittent / dry and perennial), land subject to flooding and reservoirs.

**Referrals:** None

**Natural Resources and Environment General Development Policies**

**Open Space and Recreation**

These policies seek for pleasant, functional and accessible open space and recreation facilities to be provided for active and passive recreation.

**When it applies:** Where a new reserve or recreation facility is proposed, etc.
Site Contamination

These policies seek to ensure land is suitable for the proposed use in circumstances where it is, or may have been, subject to site contamination.

**When it applies:** To applications proposing a more sensitive use (as per hierarchy in Site Contamination Practice Direction) to check that the previous use of the land does not pose risk of site contamination, or if it does, to require appropriate investigations and documentation to remediate any contamination.

Note: Referral related to these policies is contained in Part 9.1 of the Code.
Chapter 4: Infrastructure and Movement Systems

Infrastructure and Movement Systems Zones and Subzones

Commonwealth Facilities Zone
This zone accommodates nationally significant aviation and defence-related activities.

Where it applies: Facilities owned by the Commonwealth, such as airports and army barracks

Community Facilities Zone
This zone provides for a range of community and institutional type developments. These include social, health, welfare, educational and recreation facilities that provide a service to the local community and larger scale community facilities that provide a service to the wider community and beyond, such as, schools and hospitals.

Where it applies: Existing community zones/policy areas/precincts, accommodating uses such as schools and hospitals

St Andrew Hospital Precinct Subzone
Accommodates hospital, clinical and health training, and allied research and educational facilities, along with independent medical and allied health facilities, supported by a mix of compatible accommodation and retail activity.

WCH and Memorial Hospital Precinct Subzone
Envisages the provision of health care and associated facilities.

Neighbourhood Subzone
Envisages community, educational and health care land uses complemented by residential development at medium densities as an alternative land use.

Deferred Urban Zone
This zone allows for a limited range of low-intensity land uses and activities needed to support the existing use of the land without impeding the ability of the land to be developed for alternative forms of urban development in the future.

Where it applies: Areas reserved for future development

Infrastructure Zone
This zone provides for the protection, provision, maintenance and expansion of infrastructure services and facilities and supports ensuring that development, vehicular movements and infrastructure services and facilities manage environmental impacts.

Where it applies: Electricity stations, water facilities, etc.

Infrastructure (Airfield) Zone
This zone caters for air transport movements and associated development that will not impede aviation operations.

Where it applies: Regional airfields
Residential Aviation Estate Subzone

Seeks low density, detached dwellings and associated aircraft hangars designed to integrate with and complement the spacious setting of the airfield.

Infrastructure (Ferry and Marina Facilities) Zone

This zone accommodates on-water development associated with the function of marinas and passenger ferry services together with a range of complementary waterfront-oriented recreational and tourist development activities.

Where it applies: Marinas

Wallaroo Marina Subzone

Seeks integrated waterfront-orientated commercial, residential/tourist accommodation, recreation and marina-based retail activities that serve as the focus of the marina development at Wallaroo.
Infrastructure and Movement Systems Overlays

Advertising Near Signalised Intersections Overlay
This overlay seeks provision of a safe road environment by reducing driver distraction at key points of conflict on the road.
Where it applies: Land within 100 metres from any signalised intersections or crossings which intersect State maintained roads.
Referrals: A referral to the Commissioner for Highways will apply where development includes an advertisement or advertising hoarding that is within 100m of a signalised intersection/crossing and will be internally illuminated or animated.

Aircraft Noise Exposure Overlay
This overlay seeks to ensure that development sensitive to aircraft noise is designed and located to manage noise intrusion to reduce land use conflict and protect human health.
Where it applies: Areas surrounding airports
Referrals: None

Airport Building Heights (Aircraft Landing Area) Overlay
This overlay guides the appropriate height and setback of development adjacent airports to ensure the long-term operational and safety requirements of the landing sites are not compromised.
Where it applies: Unregulated aircraft landing sites with no specific registration or Civil Aviation Safety Authority (CASA) regulation, but which operate as an airfield.
Referrals: None

Airport Building Heights (Regulated) Overlay
This overlay will ensure the appropriate height and setback of development adjacent to regulated airports to ensure their long-term operational and safety requirements are not compromised.
Where it applies: Areas surrounding commercial and military airfields, airports, airstrips and helicopter landing sites
Referrals: Development of a height which would exceed the Obstacle Limitation Surface expressed for the site is subject to a referral to the airport-operator company for the relevant airport (or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the Airports Act 1996 of the Commonwealth)

Building Near Airfields Overlay
This overlay seeks to manage non-residential lighting and wildlife attraction impacts on the operational and safety requirements of certified commercial and military airfields, airports, airstrips and helicopter landing sites.
Where it applies: Areas surrounding certified commercial and military airfields, airports, airstrips and helicopter landing sites
Referrals: None

Defence Aviation Area Overlay
The overlay is required to due to the Commonwealth Defence (RAAF Base Edinburgh Defence Aviation Area) Declaration 2018 defining height restrictions for buildings surrounding the RAAF Base, Edinburgh.
Where it applies: Areas surrounding the RAAF Base, Edinburgh
Referrals: None

**Future Local Road Widening Overlay**
This overlay ensures development is consistent with and will not compromise efficient delivery of future road widening requirements of local roads.

**Where it applies:** Adjacent roads identified for future road widening requirements, which are not State Maintained Roads.

**Referrals:** None

**Future Road Widening Overlay**
This overlay ensures development is consistent with and will not compromise efficient delivery of future road widening requirements.

**Where it applies:** Adjacent State Maintained Roads identified for future road widening (reflecting the Metropolitan Adelaide Road Widening Plan).

**Referrals:** Referral to the Commissioner for Highways for development that is within a Future Road Widening Area, other than where all deemed-to-satisfy criteria are met.

**Gas and Liquid Petroleum Pipelines Overlay**
This overlay seeks to manage risk to public safety, the environment and security of energy supply from the encroachment of development on strategic gas and liquid petroleum pipelines.

**Where it applies:** Adjacent high-pressure gas and liquid petroleum pipelines

**Referrals:** To the Chief Executive of the Department of the Minister responsible for administering the *Petroleum and Geothermal Energy Act 2000*, except where the development is minor and would not warrant a referral when considering the purpose of the referral.

**Gas and Liquid Petroleum Pipelines (Facilities) Overlay**
This overlay seeks to manage risk to public safety, the environment and security of energy supply from the encroachment of development on gas and liquid petroleum pipeline facilities.

**Where it applies:** Adjacent gas and liquid petroleum pipeline vent facilities.

**Referrals:** To the Chief Executive of the Department of the Minister responsible for administering the *Petroleum and Geothermal Energy Act 2000*, except where the development is minor and would not warrant a referral when considering the purpose of the referral.

**Key Railway Crossings Overlay**
This overlay will ensure development on key roads near a railway crossing does not interrupt or affect the safe operation of the crossing. Policies guide the location of site access points in relation to the railway crossing.

**Where it applies:** Adjacent key railway crossings

**Referrals:** None

**Key Outback and Rural Routes Overlay**
This overlay seeks the safe and efficient movement of vehicle and freight traffic on key outback and rural routes, and provision of safe and efficient vehicular access to and from key outback and rural routes.
Where it applies: Freight routes, tourist routes and other key outback routes identified in the Department of Transport, Planning and Infrastructure’s ‘Functional Hierarchy for South Australia’s Land Transport Network,’ including land within 25 metres of the road corridor.

Referrals: A referral to the Commissioner of Highways will apply in the overlay area in circumstances where deemed-to-satisfy requirements in the overlay are not met.

**Major Urban Transport Routes Overlay**

This overlay seeks the safe and efficient operation of major urban transport routes for all road users, and provision of safe and efficient access to and from major urban transport routes.

Where it applies: All land abutting State-maintained roads and any intersecting local roads up to 25 metres from the State-maintained road within the Greater Adelaide Region (excluding roads already covered by the Key Outback and Rural Routes Overlay).

Referrals: A referral to the Commissioner of Highways will be required for development on a Major Urban Transport Route road (or within 25 metres of an intersection with such a road) that creates a new access or junction, alters an existing access or public road junction, or may change the nature of vehicular movements (except where all the relevant deemed-to-satisfy criteria are met).

**Non-stop Corridors Overlay**

This overlay promotes the safe and efficient operation of non-stop corridors, where free-flowing traffic movement is prioritised.

Where it applies: All parcels abutting selected State-maintained roads of a ‘non-stop’ function (e.g. some major expressways and highways) and intersecting local roads up to 25 metres from the selected roads.

Referrals: A referral to the Commissioner of Highways will apply for development on a Non-Stop Corridor (other than where all deemed-to-satisfy criteria are met) that creates (or changes the nature of) an access point or junction or proposes an advertisement that is within 100 metres of an on or off ramp and will be illuminated/animated.

**Traffic Generating Development Overlay**

This overlay seeks the safe and efficient operation of Urban Transport Routes and Major Urban Transport Routes for all road users.

Where it applies: Within 250 metres around the major urban transport routes and/or urban transport routes.

Referrals: Referral to the Commissioner of Highways for development that is on, or within 250 metres of an Urban Transport Route or a Major Urban Transport Route, involving:

- land division creating 50 or more additional allotments
- commercial development with a gross floor area of 10,000m² or more
- retail development with a gross floor area of 2,000m² or more
- a warehouse or transport depot with a gross floor area of 8,000m² or more
- industry with a gross floor area of 20,000m² or more
- educational facilities with a capacity < 250 students.

**Urban Transport Routes Overlay**

This overlay seeks the safe and efficient operation of urban transport routes for all road users, and provision of safe and efficient access to and from urban transport routes.

Where it applies: The freight and major traffic routes from the ‘Functional Hierarchy for South Australia’s Land Transport Network.’ The overlay applies to land abutting these State Maintained Roads within the Greater Adelaide Region and any intersecting local roads up to 25 metres.

Referrals: A referral to the Commissioner of Highways will be required for development on an Urban Transport Route road (or within 25m of an intersection with such a road) that creates a new access or junction, alters an
existing access or public road junction, or may change the nature of vehicular movements (except where all the relevant deemed-to-satisfy criteria are met).

Infrastructure and Movement Systems General Development Policies

Clearance from Overhead Powerlines

These policies seek protection of human health and safety when undertaking development in the vicinity of overhead transmission powerlines.

It carries forward established practices under the Development Regulations 2008 to ensure development near overhead powerlines is suitably sited for safety reasons.

This module includes a Performance Outcome requiring development to be adequately separated from overhead powerlines and is accompanied by deemed-to-satisfy criteria seeking a declaration that either the development satisfies the requirements of Section 86 of the Electricity Act 1996 or is located where there are no above ground powerlines adjacent to the site.

When it applies: All applications that propose a new building or structure

Infrastructure and Renewable Energy Facilities

These policies seek to ensure development is provided with electricity, water and gas supply, drainage, stormwater and effluent disposal systems, roads, and telecommunications services. The policies address:

- the rehabilitation of decommissioned infrastructure sites and corridors, hazard management and new overlay policy to enable battery storage facilities
- on-site water supply and wastewater services
- temporary facilities such as borrow pits, concrete batching plants and worker amenity areas
- large-scale windfarms, solar photovoltaic arrays, solar thermal plants, grid-scale batteries, biofuels facilities and pumped hydro systems
- concerns such as dust, noise and amenity.

When it applies: Applications for windfarms or solar farms, as well as large-scale development requiring the provisions of new roads, electricity, water, etc.

Marinas and On-Water Structures

These policies seek for marinas and on-water structures to be located and designed to minimise the impairment of commercial, recreation and navigation activities and adverse impacts on the environment.

When it applies: When a new marina or jetty is proposed

Transport, Access and Parking

These policies promote a comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.

The module incorporates rates for off-street car parking requirements.

When it applies: To most new developments to ensure they are provided with sufficient on-site parking and vehicle access

Waste Treatment and Management Facilities
These policies seek to ensure the mitigation of potential environmental and amenity impacts of waste treatment and management facilities through considerations such as siting, soil and water protection, protection of amenity, access, fencing and security.

**When it applies:** Dedicated waste treatment facilities and development proposing on-site waste storage/treatment
# Glossary

<table>
<thead>
<tr>
<th>Acronym</th>
<th>Term</th>
<th>Meaning</th>
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<tbody>
<tr>
<td>The Act</td>
<td>Planning, Development and Infrastructure Act 2016</td>
<td></td>
</tr>
<tr>
<td>The Code</td>
<td>The Planning and Design Code, being a statutory instrument under the Act for the purposes of development assessment and related matters within South Australia.</td>
<td></td>
</tr>
<tr>
<td>DPF</td>
<td>Designated performance feature</td>
<td>A ‘designated performance feature’ is the same policy as a ‘deemed-to-satisfy’ criteria but applied in the context of a performance-assessed development application.</td>
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</tbody>
</table>
| DTS | Deemed-to-satisfy | Refers to either:  
1. The development classification ‘deemed-to-satisfy’ or  
2. The ‘deemed-to-satisfy’ criteria that a development application must meet to be classified as ‘deemed to satisfy.’ |
| - | ‘Generation’ of the Code | ‘Generation’ refers to a version of the Planning and Design Code, with Generation 1 being implemented by 1 July 2020, and further generations thereafter. Not to be confused with ‘phases’ of the Code, which refers to the three-phase initial implementation approach from July 2019 to July 2020. |
| TNV | Technical and Numeric Variation(s) |