

DRAFT - FOR CONSULTATION

Accommodation Diversity Code Amendment by the State Planning Commission

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HAVE YOUR SAY

This Code Amendment is on consultation from 5 December 2024 to 27 February 2025.

During this time, you are welcome to lodge a written submission about any of the changes proposed in this Code Amendment.

There are several ways in which you can provide feedback on the Code Amendment. This includes:

- Via the YourSAy website at yoursay.sa.gov.au/accommodation-diversity
- Completing an online submission via the PlanSA portal at [PlanSA online submission form](#)
- Providing a written submission by email to:

Email: plansasubmissions@sa.gov.au

(subject: Submission – Accommodation Diversity Code Amendment)

- Providing a written submission by post to:

State Planning Commission
GPO Box 1815
ADELAIDE SA 5001

There are public information sessions planned during the consultation period. For further details about the sessions, visit the YourSAy website at: yoursay.sa.gov.au/accommodation/diversity.

For more information, contact PlanSA on 1800 752 664 or at plansa@sa.gov.au.

1. WHAT IS THE PLANNING AND DESIGN CODE?

The Planning and Design Code (the Code) sets out the rules that determine what landowners can do on their land.

For instance, if you want to build a house, the Code rules will tell you how high you can build and how far back from the front of your land your house will need to be positioned. The Code will also tell you if any additional rules apply to the area where your land is located. For example, you might be in a high bushfire risk area or an area with specific rules about protecting native vegetation.

1.1. Planning and Design Code Framework

The Code is based on a framework that contains various elements called overlays, zones, subzones and general development policies. Together these elements provide all the rules that apply to a particular parcel of land. Information about how the Code works is available on the [PlanSA website](#).

1.2. Overlays

Overlays contain policies and maps that show the location and extent of special land features or sensitivities, such as heritage places or areas of high bushfire risk.

They may apply across one or more zones. Overlays are intended to be applied in conjunction with the relevant zone. However, where policy in a zone conflicts with the policy in an overlay, the overlay policy trumps the zone policy.

1.3. Zones

Zones are areas that share common land uses and in which specific types of development are permitted. Zones are the main spatial building blocks of the Code and apply to all areas of the state.

The same zone should apply to similar areas. For example, an Urban Activity Centre Zone applying to Marion Shopping Centre also applies to similar centres like Tea Tree Plaza Shopping Centre.

Each zone includes policies which describe the types of development that are envisaged in that zone. Classification tables within the zone assign how particular types of developments are assessed against policies in the Code (calling up policies from overlays, zones, subzones or general development policies) and which assessment pathway they will follow. Procedural matters tables also set out which types of developments need to be publicly notified.

1.4. Subzones

Subzones enable variation to policy within a zone, which may reflect local characteristics. An example is Port Adelaide centre, which has many different characteristics to typical shopping centres due to its maritime activities and uses.

1.5. General Development Policies

General development policies outline functional requirements for development, such as the need for car parking or wastewater management. While zones determine what development can occur in an area, general development policies provide guidance on how development should occur.

Unlike overlays, zones and subzones, general development policies are not applied based on the location of a proposed development, but rather the type or class of development proposed.

1.6. Amending the Planning and Design Code

The Planning, Development and Infrastructure Act 2016 (the Act) provides the legislative framework for undertaking amendments to the Code. The State Planning Commission (the Commission) may initiate an amendment to the Code and undertake a Code Amendment process.

The Accommodation Diversity Code Amendment was initiated by the Commission on 1 May 2024.

An approved Proposal to Initiate defined the scope of the Amendment and prescribed the investigations which must occur to enable an assessment of whether the Code Amendment should take place and in what form. A copy of the Proposal to Initiate for the Accommodation Diversity Code Amendment can be downloaded from

https://plan.sa.gov.au/have_your_say/general_consultations

The Commission is responsible under the Act for ensuring the Code is maintained, reflects contemporary values relevant to planning, and readily responds to emerging trends and issues.

As designated entity for this Code Amendment, the Commission has undertaken investigations and will run the engagement process. The Commission will also provide a report on the Code Amendment (including compliance with the Community Engagement Charter) at the final stage of the Code Amendment process.

A summary of the Code Amendment process is outlined in **Figure 1**.

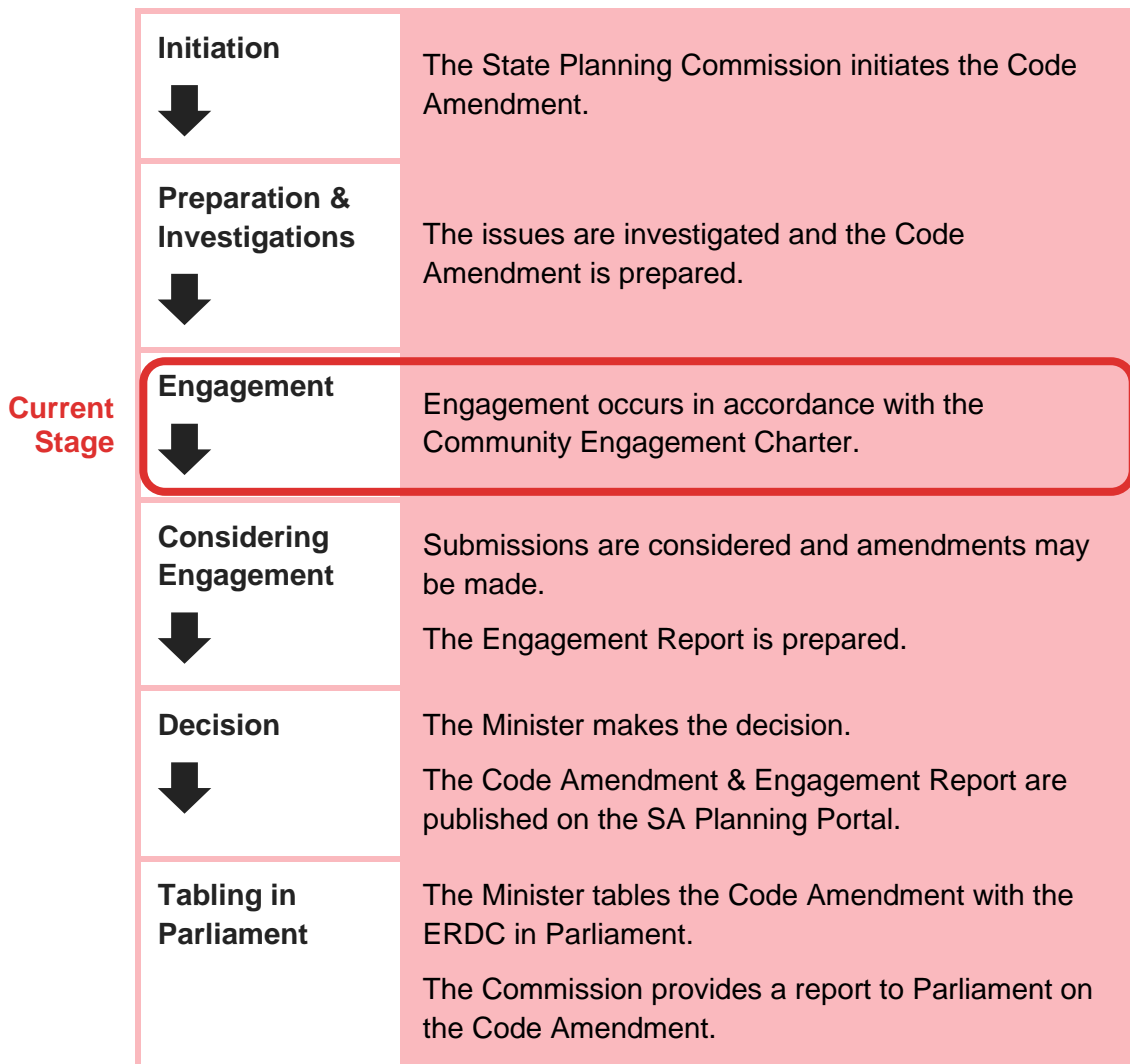


Figure 1. Summary of the Code Amendment process

2. WHAT IS PROPOSED IN THIS CODE AMENDMENT?

2.1. Need for the amendment

South Australia’s Housing Roadmap outlines the housing challenge that the State, and all of Australia, is currently facing:

SA Housing Roadmap

Australia is in a national housing undersupply crisis and its impacts are being felt across the state. Amid rising demand, constrained supply and escalating prices, ensuring an appropriate supply of housing to meet current and emerging demand is one of the greatest challenges facing governments across the country.

The Housing Roadmap identifies a series of initiatives aimed at addressing the housing shortage, including supporting housing diversity.

The Code Amendment seeks to ensure the Code supports housing diversity and supply, focussing on apartment-style accommodation - including to support purpose-built student accommodation, and to accommodate more elderly living independently and in supported accommodation, in addition to apartments more generally.

In this regard the Code Amendment:

- reviews apartment-type housing to identify where land use definitions (including, potentially, a build -to-rent definition) and policy are needed to encourage a range of affordable and sustainable smaller housing types
- considers policy applying to apartments to provide greater flexibility in design requirements
- ensures student accommodation policy is up to date and contemporary, addresses both self-contained and not self-contained typologies, and guides the provision of common areas and facilities
- ensures policies guiding retirement facilities and supported accommodation are up to date and contemporary, and not unreasonably constrained by building height criteria.

2.2. Affected Area

The whole of the state will be affected by the Code Amendment given it proposes changes to land use definitions in *Part 7 – Land Use Definitions* and proposes new/amended policy in *Part 4 – General Development Policies*.

2.3. Summary of proposed policy changes

2.3.1. Current Code Policy

Residential Flat Buildings/Apartments/Build-to-Rent

Apartment-type dwellings, including Build-to-Rent housing, are currently assessed as a residential flat building or a dwelling (depending on the nature of a proposal).

Policy from zones guide land use suitability (including density) and built form parameters (such as building height and setbacks), while the *Design* and *Design in Urban Areas* general development policies have a range of provisions for apartments and building design (such as building appearance and amenity standards such as apartment size, storage areas and private open space). Car parking and access requirements are contained in the *Transport, Access and Parking* general development policies. Other general development policies may be relevant depending on a development's circumstances.

Student Accommodation

Student accommodation is defined in *Part 7 – Land Use Definitions* of the Code.

The Code contains policy in the *Design* and *Design in Urban Areas* general development policies to guide the development of student accommodation. The policies are called up through zone classification tables, providing

performance assessed assessment pathways in several City and Urban type zones.

Retirement Facility / Supported Accommodation

Both retirement facility and supported accommodation are defined in *Part 7 – Land Use Definitions* of the Code.

Design in Urban Areas general development policies provide two performance outcomes specifically for supported accommodation and retirement facilities, encouraging siting on flatter locations and incorporating universal design features.

These land uses are envisaged in a number of neighbourhood-type zones. The scale of such facilities is guided by the prevailing zone/subzone policies.

2.3.2. Proposed Code Policy

The Code Amendment proposes the following key changes:

- introduce a new ‘co-living’ land use definition for residences that rely on shared facilities, such as common kitchens or bathrooms, as well as:
 - a performance assessed pathway for co-living in zones generally supportive of residential infill
 - new policy to guide the nature and design of shared facilities for co-living
 - new car parking rates, bicycle parking rates and private open space/communal open space rates for co-living accommodation
- new and amended policy to provide additional design flexibility for apartment-style accommodation, while ensuring appropriate amenity standards and design quality for smaller apartments, including introduction of minimum habitable room dimensions in place of overall minimum floor area
- new policy to provide guidance on the provision of shared facilities and spaces for student accommodation
- enhance policy on communal open space to clarify that private open space can be substituted with communal open space, with a lower rate applying for apartments, and new provisions guiding design such as solar access, planting areas and facilities
- introduce a new ‘Significant Retirement Facilities and Supported Accommodation Sites Overlay’, which will be applied over suburban neighbourhood-type zones, that:
 - allows for increased building height up to a 4-6 storey maximum on sites greater than 1 hectare in area
 - manages potential interface impacts on neighbouring sites through the inclusion of policy to ensure that development above a zone’s prevailing building height maximum is contained within a 30-degree building envelope applying from all allotment boundaries
 - supports compatible non-residential uses in association with supported accommodation or retirement facility development, such

as a café or consulting rooms for the provision of allied health services

- adjust public notification requirements in relevant zones so that development meeting the requirements of the Significant Retirement Facilities and Supported Accommodation Sites Overlay does not require notification
- introduce a new 'significant retirement facility and supported accommodation site' administrative definition to define the type of sites subject to the proposed Significant Retirement Facility and Supported Accommodation Sites Overlay
- amend 'Significant Development Sites' policy in Urban Corridor zones so that development primarily for the purpose of supported accommodation or a retirement facility receives "significant development site" incentives.

Further details of proposed policy changes are set out in section [4.3.2](#) and Attachments A and B of this document.

3. WHAT ARE THE NEXT STEPS FOR THIS CODE AMENDMENT?

3.1. Engagement

Engagement on the Code Amendment must comply with the Community Engagement Charter (the Charter), as required under the Act. The Charter sets out the following principles for engagement:

- engagement is genuine
- engagement is inclusive and respectful
- engagement is fit for purpose
- engagement is informed and transparent
- engagement processes are reviewed and improved.

An Engagement Plan has been prepared for this Code Amendment to ensure that engagement will be conducted and measured against the principles of the Charter. For more information on the Community Engagement Charter go to the SA Planning Portal at (www.plan.sa.gov.au).

The Engagement Plan for this Code Amendment can be viewed at plan.sa.gov.au/en/codeamendments

3.2. How can I have my say on the Code Amendment?

There are several ways in which you can provide feedback on the Code Amendment.

- Via the YourSAy website at yoursay.sa.gov.au/accommodation-diversity
- Completing an online submission via the PlanSA portal at [PlanSA online submission form](#)
- Providing a written submission by email to:

Email: plansasubmissions@sa.gov.au

(subject: Submission – Accommodation Diversity Code Amendment)

- Providing a written submission by post to:

State Planning Commission
GPO Box 1815
ADELAIDE SA 5001

3.3. What changes to the Code Amendment can my feedback influence?

Your feedback can influence the Code Amendment in the following ways:

- issues and/or opportunities that should be considered in the preparation of the Code Amendment
- the Code's policies, rules, land use definitions and administrative definitions regarding apartment-type accommodation, including student accommodation, co-living and residential flat buildings
- the Code's policy and spatial layers relating to retirement facilities and supported accommodation.

Feedback cannot influence instruments which are separate to the Code, such as the Act and its associated regulations.

3.4. What will happen with my feedback?

The Commission is committed to undertaking consultation in accordance with the principles of the Community Engagement Charter and is genuinely open to considering the issues raised by people in the community.

All formal submissions will be considered by the Commission when determining whether the proposed Amendment is suitable and whether any changes should be made.

Each submission will be entered into a register and you will receive an email acknowledging receipt of your submission.

The Commission will consider the feedback received in finalising the Code Amendment and will prepare an Engagement Report which will outline what was heard during consultation and how the proposed Code Amendment was changed in response to submissions.

The Engagement Report will be forwarded to the Minister, and then published on the SA Planning Portal.

Your submission will be published on the SA Planning Portal after the Minister has made a determination on the Code Amendment. Personal addresses, email and phone numbers will not be published, however company details will be.

3.5. Decision on the Code Amendment

Once the Engagement Report is provided to the Minister, the Commission may provide further advice to the Minister at the Minister's request, if the Code Amendment is considered significant.

The Minister will then either adopt the Code Amendment (with or without changes) or determine that the Code Amendment should not proceed. The Minister's decision will then be published on the SA Planning Portal.

If adopted, the Code Amendment will be referred to the Environment Resources and Development Committee of Parliament (ERDC) for their review. The Commission will also provide the Committee with a report on the Code Amendment, including the engagement undertaken on the Code Amendment and its compliance with the Community Engagement Charter.

4. ANALYSIS

4.1. Strategic Planning Outcomes

4.1.1. Summary of Strategic Planning Outcomes

Land supply and demand

The latest population projections for South Australia indicate that the following demographic trends are likely to influence urban development in Adelaide and South Australia over the next 30 years:

- the State's population aged 65-79 years (active retirees) is expected to increase by over 77,000 (a 30% increase) by 2051
- the State's population aged 80+ years is expected to increase by over 134,000 (a 146% increase) by 2051
- the number of people per household will continue to decline and lone person households are projected to show the greatest increase over the next 30 years
- over 57% of households in South Australia currently have only one or two residents
- in contrast, only 21% of dwellings in South Australia have one or two bedrooms
- lone person households, single-parent and couple-without children families have all increased over the past two decades due to ageing, the increasing number of overseas students and increases in family breakdowns.

Code Amendment Outcome

The Accommodation Diversity Code Amendment seeks to enable housing options to address the established and emerging demographic trends of smaller households and an aging population by:

- supporting the provision of smaller housing types, including a new model of shared housing in the form of co-living accommodation
- proposed policy to enable greater design flexibility in apartment design to support alternative housing accommodation and supply
- providing additional opportunity for the provision of retirement facilities and supported accommodation in established urban areas.

4.1.2. Consistency with the State Planning Policies

State Planning Policies define South Australia's planning priorities, goals and interests. They are the overarching umbrella policies that define the state's interests in land use. There are 16 State Planning Policies and six special legislative State Planning Policies.

These policies are given effect through the Code, with referral powers assigned to relevant Government Agencies (for example, the Environmental Protection Agency for contaminated land). The Code (including any Code Amendments) must comply with any principle prescribed by a State Planning Policy.

This Code Amendment is considered to be consistent with the State Planning Policies as shown in Attachment C.

4.1.3. Consistency with the Regional Plans

The directions set out in Regional Plans provide the long-term vision and set the spatial patterns for future development within a region. This can include land use integration, transport infrastructure and the public realm.

The Commission has identified that the existing volumes of the South Australian Planning Strategy, prepared under the *Development Act 1993*, will apply until such time as the new Regional Plans are prepared and adopted. Refer to <https://regional.plan.sa.gov.au/> for more information on the Commission's program for implementing Regional Plans throughout South Australia.

Where there is conflict between a Regional Plan and the State Planning Policies, the State Planning Policies will prevail.

This Code Amendment is considered to be consistent with the Regional Plans as shown in **Attachment C**.

4.1.4. Consistency with other key strategic policy documents

This Code Amendment aligns with other key policy documents in the following manner:

Planning for a New Retirement Future Symposium – What We Have Heard Report (2019)

'Planning for a New Retirement Future' was a key discussion theme within a wide policy conversation about housing diversity that the Commission had with industry and the community when developing the first iteration of the Code in 2019.

As part of this conversation, the Commission held a 'Planning for a New Retirement Future' event – the outcomes of which were documented in a [What We Heard Report](#).

The main outcomes of the Report for the Code were:

- ensure land use definitions are updated and that clear and consistent development assessment pathways are established for aged care and retirement living development
- ensure policy consistency across all council areas and provide options for housing flexibility to meet the needs and aspirations of older residents
- ensure policy is less prescriptive and more performance-based and ensure that policy is reviewed regularly to keep pace with changing needs and demand
- review restrictions relating to proposals for more than one home on an allotment
- enhance the role of design and consider the possibility of including universal design principles in the Code.

Code Amendment Outcome

The Accommodation Diversity Code Amendment has been prepared cognisant of the outcomes / issues documented at this Symposium, by providing increased opportunity for the development of retirement facilities and supported accommodation in suburban locations on large sites.

People and Neighbourhoods Discussion Paper (September 2019)

The Commission's [People and Neighbourhoods Discussion Paper](#) released in 2019 proposed a range of options to support housing diversity and preferences by facilitating a range of housing types in established areas such as retirement and aged care accommodation as well as small self-contained units.

The Discussion Paper concluded that:

- new models of housing need to be pursued that can offer affordable, well-designed, and sustainable accommodation options
- land use definitions in the current system can provide a barrier to the development of small-scale accommodation in established areas
- there is a limited supply of opportunities to support retirement living in established areas due to growing demand, changing housing preferences and limited land supply.

The Discussion Paper therefore suggested that the Code should not limit housing choice but rather provide appropriate policies to manage the design of different dwelling types and provide appropriate pathways to ensure more complex developments undergo a more rigorous assessment.

Code Amendment Outcome

The Code Amendment addresses the above issues identified by providing:

- a new 'co-living' definition to support the provision of accommodation that is not self-contained, with shared facilities
- a dedicated performance assessed pathway for co-living in the zones that envisage residential uses and allow for infill.
- greater flexibility for apartment design.

4.2. Infrastructure planning

The proposed changes relate to policies used in the assessment of apartment-type accommodation. Zones that envisage apartment-type accommodation are typically higher intensity ones such as Urban Corridor Zones and the Capital City Zone that are well serviced by existing infrastructure including:

- water
- sewer
- gas
- electricity
- telecommunications.

Further confirmation will be provided by utility providers as part of consultation on the Code Amendment.

Should augmentation of these services be required to accommodate co-living, retirement living, supported accommodation or apartment-type housing, the Act and the Code provide appropriate exemptions and policy guidance within the General Development Policies to facilitate a detailed assessment.

4.3. Investigations

4.3.1. Investigations undertaken

The extent of investigations to support the Code Amendment were detailed in the Proposal to Initiate.

The following investigations have been undertaken to inform this Code Amendment:

Apartment-type housing definitions

Part 7 – Land Use Definitions of the Code defines various planning terms that are commonly referred to in the Code. Apartment-style housing would typically be classified as a ‘residential flat building’, or possibly as ‘dwellings’ where in a mixed-use building.

Residential Flat Building means a single building in which there are 2 or more dwellings (and excludes a group dwelling, row dwelling, and semi-detached dwelling).

Dwelling means a building or part of a building used as a self-contained residence.

Under the current system, all residential accommodation is required to be self-contained, except for student accommodation and ancillary accommodation which can be either self-contained or not self-contained.

Accommodation that is not self-contained does not have a specific assessment pathway at present (other than student accommodation, which is separately defined and is excluded from the dwelling definition).

An examination of interstate jurisdictions (**Figures 2 and 3**) reveals that a number provide land use definitions (or similar) for accommodation that is not self-contained or requires communal facilities, such as boarding houses, co-living or rooming houses.

| | SA | NSW | VIC | QLD | WA * |
|--|----|-----|-----|-----|------|
| Accessible dwelling | | | | | ✓ |
| Aged or dependent persons' dwelling | | | | | ✓ |
| Boarding houses | | ✓ | | | |
| Build to rent | | ✓ | | | |
| Co-living | | ✓ | | | |
| Community care accommodation | | | ✓ | | |
| Future Homes | | | ✓ | | |
| Housing for seniors and people with a disability | | ✓ | | | |
| Public Housing | | | ✓ | | |
| Residential aged care facility | | | ✓ | ✓ | |
| Residential care | ✓ | | | | |
| Residential park | ✓ | | | | |
| Retirement facility | ✓ | | | ✓ | |
| Rooming house | | | ✓ | ✓ | |
| Short term rental accommodation | | ✓ | | | |
| Single bedroom dwelling | | | | | ✓ |
| Small dwelling | | | | | ✓ |
| Student accommodation | ✓ | | | | |
| Supported accommodation | ✓ | ✓ | | | |

 Includes student accommodation

* WA have no specific planning provisions for student housing, co-living, rooming or boarding houses with communal facilities. These developments are regulated under the standard residential design code + BCA standards.

Figure 2. Purpose-built-for-cohort & co-living accommodation classifications by jurisdiction

| | |
|-----|---|
| SA | Student accommodation Enable dormitory style accommodation without self-contained facilities |
| NSW | Co-living Enable shared and community-based living for long term accommodation |
| | Boarding house Provide affordable housing by permitting smaller dwelling units with communal facilities |
| VIC | Rooming house Provide formalized accommodation with shared facilities as an alternative to share house arrangements. |
| QLD | Rooming house Provide legal structure for sharing dwellings with limited or no self-contained facilities. |
| BCA | Class 1B Enable shared dwellings for less than 12 people |
| | Class 3 Enable shared dwellings for 12 or more people for long term or short term accommodation or for supported care accommodation |

Figure 3. Description, key terms, and objectives associated with co-living accommodation policies by jurisdiction

A new “co-living” definition is proposed through this Code Amendment to provide a clear pathway for accommodation that has doesn’t have a full kitchen or full bathroom for its exclusive use, and includes communal facilities for shared use, which would preclude it from being classified as a dwelling.

The proposed definition avoids reference to not being “self-contained” to avoid risk of causing a substantial change to the legal principles and policy settings relating to “dwellings” (in particular), “ancillary accommodation” and “student accommodation”.

The new co-living assessment pathway and policy seeks to provide additional flexibility in how this type of shared accommodation can be used. This may also assist in the provision of more affordable styles of accommodation as well as increasing housing diversity.

The new definition will apply in circumstances where a building (or part of a building) is proposed to be used for residential accommodation by way of six or more private residences that are not provided with either a full kitchen or bathroom and provide communal recreation space and shared facilities. The threshold of six or more private residences reflects the threshold in the “multiple dwelling” definition under former *Development Regulations 2008*, thereby avoiding changing the land use of small-scale share houses (i.e. where a conventional dwelling is occupied by less than six people who live independently but share the house).

Co-living could vary in scale from a single storey building to a high-rise apartment building, and therefore could be suited to various contexts and

zones through South Australia. The built form in these different scenarios would be guided by appropriate policy under either 'Residential Development - Low Rise' or 'Residential Development - Medium and High Rise' in the Design in Urban Areas General Development Policies, as well as the relevant zone policy.

Code Amendment Outcome

The Code Amendment proposes to introduce a new 'co-living' definition for accommodation that is not self-contained and includes communal facilities for shared use, as follows:

| Land Use Term | Definition | Includes | Excludes |
|----------------------|---|-----------------|--|
| Co-living | <p><i>Means a building or part of a building used for residential accommodation that:</i></p> <p>(a) <i>contains 6 or more private residences that do not include either a full kitchen (provision for a sink, fixed oven, food preparation area and full-sized fridge) for its exclusive use or a full bathroom (provision for a bath or shower, toilet, and a wash basin) for its exclusive use;</i></p> <p><i>and</i></p> <p>(b) <i>includes common facilities for shared use by occupants such as:</i></p> <p><i>i. shared cooking facilities and/or the provision of meals;</i></p> <p><i>ii. common rooms and recreation areas;</i></p> <p><i>iii. shared laundry facilities or a laundry service; or</i></p> <p><i>iv. shared bathroom facilities.</i></p> | | <p><i>Ancillary Accommodation</i></p> <p><i>Co-located housing*</i></p> <p><i>Dwelling</i></p> <p><i>Student Accommodation</i></p> |

**Co-located housing is a new definition proposed in the current Future Living Code Amendment*

Co-living policies

Policies that typically apply to residential development are considered relevant to the assessment of a co-living accommodation development– for example, built form policies that guide building scale and form such as maximum building height, minimum building setbacks, building appearance and the like (policy typically contained in zones), as well as functional policies such as private open space, car parking and the like (policy typically found in general development policies). Similarly, assessment pathways and procedures that apply to dwellings are also proposed to be applied to co-living accommodation.

Site dimension policy in most neighbourhood-type zones set out minimum site area/allotment criteria for dwellings (i.e. self-contained residences), accompanied by performance outcomes which guide the anticipated density. Low, medium and high density are defined in Part 8 of the Code, and are based on the dwelling units per hectare, which are consistent with the *30 Year Plan for Greater Adelaide*. However, because a co-living residence cannot be defined as a dwelling (because it is inherently not self-contained), density and minimum site areas have limited relevance in the assessment of a co-living proposal. Furthermore, co-living functions differently to dwellings because it involves the shared use of the entire site, so there are no distinct ‘site’ areas, and the development as a whole achieves an equivalency of functionality of a dwelling. Accordingly, the assessment of co-living is proposed to be based on the built form (meeting parameters such as building height and setbacks), and functional policy such as the provision of common facilities, open space and car parking, rather than the zone’s density criteria which was intended to be applied to self-contained dwellings.

As a form of new accommodation, it is proposed to include co-living as an envisaged type of development in zones that are supportive of residential infill. Other zones such as the Established Neighbourhood Zone or rural zones will remain silent on whether co-living is envisaged, enabling the discretion of a relevant authority to consider the suitability of such accommodation. *Table 1 - Zone suitability for co-living accommodation* identifies neighbourhood-type zones where co-living is proposed to be specified as an envisaged land use in DTS/DPF 1.1. This will typically mirror those where a Residential Flat Building is already identified.

Table 1 – Neighbourhood-type zone suitability for co-living accommodation

| Zone | Desired Outcome | Co-living suitability |
|-------------------------------|--|-----------------------|
| Business Neighbourhood | 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. | ✓ |
| Capital City | 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, | ✓ |

| Zone | Desired Outcome | Co-living suitability |
|--|---|------------------------------|
| | educational, recreational, tourism and entertainment land uses. | |
| City Living | 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. | ✓ |
| City Main Street | 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. | ✓ |
| Established Neighbourhood | Envisages a range of housing types that respond to housing preferences, with new buildings sympathetic to the predominant built form character and development patterns. | |
| General Neighbourhood | Encourages low-rise, low and medium-density housing that supports a range of needs and lifestyles located within easy reach of services and facilities. | ✓ |
| Golf Course Estate | 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. | ✓ |
| Hills Neighbourhood | 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. | |
| Housing Diversity Neighbourhood | Envisages medium density housing to support a range of needs and lifestyles, located within easy reach of a diversity of services and facilities. | ✓ |
| Master Planned Neighbourhood | 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. | ✓ |
| Master Planned Renewal | This zone envisages a revitalised community with a diverse range of housing that supports a range of needs and lifestyles located within easy reach of a diversity of employment, services, facilities and open space. | ✓ |
| Master Planned Township | Supports the expansion of existing townships with a range of housing types that cater to prevailing and emerging housing needs within easy reach of services and facilities. | ✓ |
| Neighbourhood | Encourages housing that supports a range of needs and complements the existing local context. | ✓ |
| Residential Park | Envisages accommodation in the form of caravan and camping sites, cabins and transportable dwellings, with associated small-scale services and facilities. | |

| Zone | Desired Outcome | Co-living suitability |
|-----------------------------------|---|------------------------------|
| Rural Neighbourhood | Provides for housing on large allotments in a spacious rural setting. | |
| Rural Living | 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. | |
| Rural Settlement | 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. | |
| Rural Shack Settlement | Seeks limited development within an environment where natural processes such as flooding, sea-level rise, sand drift and erosion occur. | |
| Strategic Innovation | 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. | ✓ |
| Suburban Business | Provides for a mixture of commercial, light industrial, shop and residential land uses, with new development designed and sited to minimise impacts on adjoining land uses. | ✓ |
| Suburban Neighbourhood | Envisages low density housing consistent with the existing local context and development pattern. | ✓ |
| Township | Provides for a range of residential, community, retail, business, commercial and light industry uses and facilities to serve the local community, businesses and visitors. | |
| Township Neighbourhood | 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. | ✓ |
| Urban Corridor (Boulevard) | Supports a mix of medium and high-density urban development framing strategic main road corridors and areas of significant open space. 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. | ✓ |
| Urban Corridor (Business) | Supports a mix of medium and high-density urban development along established strategic or mixed-use 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). | ✓ |

| Zone | Desired Outcome | Co-living suitability |
|-------------------------------------|---|-----------------------|
| Urban Corridor (Main Street) | Supports a mix of medium and high-density urban development along main road corridors which display main street qualities. | ✓ |
| Urban Corridor (Living) | 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. | ✓ |
| Urban Neighbourhood | Envisages a mixed-use area comprising residential, retail, office, commercial and civic land uses in compact and higher-density growth or regeneration areas. | ✓ |
| Urban Renewal Neighbourhood | 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. | ✓ |
| Waterfront Neighbourhood | Seeks a diverse range of housing which takes advantage of waterfront locations. | ✓ |

General Development Policies will also be amended to provide appropriate guidance on the functional requirements for co-living accommodation. Given co-living is a type of residential accommodation, the functional requirements that apply to a dwelling, with a residential flat building being the most similar, should apply.

Most General Development Policies modules (refer *Part 4 – General Development Policies* of the Code) that apply to residential uses apply to all development and therefore can be applied to co-living accommodation without requiring amendment. However certain modules have sections or policy that are specific to residential development and/or dwellings that are pertinent to co-living accommodation, as follows:

- Design
- Design in Urban
- Transport Access and Parking

Minor technical amendment is needed to ensure relevant headings, such as the 'Group Dwellings, Residential Flat Buildings and Battle-axe Development' heading include reference to co-living accommodation. Similarly, specific policy references to "dwellings" (or specific dwelling types such as residential flat building) will be amended so that the policy is also applicable to co-living accommodation.

While much of the policy that currently applies to dwellings is suitable for application to co-living, consideration has been given to whether new, tailored policy is also required.

The University of South Australia (UniSA) was engaged to undertake a review of key policy areas where change could potentially be made to increase design flexibility for apartment-type housing, including:

- considering the key features of apartment design relating to size, layout and orientation that are necessary to ensure suitable apartment amenity
- determine what requirements should apply regarding the provision of shared facilities for accommodation that is not self-contained (e.g. for the new definition of 'co-living').

The investigations have examined apartment design policy and guidelines from several interstate and international jurisdictions to assist in informing key recommendations for policy that should be introduced into the Code.

A copy of the Investigations undertaken by the University of South Australia along with its recommendations are attached in **Attachment D**. The Commission has considered these, along with feedback from key stakeholders, and prepared policy it considers provides appropriate guidance while avoiding being overly prescriptive – for example regarding the provision of facilities, such as volume of fridge space and number of cook tops / burners.

The Commission is, however, supportive of some of the more prescriptive measures being captured in a new *Practice Guideline – Communal Recreation Space and Shared Facilities* (refer **Attachment E**) to complement new Code policy and assist relevant authorities in assessment of co-living communal recreation space and shared facilities.

Policy changes contained in the Code Amendment can be taken as those the Commission views as suitable and essential to achieve the stated outcomes. The policies have been carefully considered to ensure affordability is balanced with amenity, with the objective that new policies should not inadvertently disincentivise apartment development.

The following section details policy outcomes specifically related to co-living proposed to be included in the Code:

- co-living amenity
- communal indoor space
- shared facilities - kitchen with communal dining / bathroom / laundry
- minimum room dimensions for co-living residences
- off-street vehicle parking
- storage

Co-living amenity

Policy is proposed seeking co-living development to be designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of resident life and promote social interaction.

Communal indoor space and shared facilities

Communal indoor recreation space is required to be provided as part of co-living development as is the case in interstate jurisdictions, to promote social interaction and enhance resident's amenity. Proposed policy also provides general guidance on location and size.

Proposed policy guides the provision of shared kitchens, bathrooms and laundries regarding size, layout, and location to cater for co-living residents which do not otherwise have those facilities in their private residence.

Proposed co-living policies regarding shared spaces and facilities (and amenity as per the heading above) provide general guidance on the outcomes sought. DTS/DPF criteria are not proposed to avoid being overly prescriptive. The Commission is supportive of supplementary guidelines (in the form of a Practice Guideline – refer **Attachment E**) being produced that may assist in the assessment of co-living developments as it relates to shared facilities and spaces.

The proposed policy lies halfway between the very general provisions used in the New South Wales planning system - for example "adequate kitchen facilities are available for the use of each resident" - and the very prescriptive policy used in Victoria's planning system which prescribes a range of features at a fine-grained level including fridge volume, numbers of cooktop burners and the like.

Minimum room dimensions

The Code currently provides minimum floor area sizes for apartment-type dwellings depending on the number of bedrooms. The Code Amendment proposes to replace these with minimum habitable room dimensions along with select additional amenity features. Minimum habitable room dimensions are also included for co-living, which are slightly lower than those proposed for application to self-contained apartment dwellings given the requirement for co-living development to provide communal indoor recreation space.

The minimum habitable room dimension guidance is exclusive of any built-in storage fixtures or kitchen facilities to ensure the minimum living / bedroom area is unimpeded.

Off-street vehicle parking

Off-street parking for co-living is proposed to be applied at a rate of:

- none in the Capital City Zone, City Main Street Zone, City Riverbank Zone, Adelaide Parklands Zone, Business Neighbourhood Zone (within the City of Adelaide), the St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone (in these areas all classes of development are excluded from needing to provide off-street parking under long-standing current policy, and will therefore automatically apply to co-living as well)
- 0.25 spaces in a 'designated area' which are generally high intensity mixed use zones located on transit corridors with good access to public

transport (this rate reflects the off-street parking requirements that currently apply to apartment-type dwellings in a residential flat building under current policy, and is consistent with the rate applied to co-living in New South Wales in comparable areas)

- 0.5 outside of a 'designated area' (which is comparable to New South Wales' assignment of a rate of 0.2 – 0.5 spaces per private room depending on zone and noting Victoria does not assign a specific policy for off street parking)
- Bicycle parking at a rate of 1 per co-living residence, plus 1 per 10 co-living residences for visitors.

Storage

The current rate for student accommodation of 4m³ per bed is proposed to be transitioned to co-living (i.e. 4m³ per bedroom) given the similarities between co-living and student accommodation.

Outcomes relating to apartment design that apply to apartment-type dwellings as well as co-living are detailed in this section below under the heading "Apartment Design Flexibility".

Code Amendment Outcome – Co-living

The Code Amendment proposes to support co-living as an envisaged land use in zones identified above in *Table 1 - Zone suitability for co-living accommodation* by:

- listing co-living as an envisaged land use in DTS/DPF 1.1
- identifying co-living in Table 5 – Procedural Matters thereby excluding it from public notification requirements in the same way as applies to dwellings (e.g. provided it does not exceed maximum building height).

Changes to General Development Policies are also proposed to ensure relevant functional requirements that apply to residential development are applicable to co-living accommodation. To do this, policies that are applicable to residential flat building / dwellings will be made to also apply to co-living accommodation where application of the same policy is appropriate.

New tailored policy specific to co-living development has also been included in the *Design* and *Design in Urban Areas* modules to provide guidance on requirements for:

- General guidance on layout, amenity and diversity of co-living residences
- Communal indoor recreation space
- Shared kitchen, laundry and bathroom facilities
- Minimum room dimensions for co-living residences
- Provision of off-street vehicle parking and bicycle parking
- Storage provisions.

Student Accommodation

Student accommodation, which is also defined in the Code, is also often in the form of buildings containing studio apartments along with shared communal spaces and facilities. Up until recently, the definition for student accommodation required such accommodation to not be self-contained (i.e. could not contain kitchen or bathroom) and provide shared kitchen / bathroom/ laundry facilities along with common recreation rooms / areas. The definition was recently amended through the Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment to allow student accommodation to be either self-contained or not self-contained.

Student Accommodation Definition:

| Land Use Term (Column A) | Definition (Column B) | Includes (Column C) | Excludes (Column D) |
|-----------------------------|--|------------------------|--|
| Student Accommodation | Means premises used to accommodate students in room or dormitory style accommodation that can be (but need not be) self-contained and that includes common facilities for shared use by student occupants such as: <ul style="list-style-type: none"> (a) shared cooking facilities and/or the provision of meals; (b) common rooms and recreation areas; (c) shared laundry facilities or a laundry service; or (d) shared bathroom facilities. | | Dwelling; Residential Flat Building |

The inclusion of the proposed “co-living” accommodation definition provides a new pathway for residences that would typically not be self-contained, and the current dwelling definition provides a pathway for self-contained accommodation.

In this light, the Commission has considered removing the student accommodation definition, such that student accommodation would be considered as either a dwelling or co-living depending on the nature of the residences. This would be consistent with the approach in a number of interstate jurisdictions, and streamline definitions to avoid definition based on the nature of occupancy.

However, the Commission is of the view that the student accommodation definition should be retained, acknowledging that:

- its removal would not prevent a relevant authority classifying a proposal as “student accommodation” when taking into account the land use associated with a proposal
- retention of the definition avoids the risk of any unintended consequences
- “student accommodation” is an established and known assessment pathway in the Code, along with specific policy, which provides certainty for the development of purpose built student accommodation in South Australia.

However, the Commission acknowledges that the current student accommodation policy contained in the Design in Urban Areas General Development Policies provides only very general guidance around the provision of shared space and facilities, as follows:

| | |
|---|---|
| <p>PO 41.1 <i>Student accommodation is designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of student life and promote social interaction.</i></p> | <p>DTS/DPF 41.1 <i>Student accommodation provides:</i></p> <ul style="list-style-type: none"> (a) <i>a range of living options to meet a variety of accommodation needs, such as one-bedroom, two-bedroom and disability access units</i> (b) <i>common or shared facilities to enable a more efficient use of space, including:</i> <ul style="list-style-type: none"> i. <i>shared cooking, laundry and external drying facilities</i> ii. <i>internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space</i> iii. <i>common storage facilities at the rate of 8m³ for every 2 dwellings or students</i> iv. <i>common on-site parking in accordance with Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas</i> v. <i>bicycle parking at the rate of one space for every 2 students.</i> |
|---|---|

The new policy proposed relating to the provision of communal recreation space and shared facilities for co-living is therefore proposed to be applied to student accommodation, along with the proposed new Practice Guideline for the provision of Communal Recreation Space and Shared Facilities.

The Commission is also aware of a technical discrepancy in relation to the provision of private open space for student accommodation, where no amount

is specified in Design in Urban Areas Table 1 – Private Open Space, notwithstanding DTS/DPF 41.1(b)(ii) referring to Table 1. A rate of private open space for student accommodation is therefore proposed to be included, equivalent to co-living.

Code Amendment Outcome

The Code Amendment proposes to retain the definition for student accommodation and include new policy in the Design in Urban Areas General Development Policies under the heading “Student Accommodation” to guide the provision of communal recreation space and shared facilities.

A rate of private open space is proposed to be included for student accommodation in Design in Urban Areas Table 1 - Private Open Space.

The definition for student accommodation is proposed to be amended to include “co-living” as an excluded activity.

Build-to-Rent

This Code Amendment’s Proposal to Initiate identified that a new definition for Build-to-Rent, along with tailored policies, would be investigated.

The Build-to-Rent model for residential development is growing in Australia. This class of housing is focussed on providing purpose-designed rental apartment stock which is then managed by a single entity on an ongoing basis. The approach is different to the conventional Build-to-Sell model, where a developer builds an apartment block, then sells off each individual apartment or unit to different entities.

With Build-to-Rent, the developer retains ownership of all apartments and offers them for rent. Build-to-Rent developments typically offer longer-term leases, which provides tenants with greater security of tenure. It also provides further flexibility, by allowing tenants to move to smaller or larger apartments within the same complex to suit their needs. As a result, the development often has a ‘community’ feel to it, given the long-term nature of the tenancies.

Build-to-Rent accommodation is relatively new to South Australia including two developments in Bowden (4 Third Street and Lot 53 Third Street) and a development in Eastwood (Park Court on Greenhill Road).



4 Third Street, Bowden



Lot 53 Third Street, Bowden

At present, any Build-to-Rent development is classified in the planning system as a “Residential flat building”, the same as any other apartment building – i.e. land use, built form, and functional requirements are the same. The principal difference is in relation to tenure, in that the build-to-rent housing model is based on accommodation being held for rental purposes for longer term.

To assist in the provision of rental accommodation, a number of jurisdictions seek to encourage the build-to-rent model through financial incentives (such as land tax dispensation), use of government owned land and the like.

In South Australia, a 50 per cent land tax discount has been introduced for eligible new build-to-rent housing projects. This discount reduced the land value for land tax purposes by 50 per cent until the 2039–40 land tax year. This reduction is designed to support the uptake of scale investment in residential rental housing, increasing the supply of housing and creating more opportunities for renters. In addition, Build-to-Rent, Community and not-for-profit housing will also be exempt from the new infrastructure augmentation charges (which are applicable for the next 4 years) in recognition of the role those developments play in driving affordable housing outcomes. It is also noted that because build-to-rent apartment buildings are held in single ownership and have not been subdivided to allow for private individual ownership, an open space contribution to the Planning and Development Fund is not triggered.

The Commission is supportive of the financial incentives available to encourage Build-to-Rent accommodation. Further, the Commission is of the view that the planning system is generally supportive of construction of this apartment-style accommodation. The additional design flexibility that is proposed through this Code Amendment will further assist provision of apartment development including Build-to-Rent.

The Commission is of the view that planning policies applying to apartment-type accommodation is appropriately supportive of a build-to-rent model. This includes a range of incentives in higher intensity zones such the Urban Corridor zones.

Given a Build-to-Rent building is not different to a conventional apartment building in a planning and land use sense, a separate definition is not considered necessary. Further investigations related to Build-to-Rent policy outlined in the Proposal to Initiate are, in turn, considered unnecessary.

Code Amendment Outcome

Build-to-Rent apartments and apartments built for private ownership are considered largely the same in relation to land use, built form and function.

Planning policy to guide apartment-style accommodation, including Build-to-Rent, is supportive of such development and will benefit from the changes proposed in this Code Amendment that provide additional apartment design flexibility.

A separate definition for Build-to-Rent accommodation is therefore not considered necessary.

Apartment Design Flexibility

While policy in the Code relating to apartments is generally considered suitable, there are opportunities to provide additional design flexibility by allowing:

- smaller apartment sizes where suitable apartment amenity is provided (whilst maintaining affordability)
- apartments to be not self-contained where appropriate shared facilities / communal space are provided (covered above under the heading “Co-living policies”).

Investigations have been undertaken by the University of South Australia to:

- consider the key features of apartment design relating to layout and orientation that are necessary to ensure suitable apartment amenity
- determine what requirements should apply regarding the provision of shared facilities.

The investigations have examined apartment design policy and guidelines from interstate and several international jurisdictions to assist in informing key recommendations for policy that should be introduced into the Code.

Key findings of the University relate to:

- minimum habitable room dimensions
- new policy for residential amenity
- enhanced policy for communal open space.

Minimum habitable room dimensions

Investigations have found that stipulating minimum apartment floor area may limit flexibility and restrict diversity. The Code Amendment therefore proposes to remove minimum apartment sizes specified in DTS/DPF 31.1 in the Design in Urban Areas General Development Policies as well as DTS/DPF 22.1 in the Design General Development Policies, while amending the corresponding Performance Outcome to focus on functional layout to provide for efficient use by occupants. The Commission is supportive of introducing minimum room dimensions in lieu of minimum total floor area to provide for more flexibility in apartment design in a way that maintains internal amenity for occupants.

While findings of the University recommended new policy to guide apartment amenity in areas such as cross ventilation, natural light, living area ratios and other matters, the Commission is of the view that such changes are not critical at this time (noting that requirements for natural light and ventilation are addressed by the National Construction Code), and the focus of this Code Amendment should remain on enabling more flexibility in apartment design.

Communal Open Space

The Code currently provides the choice for private open space to be provided for each dwelling unit, or to be substituted with communal open space.

The UniSA investigations outline a potential dual scenario policy approach that separates instances where private open space is provided for a residence, and where it is not (and communal space is provided instead). The Commission does not consider this necessary, noting that the Code already allows for private open space to be substituted by communal open space. However, the Commission is of the view that where communal space is provided instead of private open space, a lesser rate per residence could apply given efficiencies of scale.

Requirements for the provision of communal open space vary between interstate jurisdictions, although they share a common feature whereby it is required to be provided in a development of 10 or more dwellings, and is required to be provided in addition to private open space. In NSW a set area of 25% of the site is required, while in WA and Victoria an amount per dwelling is required. Given communal open space can be provided in lieu of private open space under the Code, it is necessary for the requirement to apply in any instances where an apartment dwelling does not provide private open space. The Commission considers it appropriate for an equivalent rate to be provided for the first 5 dwellings (the dwellings with the most bedrooms in instances where dwelling sizes vary) to ensure that a reasonable quantum of space is provided, plus an additional 4m² per dwelling thereafter (the equivalent rate for a studio) to a total of 250m² communal open space.

Where communal open space is provided in lieu of individual private open space, it is critical that communal open space is high quality through inclusion of design features such as solar access, planter boxes/deep soil zones to support healthy plant and tree growth, and seating, lighting, play areas and shelter allow for functional use.

Code Amendment Outcome

The Code Amendment proposes new/amended policy in the *Design and Design in Urban Areas* General Development Policies to provide additional design flexibility for apartment-type housing through the following:

- Remove DTS/DPF 31.1 in the Design in Urban Areas General Development Policies and DTS/DPF 22.1 in the Design General Development Policies to remove minimum dwelling internal floor area criteria, and amend PO 31.1 / 22.1 respectively to seek functional dwelling and co-living layouts to provide for efficient use by occupants.
- Insert new PO seeking habitable room dimensions to accommodate minimum household furniture and fixing needs, with corresponding DTS/DPF criteria specifying minimum habitable room dimensions for dwellings and co-living.
- New policy for communal open space:
 - ensuring good solar access, inclusion of planter boxes/deep soil zones to support healthy plant and tree growth, and the

provision of features like seating, lighting and shelter allow for functional use.

- guiding the amount of communal open space that should be provided per dwelling / residence.

Retirement Facilities and Supported Accommodation

The Code contains a wide range of zones that relate to where people live. These include neighbourhood-type zones that support residential development at various suburban densities along with small-scale non-residential development (for example the General Neighbourhood Zone and the Suburban Neighbourhood Zone), plus a range of more intense zones where higher density residential and mixed-use development is supported (for example Urban Corridor Zones and the Urban Neighbourhood Zone).

Retirement Facilities and Commonwealth Aged Care Facilities (which are classified as supported accommodation in the Code) are mostly located in suburban residential areas, as follows:

- 85.6% are located in suburban neighbourhood-type zones
- 3.2% are found in higher intensity living zones (i.e. Urban Corridor and Urban Neighbourhood zoned areas)
- 11.2 % are in other zones.

Most of the neighbourhood-type zones, along with the higher intensity living zones, identify retirement facilities and/or supported accommodation as envisaged land uses, along with a range of non-residential uses such as small-scale shops, offices, consulting rooms, childcare facilities, community facilities, education facilities and the like. The higher intensity zones also support a wider range of non-residential uses (where compatible with living environments). This range of uses reflects the sorts of activities variously found across suburban residential neighbourhoods.

Building height

The location of existing facilities predominately in established areas poses significant challenges for the provision of additional accommodation to meet the demand of an ageing population in the current context. In most instances, retirement facility and supported accommodation sites are largely developed and therefore have limited capacity to provide additional accommodation on site. Capacity to expand a site is generally not available given they are surrounded by existing development (i.e. they are land-locked). Further, zoning of suburban areas often limits buildings to low rise height (i.e. one or two storeys). Any provision of additional accommodation is therefore limited to what can be provided on an existing site. Additional accommodation is therefore dependent on being able to expand upwards.

Table 3 – Spatial Area of Maximum Building Height by Zone lists all of the neighbourhood-type zones typical of suburban residential areas for illustrative purposes (i.e. not including Rural Living Zone, Rural Settlement Zone and the

Table 3 – Spatial Area of Maximum Building Height by Zone

| Zone | Total Area (ha) | | | | | | | Total |
|---------------------------------|-----------------|-----------------|----------------|--------------|--------------|--------------|----------------|-----------------|
| | 1 Level | 2 Level | 3 Level | 4 Level | 5 Level | 6 Level | 9 & 10 Level | |
| City Living | 0.7 | 180.2 | 29.4 | 24.9 | | 4.7 | | 239.9 |
| Established Neighbourhood | 3,507.8 | 2,690.7 | 3.3 | | | | | 6,201.8 |
| General Neighbourhood | | 29,474.0 | | | | | | 29,474.0 |
| Golf Course Estate | | 1,664.8 | | | | | | 1,664.8 |
| Hills Neighbourhood | 296.4 | 6,289.6 | | | | | | 6,586.0 |
| Housing Diversity Neighbourhood | 0.2 | 2,439.1 | 1,084.3 | 431.6 | | | | 3,955.2 |
| Master Planned Neighbourhood | | 6,583.7 | | | | | | 6,583.7 |
| Master Planned Renewal | | | 16.6 | | | | | 16.6 |
| Master Planned Township | | 1,592.2 | | | | | | 1,592.2 |
| Neighbourhood | 4,159.7 | 16,099.7 | 2.1 | | | | | 4,161.8 |
| Suburban Neighbourhood | 42.3 | 9,880.6 | 15.1 | | | | | 9,938.0 |
| Urban Renewal Neighbourhood | | 258.3 | 211.8 | 72.4 | 10.4 | 24.7 | 2.5 | 580.0 |
| Waterfront Neighbourhood | | 1,223.8 | 111.7 | | | | | 1,335.5 |
| Total | 8,007.1 | 62,276.9 | 1,474.2 | 528.9 | 10.4 | 9.4 | 2.5 | 72,329.4 |
| % | 11.07% | 86.10% | 2.04% | 0.73% | 0.01% | 0.04% | 0.0033% | |

Source: SAPPA

like), and the area in hectares (ha) that a maximum building height spatially applies throughout a particular zone (noting that most zones have maximum building heights that vary across the zone).

It also shows the total area in hectares that a particular building height maximum applies across all of the zone areas combined. Collectively it shows 86.5% of Retirement Facilities and Commonwealth Aged Care Facilities are located in the suburban Neighbourhood-type zones listed in Table 1, and in these areas 11.07% have a single storey building height maximum, 86.1 % have a two storey building height maximum, and only 2.43% allow buildings above two storeys in height. This means that an overwhelming majority of facilities are constrained by building height controls and are therefore limited in their ability to provide additional capacity. This poses serious implications for the provision of age-appropriate accommodation to respond to demands of an ageing population.

In this context, change is recommended to support the provision of additional retirement facilities and supported accommodation.

Site sizes for retirement facilities and Commonwealth Aged Care facilities in South Australia range widely from small to very large, however almost half of these facilities are located on sites over 10,000m² (1 hectare):

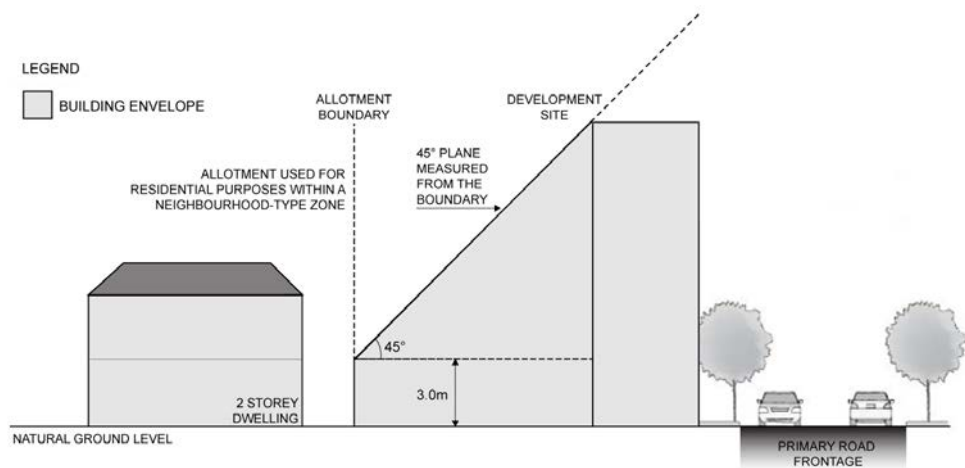
| Site Area | % | |
|---------------------------------|--------------|------------|
| <1500m² | 6.45 | |
| 1500 – 2500m² | 11.64 | |
| 2500 – 5000m² | 18.37 | 82% |
| 5000-7500m² | 10.52 | |
| 7500-10000m² | 8.70 | |
| 10000-15000m² | 14.59 | |
| 15000-20000m² | 7.99 | 44% |
| 20000-30000m² | 7.99 | |
| 30000+m² | 13.74 | |

To support the provision of additional retirement facility and supported accommodation capacity, increasing allowable building heights for such development is considered necessary. However, sites need to be of sufficient size to ensure that impacts of increased height on neighbouring properties can be managed. The Code already has examples of policy allowing development above a zone’s maximum building height in certain circumstances – for example the Urban Corridor zones contain “significant development sites policy” allowing development an additional 30% above the maximum building height allowance subject to certain criteria on large sites (sites in excess of 2500m²). Utilising the same threshold size would affect most retirement and aged care facilities. However, the Urban Corridor Zones are high intensity zones, so a higher threshold is considered necessary in low-rise suburban context.

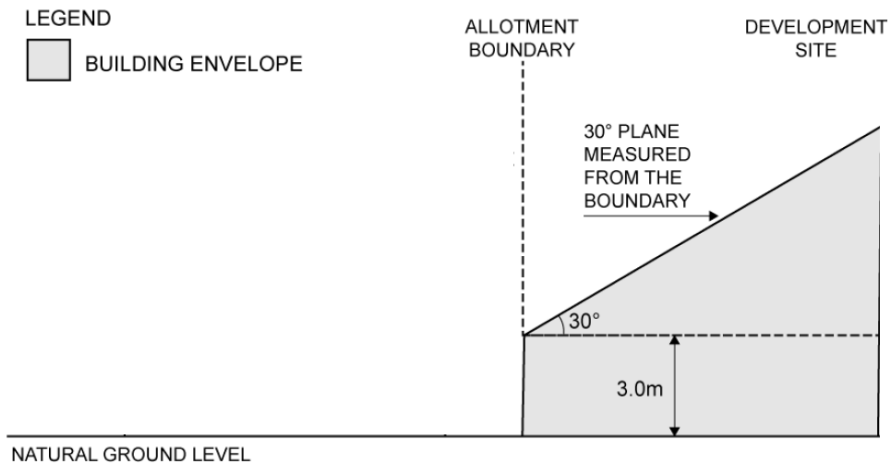
In a low-rise suburban context, the Commission is of the view that sites over 1 hectare (10,000m²) in area are sufficient in size to accommodate a building height of up to four storeys, and up to six storeys on sites over 2 hectares (20,000m²) in area whilst managing built form impacts on adjoining properties and streetscape. In any instance where the zone already allows a higher building scale over an area, then that will continue to apply (i.e. no additional height will be prescribed). While the selection of 1 hectare as a site area threshold is relatively large compared to other incentive policy in the Code, the wide distribution of site sizes across the state means that 44% of sites will benefit.

Building envelope

In order to manage impacts on adjoining properties, policy is required to ensure the built form elements above the prevailing zone building height are sufficiently sited away from boundaries with neighbouring residential development in existing residential areas. The Code currently utilises an interface height policy in certain higher intensity zones (such as the urban corridor zones) to mitigate impacts of building massing on residential development in neighbourhood-type (i.e. residential) zones. The policy requires development to be within a building envelope that is projected out from a site boundary (excluding with a road) either 30 degrees or 45 degrees (depending on the location) as shown in the following diagram:



A similar policy is considered appropriate to use in this instance, applying in relation to all allotment boundaries to parts of a development above the zone's prevailing building height allowance. Given sites are mostly within existing suburban locations, a 30-degree building envelope is proposed to be used. This will mean that a zone's existing front, side and rear setback policy will apply for development at lower levels, with the new interface height policy applying above, with the effect of pushing above-height building mass away from all site boundaries, as per the following diagram:



The operation of the building envelope will mean that upper-level building setbacks required to satisfy the building envelope policy are:

- Top of 4th level – approximately 21 metres
- Top of 6th level – approximately 33 metres

It is important to ensure that the maximum building heights are cognisant of the operation of the building envelope. The proposed site area thresholds of 1ha (4 storeys), and 2ha (6 storeys) are sufficient to ensure the necessary side setback required for upper levels can be achieved while comfortably accommodating a developable upper-level building floor plate within the building envelope.

The operation of the building envelope will ensure impacts on neighbouring properties and the streetscape will be mitigated.

Non-residential activities

Retirement facility and supported accommodation development will often seek to include a range of associated commercial activities such as a café and community facility, in addition to accommodation. Most neighbourhood-type zones that support retirement facilities and supported accommodation also support small scale non-residential uses (including office, shop and consulting rooms not exceeding between 50m² up to 200m² in floor area where located close to an activity centre and on a main road).

When included as part of a large-scale retirement facility and supported accommodation development, it is considered reasonable to provide a greater allowance for associated commercial activity than is typically allowed by the zone. This will ensure support services commensurate with the scale of the facility can be incorporated to enable easy onsite access for residents, employees and visitors, and also to the nearby community, utilising available car parking that is already provided for the facility's users.


Proposed changes

To achieve the outcomes described above, a new "Significant Retirement Facility and Supported Accommodation Sites Overlay" is proposed, which will be spatially applied over established suburban neighbourhood-type zones. To support the

operation of the Overlay and new Administrative Term is proposed to define “Significant Retirement Facility and Supported Accommodation Site”. This will ensure that the Overlay only applies in relation to development defined in the term, and therefore does not inadvertently preclude other development on such land.

Public notification triggers are proposed to be changed in zones where the new Overlay applies, whereby notification will be required for development that exceeds the relevant maximum building height, and/or exceeds the proposed building envelope. This approach is consistent with the application of public notification triggers throughout the Code.

Examples of large-scale multi-level retirement facilities and supported accommodation:

| Living Choice Fullarton | Southern Cross Myrtle Bank |
|---|--|
| <p>Site Area: 11,190m² Height: 6 levels Zone: Urban Renewal Zone</p> | <p>Site Area: 29,960 m² Height: 6 levels Zone: Urban Renewal Zone</p> |
|  |  |

Both above examples are located in a low-rise suburban context on large sites that have previously been rezoned to support large scale retirement / supported accommodation facilities. These examples illustrate that large sites can accommodate medium-rise facilities and suitably manage interface impacts (note that the Fullarton Road Living Choice site previously had a four-storey building occupying the central part of the site before the retirement facility was built). The application of the new Overlay will enable similar development to occur on

similarly large sites without the need to undertake a site-specific rezoning each time.

It should be noted that the draft Greater Adelaide Regional Plan flags opportunities for missing middle forms of housing in various locations throughout metropolitan Adelaide, along with the need for new housing to support an aging population. In this context, facilitation of greater opportunities retirement facilities and supported accommodation on sites less than 1 hectare would be anticipated as part of any future policy considerations related to the 'missing middle' strategic objectives in that Plan.

Code Amendment Outcome

The Code Amendment proposes to support the development of retirement facilities and supported accommodation through the establishment of a new "Significant Retirement Facility and Supported Accommodation Sites Overlay" applying to all suburban neighbourhood-type zones that:

- allows for increased building height for supported accommodation or retirement facilities on very large sites (above one hectare in size) as follows:
 - On sites between 10,000m² and 20,000m² in area – maximum building height of up to four levels / 15 metres
 - On sites greater than 20,000m² in area – maximum building height up to six levels / 22 metres
- includes policy to ensure that development that exceeds a zone's maximum building height is contained within a 30-degree building envelope applying from all allotment boundaries
- supports compatible subordinate non-residential uses in association with supported accommodation or retirement facility development, such as a café or consulting rooms for the provision of allied health services up to 450m² in floor area per tenancy. Additional on-site car parking will not be required for associated activities given the provision of parking associated with the primary use.

In addition:

- *Table 5 – Procedural Matters (PM) – Notification* of affected zones will also be amended so that retirement facilities and supported accommodation supported by the Overlay as per the above is exempt from public notification
- DTS/DPF 1.1 of the zones where the Overlay is applied will be amended to identify retirement facilities and supported accommodation as envisaged, thereby also supporting retirement facility and supported accommodation development on sites below 1 hectare (10,000m²) in area, which accords with the prevailing building height
- a new administrative term will define a "Significant retirement facility and supported accommodation site" in *Part 8 – Administrative Terms and Definitions* of the Code as a mechanism to define sites greater than 1ha in size and used primarily for a retirement facility or supported accommodation, which the new Overlay relates to.

In relation to the Urban Corridor Zones, the new Overlay is not proposed to be applied. Instead, these zones contain “Significant Development Site” policy, which allows for development 30% above the zones prevailing maximum building height on sites greater than 2500m² in area, subject to certain conditions. In order to facilitate the provision of additional capacity for supported accommodation and retirement facilities development, it is proposed to include both uses as criteria that trigger the application of the “Significant Development Site” policy.

Code Amendment Outcome

In all Urban Corridor zones, the Code Amendment proposes to list supported accommodation and retirement facilities as a new trigger for “Significant Development Sites”, which allows for building height 30% above the zone’s applicable building height on sites greater than 2500m² in area.

The Commission is cognisant of Recommendation 01 of the Expert Panel for the Planning System Implementation Review:

Proposed developments which exceed the maximum height identified in the Planning and Design Code (including any affordable housing incentive) should attract third-party appeal rights.

The proposed additional building height afforded to retirement facilities/supported accommodation on strategic sites is considered to remain complementary to this area of reform, as the Expert Panel observed *“In making this recommendation, the Panel recognises consideration will need to be given to how this right of appeal will apply to strategic and catalyst sites which, by their nature, are expected to have additional development capacity, including height.”*

Providing for additional building height for this vital form of accommodation in suitably sized strategic sites is proposed initially to set appropriate building height limits through incentive policy.

Such change will still fulfil the aims of the Expert Panel’s recommendation – *“it is reasonable for the community to expect the maximum heights identified in the Code are, indeed, maximums that should not be exceeded.”* The proposed building height policy is written clearly, providing clarity to the community what to expect on these strategic sites when retirement/supported accommodation is proposed.

Affordable Housing

The inclusion of co-living as an available accommodation type is expected to provide greater opportunity for the provision of alternative, more affordable accommodation.

The Affordable Housing Overlay seeks the provision of 15% affordable housing where more than 20 allotments/dwellings are proposed. Given co-living will not be considered a dwelling, it is acknowledged that there will not be a requirement to provide affordable housing. However, it is anticipated that many co-living residences will be rented out rather than sold, and therefore the need to deliver housing at a specific sale price point would be redundant in any case. If co-living residences were

subdivided ready for sale, a land division application for separate allotments would be required, and in that case, the provisions of the Affordable Housing Overlay would be triggered.

It is noted that the government has indicated it will progress a Code Amendment to review various aspects of the Affordable Housing policy and procedures in response to the Expert Panel recommendations. The Commission intends for a future Affordable Housing Overlay Code Amendment to further consider the relationship of affordable housing with co-living as part of that holistic review.

4.3.2. Recommended policy changes

Following is a list of the recommended policy changes which are proposed in response to the investigations undertaken in support of this Code Amendment:

Co-living

- Insert a new “co-living” definition in *Part 7 – Land Use Definitions* as identified in **Attachment A**.
- Include “Co-living” in DTS/DPF 1.1 and *Table 5 – Procedural Matters – Notification* of any zone that is generally supportive residential infill development, as identified in **Attachment A**.
- Include ‘co-living’ in *Table 3 – Applicable Policies for Performance Assessed Development* in zones generally supportive of residential infill development using similar policies as apply to a residential flat building (other than regarding site dimensions), as identified in **Attachment B**.
- Amend both the *Design General Development Policies* and *Design in Urban Areas General Development Policies* in *Part 4 – General Development Policies* to include new policy for co-living, including the design and nature of communal space and shared facilities as identified in **Attachment A**.
- Amend relevant *Part 4 - General Development Policies*, including *Design*, *Design in Urban Areas*, and *Transport Access and Parking* to include reference to co-living, as identified in **Attachment A**.

Student Accommodation

- Amend the *Design in Urban Areas General Development Policies* by including new policy under the heading “Student Accommodation” to guide the provision of communal recreation spaces and shared facilities, as identified in **Attachment A**.
- Amend *Design in Urban Areas Tabel 1 - Private Open Space* to include a rate of private open space for student accommodation, as identified in **Attachment A**.

Apartment Dwellings

- Remove the criteria specifying minimum apartment sizes applying to apartment-type dwellings (DTS/DPF 22.1 in the *Design General Development Policies* and DTS/DPF 31.1 in the *Design in Urban Areas General Development Policies*)
- Amend PO 22.1 in the *Design General Development Policies* and PO 31.1 in the *Design in Urban Areas General Development Policies* to seek functional dwelling and co-living layouts for efficient use by occupants.

- Insert new PO in the *Design and Design in Urban Areas* General Development Policies seeking habitable room dimensions to accommodate minimum household furniture and fixing needs, with corresponding DTS/DPF criteria specifying minimum habitable room dimensions for dwellings and co-living.
- Insert new policy in the *Design and Design in Urban Areas* General Development Policies relating to main living areas to provide outlook to private open space or communal open space, where possible.
- New policy for communal open space:
 - ensuring good solar access, inclusion of planter boxes/deep soil zones to support healthy plant and tree growth, and the provision of features like seating, lighting and shelter allow for functional use.
 - guiding the amount of space that should be provided per residence in lieu of private open space.

Retirement Facilities and Supported Accommodation

Significant Retirement Facility and Supported Accommodation Sites Overlay:

- Application of a new Significant Retirement Facility and Supported Accommodation Sites Overlay to provide a consistent approach to development of supported accommodation and retirement facilities on large sites over the following zones:
 - City Living Zone
 - Established Neighbourhood Zone
 - General Neighbourhood Zone
 - Golf Course Zone
 - Hills Neighbourhood Zone
 - Housing Diversity Neighbourhood Zone
 - Master Planned Neighbourhood Zone
 - Master Planned Renewal Zone
 - Master Planned Township Zone
 - Neighbourhood Zone
 - Suburban Neighbourhood Zone
 - Urban Renewal Neighbourhood Zone
 - Urban Neighbourhood Zone
 - Waterfront Neighbourhood Zone
- Insert the new Significant Retirement Facilities and Supported Accommodation Sites Overlay in Part 3 of the Code, as shown in **Attachment A**.
- Amend DTS/DPF 1.1 in any of the above listed zones that don't already identify retirement facility or supported accommodation as an envisaged land use.
- Include a new "Significant Retirement Facility and Supported Accommodation Site" term in *Part 8 – Administrative Terms and Definitions*.

Urban Corridor Zones

- Amend Significant Development Sites Policy DTS/DPF 5.1 by adding a new part so that development primarily for the purpose of supported accommodation or a retirement facility is a "trigger" for the policy, as shown in **Attachment A**.

Public notification

- Amend *Table 5 - Procedural Matters* in all zones where the Overlay is applied to ensure that supported accommodation and retirement facility development that meets the Overlay's requirements regarding building height and commercial floor area are exempt from requiring notification, as shown in **Attachment A**.

5. REFERENCES

- [Government of South Australia \(2017 Update\), The 30-Year Plan for Greater Adelaide](#)
- [Plan SA, Growth Management Program, Land Supply Report for Greater Adelaide \(June 2021\)](#)
- [South Australia's Plan for Ageing Well 2020-2025 \(June 2020\), Department for Health and Wellbeing](#)
- [State Planning Commission, 30-Year Plan for Greater Adelaide – 2017 Update Report Card 2020-21](#)
- [State Planning Commission, Planning for a New Retirement Future Symposium – What We Have Heard Report \(2019\)](#)
- [State Planning Commission, State Planning Policies \(May 2019\)](#)
- [State Planning Commission, People and Neighbourhoods Discussion Paper \(September 2019\)](#)
- [State Planning Commission, Amendment for Phase Three \(Urban Areas\) Code Amendment Section 73\(7\) Engagement Report \(March 2021\)](#)
- [Apartment Design Guidelines for Victoria \(2021 update\)](#)
- [Western Australia Residential Design Codes Vol 2 \(2024\)](#)
- [New South Wales SEPP 65 + Apartment Design Guide \(2015\)](#)
- [A Design Guide for Older Women's Housing \(March 2022\)](#)
- [Future Homes Victoria](#)
- [Housing Design Standards – Housing Planning Guidance \(June 2023\)](#)
- [City of Vancouver Housing Design and Technical Guidelines \(2021\)](#)
- [New Zealand National Medium Density Design Guide \(2022\)](#)

ATTACHMENT A – PROPOSED CODE POLICY

Amendments to Part 2 - Zones

Amendments to Part 2 – Zones and Sub Zones

Note: changes to Zone Classification Tables are in [Attachment D](#)

Drafting note:

Green text = new text

Strikethrough = deleted text

Business Neighbourhood Zone

- Include “Co-living” in DTS/DPF 1.1
- Amend *Table 5 - Procedural Matters (PM) – Notification* as follows:

| Class of Development (Column A) | Exceptions (Column B) |
|--|---|
| <p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) advertisement (b) ancillary accommodation (c) co-living (d) community facility (e) dwelling (f) dwelling addition (g) residential flat building (h) student accommodation. | <p>Except development that:</p> <ul style="list-style-type: none"> 1. exceeds the maximum building height specified in Business Neighbourhood Zone DTS/DPF 3.1 or 2. is on a Catalyst Site that exceeds the maximum building height in Business Neighbourhood Zone DTS/DPF 3.1 that applies to development not on a Catalyst Site or 3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts |

| | |
|--|---|
| | <p>an existing wall or structure of greater height on the adjoining allotment).</p> |
| <p>4. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) consulting room (b) office (c) shop. | <p>Except development that:</p> <ul style="list-style-type: none"> 1. does not satisfy: <ul style="list-style-type: none"> (a) Business Neighbourhood Zone DTS/DPF 1.2 or (b) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 1.2 or 2. exceeds the maximum building height specified in Business Neighbourhood Zone DTS/DPF 3.1 or 3. is on a Catalyst Site that exceeds the maximum building height in Business Neighbourhood Zone DTS/DPF 3.1 that applies to development not on a Catalyst Site or 4. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment). |

Capital City Zone

- Include “Co-living” in DTS/DPF 1.1
- Amend *Table 5 - Procedural Matters (PM) – Notification* as follows:

| Class of Development (Column A) | Exceptions (Column B) |
|---|--|
| <p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) advertisement (b) child care facility (c) co-living (d) consulting room (e) dwelling (f) office (g) residential flat building (h) shop (i) student accommodation (j) temporary public service depot. | <p>Except development that exceeds the maximum building height specified in Capital City Zone DTS/DPF 4.1.</p> |

City Living Zone

- Include “Co-living” in DTS/DPF 1.1
- Amend *Table 5 - Procedural Matters (PM) – Notification* as follows:

| Class of Development (Column A) | Exceptions (Column B) |
|---|---|
| <p>2. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) ancillary accommodation (b) child care facility (c) community centre (d) co-living (e) dwelling (f) dwelling addition (g) recreation area | <p>Except development involving any of the following:</p> <ul style="list-style-type: none"> 1. development that exceeds the maximum building height specified in City Living DTS/DPF 2.2 2. development on a Catalyst Site that exceeds the maximum building height in City Living DTS/DPF 2.2 that applies to development not on a Catalyst Site 3. development that involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with |

| Class of Development (Column A) | Exceptions (Column B) |
|---|--|
| <ul style="list-style-type: none"> (h) residential flat building (i) retirement facility (j) supported accommodation (k) temporary public service depot. | <p>a primary street or secondary street or an excluded boundary) and:</p> <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 8m, or 11.5m where located in the Medium-High Intensity Subzone or East Terrace Subzone (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) <p>or</p> <ul style="list-style-type: none"> (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment). <p>4. Development primarily for the purposes of supported accommodation or a retirement facility on a <u>Significant Retirement Facility or Supported Accommodation Site</u> that exceeds the maximum building height specified in Significant Retirement Facility and Supported Accommodation Overlay DTS/DPF 2.1 and / or DTS/DPF 2.2:</p> |
| <p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) consulting room (b) office (c) personal or domestic services establishment. | <p>Except development that:</p> <ul style="list-style-type: none"> 1. does not satisfy: <ul style="list-style-type: none"> (a) City Living Zone DTS/DPF 1.4 <p>or</p> (b) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 1.2 <p>or</p> <ul style="list-style-type: none"> 2. exceeds the maximum building height specified in any of the following: <ul style="list-style-type: none"> (a) City Living Zone DTS/DPF 2.2 (b) Significant Retirement Facility and Supported Accommodation Sites |

| Class of Development (Column A) | Exceptions (Column B) |
|------------------------------------|--|
| | <p data-bbox="1023 286 1453 546">Overlay DTS/DPF 2.1 where associated with development primarily for the purpose of a retirement facility or supported accommodation on a <u>Significant Retirement Facility or Supported Accommodation Site</u>.</p> <p data-bbox="940 577 1474 913">(c) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 where associated with development primarily for the purposes of a retirement facility or supported accommodation on a <u>Significant Retirement Facility or Supported Accommodation Site</u></p> <p data-bbox="876 949 906 972">or</p> <p data-bbox="876 1008 1474 1191">3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:</p> <p data-bbox="940 1223 1474 1523">(a) the length of the proposed wall (or structure) exceeds 8m, or 11.5m where located in the Medium-High Intensity Subzone or East Terrace Subzone (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)</p> <p data-bbox="1023 1559 1053 1581">or</p> <p data-bbox="940 1612 1474 1872">(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).</p> |

City Main Street Zone

- Include “Co-living” in DTS/DPF 1.1
- Include “Co-living accommodation” in *Table 5 - Procedural Matters (PM) – Notification* in the same Part as references “Residential flat building”

| Class of Development (Column A) | Exceptions (Column B) |
|---|---|
| <p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) advertisement (b) child care facility (c) co-living (d) consulting room (e) dwelling (f) office (g) residential flat building (h) shop (i) student accommodation (j) supported accommodation (k) temporary public service depot. | <p>Except development that:</p> <ul style="list-style-type: none"> 1. exceeds the maximum building height specified in City Main Street Zone DTS/DPF 3.1 or 2. is on a Catalyst Site and exceeds the maximum building height in City Main Street Zone DTS/DPF 3.1 that applies to development not on a Catalyst Site or 3. development that does not satisfy City High Street Subzone DTS/DPF 3.1 or 3.2 in areas where the Subzone applies. |

Established Neighbourhood Zone

- Include “Retirement Facility” and “Supported Accommodation” in DTS/DPF 1.1

General Neighbourhood Zone

- Include “Co-living” in DTS/DPF 1.1
- Amend *Table 5 - Procedural Matters (PM) – Notification* as follows:

| Class of Development (Column A) | Exceptions (Column B) |
|---|--|
| <p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) ancillary accommodation | <p>Except development that:</p> <ul style="list-style-type: none"> 1. does not satisfy any of the following: <ul style="list-style-type: none"> (a) General Neighbourhood Zone DTS/DPF 4.1 |

| | |
|---|---|
| <ul style="list-style-type: none"> (b) co-living (c) dwelling (d) dwelling addition (e) residential flat building (f) retirement facility (g) student accommodation (h) supported accommodation. | <ul style="list-style-type: none"> (b) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.1 where development is primarily for the purpose of a retirement facility or supported accommodation on a <u>Significant Retirement Facility or Supported Accommodation Site</u>. (c) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 where development is primarily for the purpose of a retirement facility or supported accommodation on a <u>Significant Retirement Facility or Supported Accommodation Site</u>. <p>or</p> <p>2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:</p> <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment). |
| <p>4. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) consulting room (b) office (c) shop. | <p>Except development that:</p> <ul style="list-style-type: none"> 1. does not satisfy any of the following: <ul style="list-style-type: none"> (a) General Neighbourhood Zone DTS/DPF 1.4 (b) General Neighbourhood Zone DTS/DPF 4.1 (c) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 1.2 where |

| | |
|--|---|
| | <p>development is associated with a retirement facility or supported accommodation on a <u>Significant Retirement Facility or Supported Accommodation Site</u></p> <p>(d) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.1 where development is associated with a retirement facility or supported accommodation on a <u>Significant Retirement Facility or Supported Accommodation Site</u></p> <p>(e) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 where development is associated with a retirement facility or supported accommodation on a <u>Significant Retirement Facility or Supported Accommodation Site</u></p> <p>or</p> <p>2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:</p> <p>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)</p> <p>or</p> <p>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).</p> |
| <p>6. Alteration of or addition to any development involving the following (or of any combination of any of the following):</p> <p>(a) child care facility</p> | <p>Except development that does not satisfy General Neighbourhood Zone DTS/DPF 1.5.</p> |

| | |
|---------------------------|--|
| (b) community facility | |
| (c) educational facility. | |

Golf Course Estate Zone

- Include “Co-living” and “Supported accommodation” in DTS/DPF 1.1
- Amend *Table 5 - Procedural Matters (PM) – Notification* as follows:

| Class of Development (Column A) | Exceptions (Column B) |
|---|--|
| <p>2. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) ancillary accommodation (b) co-living (c) dwelling (d) golf course (e) office (f) residential flat building (g) shop (h) sporting clubrooms. | <p>Except development that:</p> <ul style="list-style-type: none"> 1. does not satisfy Golf Course Estate Zone DTS/DPF 3.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment). |

Housing Diversity Neighbourhood Zone

- Include “Co-living”, “Retirement Facility” and “Supported accommodation” in DTS/DPF 1.1
- Amend *Table 5 - Procedural Matters (PM) – Notification* as follows

| Class of Development (Column A) | Exceptions (Column B) |
|--|----------------------------------|
| <p>3. Any development involving any of the following (or of any combination of</p> | <p>Except development that:</p> |

| | |
|--|---|
| <p>any of the following):</p> <ul style="list-style-type: none"> (a) ancillary accommodation (b) co-living (c) dwelling (d) dwelling addition (e) recreation area (f) residential flat building (g) retirement facility (h) student accommodation (i) supported accommodation. | <ul style="list-style-type: none"> 1. exceeds the maximum building height specified in any of the following: <ul style="list-style-type: none"> (a) Housing Diversity Neighbourhood Zone 3.1 (b) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.1 where development is primarily for the purposes of a retirement facility or supported accommodation on a <u>Significant Retirement Facility or Supported Accommodation Site</u> (c) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 where development is primarily for the purposes of a retirement facility or supported accommodation on a <u>Significant Retirement Facility or Supported Accommodation Site</u> or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment). |
| <p>5. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) consulting room (b) office (c) shop. | <p>Except development that:</p> <ul style="list-style-type: none"> 1. exceeds the maximum building height specified in any of the following: <ul style="list-style-type: none"> (a) Housing Diversity Neighbourhood Zone 3.1 or (b) Significant Retirement Facility and Supported Accommodation Sites Overlay |

DTS/DPF 2.1 where development is associated with a retirement facility or supported accommodation on a Significant Retirement Facility or Supported Accommodation Site

- (c) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 where development is associated with a retirement facility or supported accommodation on a Significant Retirement Facility or Supported Accommodation Site

or

2. does not satisfy any of the following:

- (a) Housing Diversity Neighbourhood Zone DTS/DPF 1.2

- (b) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 1.2 where development is associated with a retirement facility or supported accommodation on a Significant Retirement Facility or Supported Accommodation Site

or

3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:

- (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)

or

- (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).

Master Planned Neighbourhood Zone

- Include “Co-living” in DTS/DPF 1.1

- Amend Table 5 - Procedural Matters (PM) – Notification as follows:

| Class of Development (Column A) | Exceptions (Column B) |
|--|---|
| <p>3. Any development involving any of the following (or of any combination of any of the following) where not located in an activity centre within the Emerging Activity Centre Subzone:</p> <ul style="list-style-type: none"> (a) ancillary accommodation (b) child care facility (c) co-living (d) community facility (e) display home (f) dwelling (g) dwelling addition (h) educational facility (i) indoor recreation facility (j) residential flat building (k) retirement facility (l) supported accommodation. | <p>Except development that:</p> <ul style="list-style-type: none"> 1. does not satisfy any of the following: <ul style="list-style-type: none"> (a) Master Planned Neighbourhood Zone DTS/DPF 5.1 (b) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.1 where development is primarily for the purpose of a retirement facility or supported accommodation on a <u>Significant Retirement Facility or Supported Accommodation Site</u> (c) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 where development is primarily for the purpose of a retirement facility or supported accommodation on a <u>Significant Retirement Facility or Supported Accommodation Site</u> <p style="text-align: center;">or</p> 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where in accordance with a building envelope plan or where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where in accordance with a building envelope plan or where the proposed wall (or |

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| | <p>post) abuts an existing wall or structure of greater height on the adjoining allotment).</p> |
| <p>1. Any development involving any of the following (or of any combination of any of the following) where not located in an activity centre within the Emerging Activity Centre Subzone:</p> <ul style="list-style-type: none"> (a) consulting room (b) office (c) shop. | <p>Except development that:</p> <ul style="list-style-type: none"> 1. does not satisfy any of the following: <ul style="list-style-type: none"> (a) Master Planned Neighbourhood Zone DTS/DPF 1.4 (b) Master Planned Neighbourhood Zone DTS/DPF 5.1 (c) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 1.2 where development is associated with a retirement facility or supported accommodation on a Significant Retirement Facility or Supported Accommodation Site (d) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.1 where development is associated with a retirement facility or supported accommodation on a Significant Retirement Facility or Supported Accommodation Site (e) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 where development is associated with a retirement facility or supported accommodation on a Significant Retirement Facility or Supported Accommodation Site <p>or</p> <ul style="list-style-type: none"> 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where in accordance with a building envelope plan or where the proposed |

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| | <p>wall abuts an existing wall or structure of greater length on the adjoining allotment)</p> <p>or</p> <p>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where in accordance with a building envelope plan or where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).</p> |
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Master Planned Renewal Zone

- Include “Co-living” in DTS/DPF 1.1
- Amend *Table 5 - Procedural Matters (PM) – Notification* as follows:

| Class of Development (Column A) | Exceptions (Column B) |
|---|---|
| <p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) ancillary accommodation (b) child care facility (c) co-living (d) community facility (e) display home (f) dwelling (g) dwelling addition (h) educational facility (i) indoor recreation facility (j) residential flat building (k) retirement facility (l) supported accommodation. | <p>Except development that:</p> <ul style="list-style-type: none"> 1. does not satisfy any of the following: <ul style="list-style-type: none"> (a) Master Planned Renewal Zone DTS/DPF 5.1 (b) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.1 where development is primarily for the purpose of a retirement facility or supported accommodation on a <u>Significant Retirement Facility or Supported Accommodation Site</u> (c) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 where development is primarily for the purpose of a retirement facility or supported accommodation on a <u>Significant Retirement Facility or Supported Accommodation Site</u> <p>or</p> |

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| | <p>2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:</p> <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where in accordance with a building envelope plan or where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.0m measured from the lower of the natural or finished ground level (other than where in accordance with a building envelope plan or where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment). |
| <p>1. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) consulting room (b) office (c) shop. | <p>Except development that:</p> <ul style="list-style-type: none"> 1. does not satisfy any of the following: <ul style="list-style-type: none"> (a) Master Planned Renewal Zone DTS/DPF 1.4 (b) Master Planned Renewal Zone DTS/DPF 5.1 (c) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 1.2 (d) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.1 where development is associated with a retirement facility or supported accommodation on a <u>Significant Retirement Facility or Supported Accommodation Site</u> (e) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 where development is associated with a retirement facility or supported |

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| | <p style="text-align: center;"><u>accommodation on a Significant Retirement Facility or Supported Accommodation Site</u></p> <p>or</p> <p>2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:</p> <p style="margin-left: 40px;">(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where in accordance with a building envelope plan or where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)</p> <p style="margin-left: 40px;">or</p> <p style="margin-left: 40px;">(b) the height of the proposed wall (or post height) exceeds 3.0m measured from the lower of the natural or finished ground level (other than where in accordance with a building envelope plan or where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).</p> |
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Master Planned Township Zone

- Include “Co-living” in DTS/DPF 1.1
- Amend *Table 5 - Procedural Matters (PM) – Notification* as follows:

| Class of Development (Column A) | Exceptions (Column B) |
|--|---|
| <p>3. Any development involving any of the following (or of any combination of any of the following) where not located in an activity centre within the Emerging Township Activity Centre Subzone:</p> <p style="margin-left: 40px;">(a) ancillary accommodation</p> <p style="margin-left: 40px;">(b) child care facility</p> <p style="margin-left: 40px;">(c) co-living</p> | <p>Except development that:</p> <p style="margin-left: 40px;">1. does not satisfy any of the following:</p> <p style="margin-left: 80px;">(a) Master Planned Township Zone DTS/DPF 5.1</p> <p style="margin-left: 80px;">(b) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.1 where development is primarily for the purpose of a retirement facility or</p> |

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| <ul style="list-style-type: none"> (d) community facility (e) display home (f) dwelling (g) dwelling addition (h) educational facility (i) indoor recreation facility (j) residential flat building (k) retirement facility (l) supported accommodation. | <p style="text-align: center;"><u>supported accommodation on a Significant Retirement Facility or Supported Accommodation Site</u></p> <p>(c) <u>Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 where development is primarily for the purpose of a retirement facility or supported accommodation on a Significant Retirement Facility or Supported Accommodation Site</u></p> <p style="text-align: center;">or</p> <p>2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:</p> <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where in accordance with a building envelope plan or where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) <li style="text-align: center;">or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where in accordance with a building envelope plan or the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment). |
| <p>1. Any development involving any of the following (or of any combination of any of the following) where not located in an activity centre within the Emerging Township Activity Centre Subzone</p> <ul style="list-style-type: none"> (a) consulting room (b) office (c) shop. | <p>Except development that:</p> <ul style="list-style-type: none"> 1. does not satisfy any of the following: <ul style="list-style-type: none"> (a) Master Planned Township Zone DTS/DPF 1.4 (b) Master Planned Township Zone DTS/DPF 5.1 (c) <u>Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 1.2 where</u> |

development is associated with a retirement facility or supported accommodation on a Significant Retirement Facility or Supported Accommodation Site

(d) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.1 where development is associated with a retirement facility or supported accommodation on a Significant Retirement Facility or Supported Accommodation Site

(e) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 where development is associated with a retirement facility or supported accommodation on a Significant Retirement Facility or Supported Accommodation Site

or

2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:

(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where in accordance with a building envelope plan or where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)

or

(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where in accordance with a building envelope plan or where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).

Neighbourhood Zone

- Include “Co-living” in DTS/DPF 1.1
- Amend *Table 5 - Procedural Matters (PM) – Notification* as follows

| Class of Development (Column A) | Exceptions (Column B) |
|---|---|
| <p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) ancillary accommodation (b) co-living (c) dwelling (d) dwelling addition (e) jetty, pontoon or boat berth (or any combination thereof) within the <i>Waterfront Subzone</i> (f) residential flat building. | <p>Except development that:</p> <ul style="list-style-type: none"> 1. exceeds the maximum building height specified in Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> 1. the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or 2. the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment). |

Strategic Innovation Zone

- Include “Co-living” in DTS/DPF 1.1
- Amend *Table 5 - Procedural Matters (PM) – Notification* as follows

| Class of Development (Column A) | Exceptions (Column B) |
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| <p>4. Any development involving any of the following (or of any combination of any of the following):</p> | <p>Except development that exceeds the maximum building height specified in Strategic Innovation Zone DTS/DPF 3.1 or does not satisfy Strategic Innovation Zone DTS/DPF 3.2.</p> |

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| <ul style="list-style-type: none"> (a) advertisement (b) child care facility, other than where located in the Repatriation Subzone (c) co-living (d) community facility (e) dwelling (f) educational facility (g) library (h) place of worship (i) residential flat building (j) student accommodation (k) tourist accommodation. | |
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Suburban Business Zone

- Include “Co-living” in DTS/DPF 1.1
- Amend *Table 5 - Procedural Matters (PM) – Notification* as follows:

| Class of Development (Column A) | Exceptions (Column B) |
|---|--|
| <p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) advertisement (b) ancillary accommodation (c) co-living (d) community facility (e) dwelling (f) residential flat building (g) student accommodation. | <p>Except development that exceeds the maximum building height specified in Suburban Business Zone DTS/DPF 3.1 or does not satisfy any of the following:</p> <ul style="list-style-type: none"> 1. Suburban Business Zone DTS/DPF 3.2 2. Suburban Business Zone DTS/DPF 3.3. |

Suburban Neighbourhood Zone

- Include “Co-living” and “retirement facility” in DTS/DPF 1.1
- Include “Co-living” in *Table 5 - Procedural Matters (PM) – Notification* in the same Part as references “Residential flat building”

| Class of Development (Column A) | Exceptions (Column B) |
|---|--|
| <p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) ancillary accommodation (b) co-living (c) dwelling (d) dwelling addition (e) residential flat building (f) retirement facility (g) supported accommodation. | <p>Except development that:</p> <ul style="list-style-type: none"> 1. exceeds the maximum building height specified in any of the following: <ul style="list-style-type: none"> (a) Suburban Neighbourhood Zone DTS/DPF 4.1 (b) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.1 where development is primarily for the purpose of supported accommodation on a <u>Significant Retirement Facility or Supported Accommodation Site</u> (c) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 where development is primarily for the purpose of supported accommodation on a <u>Significant Retirement Facility or Supported Accommodation Site</u> or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an |

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| | existing wall or structure of greater height on the adjoining allotment). |
| <p>4. Alteration of or addition to any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) child care facility (b) community facility (c) educational facility. | Except where development does not satisfy Suburban Neighbourhood Zone DTS/DPF 1.4. |
| <p>5. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) consulting room (b) office (c) shop. | <p>Except development that:</p> <ol style="list-style-type: none"> 1. exceeds the maximum building height specified in any of the following <ul style="list-style-type: none"> (a) Suburban Neighbourhood Zone DTS/DPF 4.1 (b) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.1 where development is associated with supported accommodation on a Significant Retirement Facility or Supported Accommodation Site (c) Significant Retirement Facility and Supported Accommodation Sites ..Overlay DTS/DPF 2.2 where development is associated with supported accommodation on a Significant Retirement Facility or Supported Accommodation Site or 2. does not satisfy Suburban Neighbourhood Zone DTS/DPF 1.2 or 3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater |

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| | <p>length on the adjoining allotment) or</p> <p>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).</p> |
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Township Neighbourhood Zone

- Include “Co-living” in DTS/DPF 1.1
- Amend *Table 5 - Procedural Matters (PM) – Notification* as follows

| Class of Development (Column A) | Exceptions (Column B) |
|--|---|
| <p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) ancillary accommodation (b) co-living (c) dwelling (d) dwelling addition (e) residential flat building. | <p>Except development that:</p> <ol style="list-style-type: none"> 1. exceeds the maximum building height specified in Township Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment). |

Urban Corridor (Boulevard) Zone

- Include “Co-living” in DTS/DPF 1.1
- Amend PO 5.1 as follows:

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| <p>PO 5.1</p> <p>Consolidation of significant development sites (a site with a frontage over 25m to a primary road corridor (e.g., a State maintained road or a road with similar attributes) and over 2500m² in area, which may include one or more allotments) to achieve increased development yield provided that off-site impacts can be managed and broader community benefit is achieved in terms of design quality, community services, affordable housing provision, retirement facility and supported accommodation provision, or sustainability features.</p> | <p>DTS/DPF 5.1</p> <p>Development on significant development sites (a site with a frontage over 25m to a primary road corridor (e.g., a State maintained road or a road with similar attributes) and over 2500m² in area) up to 30% above the maximum building height specified in DTS/DPF 3.1 (rounded to the nearest whole number) where it:</p> <ul style="list-style-type: none"> (a) incorporates the retention, conservation and reuse of a building which is a listed heritage place or an existing built form and context that positively contributes to the character of the local area (b) includes more than 15% of dwellings as affordable housing (c) is primarily for the purpose of a retirement facility or supported accommodation <p>or</p> <ul style="list-style-type: none"> (d) [remainder of provision from part (d) onwards is unchanged] |
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- Amend Table 5 - Procedural Matters (PM) – Notification as follows:

| Class of Development (Column A) | Exceptions (Column B) |
|--|---|
| <p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) advertisement (b) child care facility (c) co-living (d) dwelling (e) residential flat building (f) retirement facility (g) student accommodation (h) supported accommodation. | <p>Except development that:</p> <ul style="list-style-type: none"> 1. exceeds the maximum building height specified in Urban Corridor (Boulevard) DTS/DPF 3.1 or 2. does not satisfy Urban Corridor (Boulevard) DTS/DPF 4.1 or 3. involves the construction of a building of 4 or more building levels and the site of the development is: <ul style="list-style-type: none"> (a) adjacent land to a neighbourhood-type zone and |

- (b) adjoins an allotment containing an existing low-rise building used for residential purposes.

Urban Corridor (Business) Zone

- Include “Co-living” in DTS/DPF 1.1
- Amend PO 5.1 as follows:

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| <p>PO 5.1</p> <p>Consolidation of significant development sites (a site with a frontage over 25m to a primary road corridor (e.g., a State maintained road or a road with similar attributes) and over 2500m² in area, which may include one or more allotments) to achieve increased development yield provided that off-site impacts can be managed and broader community benefit is achieved in terms of design quality, community services, affordable housing provision, retirement facility and supported accommodation provision, or sustainability features.</p> | <p>DTS/DPF 5.1</p> <p>Development on significant development sites (a site with a frontage over 25m to a primary road corridor (e.g., a State maintained road or a road with similar attributes) and over 2500m² in area) up to 30% above the maximum building height specified in DTS/DPF 3.1 (rounded to the nearest whole number) where it:</p> <ul style="list-style-type: none"> (a) incorporates the retention, conservation and reuse of a building which is a listed heritage place or an existing built form and context that positively contributes to the character of the local area (b) includes more than 15% of dwellings as affordable housing (c) is primarily for the purpose of a retirement facility or supported accommodation <p>or</p> <ul style="list-style-type: none"> (d) <i>[remainder of provision from part (d) onwards is unchanged]</i> |
|--|---|

- Amend Table 5 - Procedural Matters (PM) – Notification as follows

| Class of Development (Column A) | Exceptions (Column B) |
|--|--|
| <p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) advertisement (b) child care facility (c) co-living (d) dwelling | <p>Except development that:</p> <ul style="list-style-type: none"> 1. exceeds the maximum building height specified in Urban Corridor (Boulevard) DTS/DPF 3.1 or 2. does not satisfy Urban Corridor (Boulevard) DTS/DPF 4.1 or |

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| <ul style="list-style-type: none"> (e) residential flat building (f) retirement facility (g) student accommodation (h) supported accommodation. | <p>3. involves the construction of a building of 4 or more building levels and the site of the development is:</p> <ul style="list-style-type: none"> 1. adjacent land to a neighbourhood-type zone and 2. adjoins an allotment containing an existing low-rise building used for residential purposes. |
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Urban Corridor (Living) Zone

- Include “Co-living” in DTS/DPF 1.1
- Amend PO 5.1 as follows:

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| <p>PO 5.1</p> <p>Consolidation of significant development sites (a site with a frontage over 25m to a primary road corridor (e.g., a State maintained road or a road with similar attributes) and over 2500m² in area, which may include one or more allotments) to achieve increased development yield provided that off-site impacts can be managed and broader community benefit is achieved in terms of design quality, community services, affordable housing provision, retirement facility and supported accommodation provision, or sustainability features.</p> | <p>DTS/DPF 5.1</p> <p>Development on significant development sites (a site with a frontage over 25m to a primary road corridor (e.g., a State maintained road or a road with similar attributes) and over 2500m² in area) up to 30% above the maximum building height specified in DTS/DPF 3.1 (rounded to the nearest whole number) where it:</p> <ul style="list-style-type: none"> (a) incorporates the retention, conservation and reuse of a building which is a listed heritage place or an existing built form and context that positively contributes to the character of the local area (b) includes more than 15% of dwellings as affordable housing (c) is primarily for the purpose of a retirement facility or supported accommodation <p>or</p> <ul style="list-style-type: none"> (d) [remainder of provision from part (d) onwards is unchanged] |
|---|---|

- Amend Table 5 - Procedural Matters (PM) – Notification as follows

| Class of Development (Column A) | Exceptions (Column B) |
|---|--|
| <p>3. Any development involving any of the following (or of any combination of any of the following):</p> | <p>Except development that:</p> <ul style="list-style-type: none"> 1. exceeds the maximum building height specified in Urban Corridor |

| | |
|--|--|
| <ul style="list-style-type: none"> (a) advertisement (b) child care facility (c) co-living (d) dwelling (e) residential flat building (f) retirement facility (g) student accommodation (h) supported accommodation. | <p>(Boulevard) DTS/DPF 3.1 or</p> <p>2. does not satisfy Urban Corridor (Boulevard) DTS/DPF 4.1 or</p> <p>3. involves the construction of a building of 4 or more building levels and the site of the development is:</p> <ul style="list-style-type: none"> 1. adjacent land to a neighbourhood-type zone and 2. adjoins an allotment containing an existing low-rise building used for residential purposes. |
|--|--|

Urban Corridor (Main Street) Zone

- Include “Co-living” in DTS/DPF 1.1
- Amend PO 5.1 as follows:

| | |
|--|--|
| <p>PO 5.1</p> <p>Consolidation of significant development sites (a site with a frontage over 25m to a primary road corridor (e.g., a State maintained road or a road with similar attributes) and over 2500m² in area, which may include one or more allotments) to achieve increased development yield provided that off-site impacts can be managed and broader community benefit is achieved in terms of design quality, community services, affordable housing provision, retirement facility or supported accommodation provision, or sustainability features.</p> | <p>DTS/DPF 5.1</p> <p>Development on significant development sites (a site with a frontage over 25m to a primary road corridor (e.g., a State maintained road or a road with similar attributes) and over 2500m² in area) up to 30% above the maximum building height specified in DTS/DPF 3.1 (rounded to the nearest whole number) where it:</p> <ul style="list-style-type: none"> (a) incorporates the retention, conservation and reuse of a building which is a listed heritage place or an existing built form and context that positively contributes to the character of the local area (b) includes more than 15% of dwellings as affordable housing (c) is primarily for the purposes of supported accommodation or retirement facility <p>or</p> <ul style="list-style-type: none"> (d) [remainder of provision from part (d) onwards is unchanged] |
|--|--|

- Amend Table 5 - Procedural Matters (PM) – Notification as follows

| Class of Development (Column A) | Exceptions (Column B) |
|--|---|
| <p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) advertisement (b) child care facility (c) co-living (d) dwelling (e) residential flat building (f) retirement facility (g) student accommodation (h) supported accommodation. | <p>Except development that:</p> <ul style="list-style-type: none"> 1. exceeds the maximum building height specified in Urban Corridor (Boulevard) DTS/DPF 3.1 or 2. does not satisfy Urban Corridor (Boulevard) DTS/DPF 4.1 or 3. involves the construction of a building of 4 or more building levels and the site of the development is: <ul style="list-style-type: none"> 1. adjacent land to a neighbourhood-type zone and 2. adjoins an allotment containing an existing low-rise building used for residential purposes. |

Urban Neighbourhood Zone

- Include “Co-living” in DTS/DPF 1.1
- Amend Table 5 - Procedural Matters (PM) – Notification as follows:

| Class of Development (Column A) | Exceptions (Column B) |
|---|--|
| <p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) advertisement (b) child care facility (c) co-living (d) dwelling (e) dwelling addition (f) residential flat building (g) retirement facility (h) student accommodation | <p>Except development that exceeds the maximum building height specified in Urban Neighbourhood DTS/DPF 2.2 or does not satisfy Urban Neighbourhood DTS/DPF 3.1.</p> |

| | |
|-----------------------------|--|
| (i) supported accommodation | |
| (j) tourist accommodation. | |

Urban Renewal Neighbourhood Zone

- Include “Co-living” in DTS/DPF 1.1
- Amend “Table 5 - Procedural Matters (PM) – Notification as follows:

| Class of Development (Column A) | Exceptions (Column B) |
|--|---|
| <p>3. Any development involving any of the following (or of any combination of any of the following) where not located in the Kilkenny Subzone:</p> <ul style="list-style-type: none"> (a) ancillary accommodation (b) co-living (c) dwelling (d) dwelling addition (e) residential flat building (f) retirement facility (g) student accommodation (h) supported accommodation. | <p>Except development that:</p> <ul style="list-style-type: none"> 1. exceeds the maximum building height specified in Urban Renewal Neighbourhood Zone DTS/DPF 2.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment). |

Waterfront Neighbourhood Zone

- Include “Co-living” in DTS/DPF 1.1
- Amend Table 5 - Procedural Matters (PM) – Notification as follows:

| Class of Development (Column A) | Exceptions (Column B) |
|------------------------------------|--------------------------|
| | |

3. Any development involving any of the following (or of any combination of any of the following):

- (a) ancillary accommodation
- (b) co-living
- (c) dwelling
- (d) dwelling addition
- (e) jetty, pontoon or boat berth (or any combination thereof)
- (f) residential flat building.

Except development that:

- 1. exceeds the maximum building height specified in Waterfront Neighbourhood Zone DTS/DPF 4.1
or
- 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:
 - (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)
or
 - (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).

Amendments to Part 3 - Overlays

(New) Significant Retirement Facility and Supported Accommodation Sites Overlay

The new “Significant Retirement Facility and Supported Accommodation Sites Overlay” is proposed to spatially apply over:

- City Living Zone
- Established Neighbourhood Zone
- General Neighbourhood Zone
- Golf Course Zone
- Hills Neighbourhood Zone
- Housing Diversity Neighbourhood Zone
- Master Planned Neighbourhood Zone
- Master Planned Renewal Zone
- Master Planned Township Zone
- Neighbourhood Zone
- Suburban Neighbourhood Zone
- Urban Renewal Neighbourhood Zone
- Waterfront Neighbourhood Zone

The proposed new Overlay is set out below.

The Overlay should be read in conjunction with other relevant provisions of the Planning and Design Code.

The Overlay is inserted in Part 3 – Overlays

Part 3 – Overlays

Significant Retirement Facility and Supported Accommodation Sites Overlay

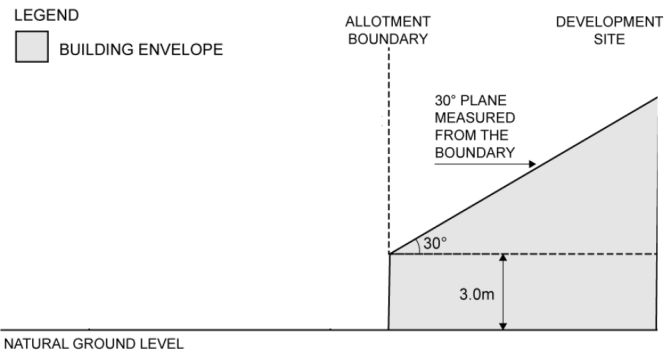
Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|--|
| DO 1 | Development of supported accommodation and retirement facilities on <u>significant retirement facility and supported accommodation sites</u> to provide accommodation for the communities' ageing residents. |

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|--|
| Land Use and Intensity | |
| <p>PO 1.1</p> <p>Non-residential activities that are subordinate to, and in association with, retirement facilities and supported accommodation to support occupant care and wellbeing and the local community.</p> | <p>DTS/DPF 1.1</p> <p>None are applicable</p> |
| <p>PO 1.2</p> <p>Shops, offices and consulting rooms associated with a retirement facility and/or supported accommodation on a <u>significant retirement facility and supported accommodation site</u>:</p> <p>(a) support the facility's residents, workers, visitors and the local community</p> <p>(b) are of a scale and type to maintain residential amenity.</p> | <p>DTS/DPF 1.2</p> <p>A shop, consulting room or office associated with supported accommodation and/or a retirement facility located on a <u>significant retirement facility and supported accommodation site</u> does not exceed:</p> <p>(a) 450m² gross leasable floor area (individually in a single building), or</p> <p>(b) the relevant zone's maximum gross leasable floor area, whichever is greater.</p> |
| Built Form and Character | |
| <p>PO 2.1</p> <p>Buildings for supported accommodation and retirement facilities on a <u>significant retirement facility and supported accommodation site</u> achieve an</p> | <p>DTS/DPF 2.1</p> <p>Buildings for or associated with supported accommodation or a retirement facility on a <u>significant retirement facility and supported accommodation site</u> do not exceed:</p> |

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| <p>increased development yield, provided that off-site impacts can be managed.</p> | <p>(a) 4 levels and 15m in height on sites between 10,000m² up to 20,000m² in area</p> <p>(b) 6 levels and 22m in height on sites over 20,000m² in area.</p> <p>In instances where the zone's maximum building height exceeds the height specified in part DTS/DPF 2.1 (a) or (b) (whichever is relevant), then the zone's maximum building height will apply.</p> |
| <p>PO 2.2</p> <p>Development on a <u>significant retirement facilities and supported accommodation site</u> designed to minimise impacts on adjacent residential uses with regard to overshadowing, massing and building proportions.</p> | <p>DTS/DPF 2.2</p> <p>Parts of a development for the purposes of, or associated with, a retirement facility or supported accommodation on a <u>significant retirement facility and supported accommodation site</u> that exceed the zone's maximum building height are constructed within a building envelope provided by a 30 degree plane measured from a height of 3m above natural ground level at the site boundary as shown in the following diagram:</p>  <p>The diagram illustrates a cross-section of a development site. A horizontal line at the bottom represents the 'NATURAL GROUND LEVEL'. A vertical dashed line on the left represents the 'ALLOTMENT BOUNDARY'. A horizontal dashed line extends from the boundary at a height of '3.0m' above the ground level. From the top of this 3.0m line, a solid line slopes upwards at a '30°' angle, labeled as the '30° PLANE MEASURED FROM THE BOUNDARY'. The area between the ground level and this 30-degree plane is shaded grey and labeled as the 'BUILDING ENVELOPE' in the legend. The area to the right of the allotment boundary is labeled as the 'DEVELOPMENT SITE'.</p> |
| <p>Parking and Access</p> | |
| <p>PO 3.1</p> <p>Commercial activities on a significant supported accommodation and retirement facility site share the on-site vehicle parking associated with supported accommodation and/or retirement facilities.</p> | <p>DTS/DPF 3.1</p> <p>Transport Access and Parking General Development Policy DTS/DPF 5.1 is taken to be met for any shop, office, consulting room or community facility that is:</p> <p>(a) located on a significant supported accommodation and retirement facility site and</p> <p>(b) is associated with and shares on-site car parking with a development primarily for the purpose of a retirement facility or supported accommodation.</p> |

Procedural Matters (PM) – Referrals

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

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|--|----------------------|----------------------------|----------------------------|
| None | None | None | None |

Amendments to Part 4 - General Development Policies

Drafting note:

Green text = new text

~~Strikethrough~~ = deleted text

Design - General Development Policies

| All Residential development | |
|---|---|
| Front elevations and passive surveillance | |
| <p>PO 11.1</p> <p>Dwellings and co-living incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p> | <p>DTS/DPF 11.1</p> <p>Each dwelling or co-living residence with a frontage to a public street:</p> <ol style="list-style-type: none"> 1. includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m 2. has an aggregate window area of at least 2m² facing the primary street. |
| <p>PO 11.2</p> <p>Dwellings and co-living incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.</p> | <p>DTS/DPF 11.2</p> <p>Dwellings or co-living with a frontage to a public street have an entry door visible from the primary street boundary.</p> |
| Outlook and amenity | |
| <p>PO 12.1</p> <p>Living rooms have an external outlook to provide a high standard of amenity for occupants.</p> | <p>DTS/DPF 12.1</p> <p>A living room of a dwelling or co-living residence incorporates a window with an outlook towards the street frontage or private open space, public open space, or waterfront areas.</p> |
| Garage appearance | |
| <p>PO 14.1</p> <p>Garaging is designed to not detract from the streetscape or appearance of a dwelling or co-living.</p> | <p>DTS/DPF 14.1</p> <p>Garages and carports facing a street:</p> <ol style="list-style-type: none"> (a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling or co-living residence (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening not exceeding 7m in width (d) have a garage door /opening width not exceeding 50% of the site frontage unless |

| | |
|--|--|
| | the dwelling has two or more building levels at the building line fronting the same public street. |
|--|--|

| Private Open Space | |
|--|--|
| <p>PO 17.1</p> <p>Dwellings and co-living are provided with suitable sized areas of usable private open space or communal open space to meet the needs of occupants.</p> | <p>DTS/DPF 17.1</p> <p>Private open space or communal open space is provided in accordance with Design Table 1 - Private Open Space or Design Table 2 - Communal Open Space.</p> |

| Group dwelling, residential flat buildings, co-living and battle-axe development | | | | | | | | | | | |
|--|--|-------------------------------|--|-------------------|----------------------------|----------------------|----------------------------|----------------------|----------------------------|------------------------|---|
| Amenity | | | | | | | | | | | |
| <p>PO 22.1</p> <p>Dwelling and co-living layouts are functional and provide for efficient use by occupants.</p> <p>Dwellings are of a suitable size to accommodate a layout that is well-organised and provides a high standard of amenity for occupants.</p> | <p>DTS/DPF 22.1</p> <p>None are applicable.</p> <p>Dwellings have a minimum internal floor area in accordance with the following table:</p> <table border="1"> <thead> <tr> <th>Number of bedrooms</th> <th>Minimum internal floor area</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>35m²</td> </tr> <tr> <td>1 bedroom</td> <td>50m²</td> </tr> <tr> <td>2 bedroom</td> <td>65m²</td> </tr> <tr> <td>3+ bedrooms</td> <td>80m² and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom</td> </tr> </tbody> </table> | Number of bedrooms | Minimum internal floor area | Studio | 35m² | 1 bedroom | 50m² | 2 bedroom | 65m² | 3+ bedrooms | 80m² and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom |
| Number of bedrooms | Minimum internal floor area | | | | | | | | | | |
| Studio | 35m² | | | | | | | | | | |
| 1 bedroom | 50m² | | | | | | | | | | |
| 2 bedroom | 65m² | | | | | | | | | | |
| 3+ bedrooms | 80m² and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom | | | | | | | | | | |
| <p>PO 22.2</p> <p>The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.</p> | <p>DTS/DPF 22.2</p> <p>None are applicable.</p> | | | | | | | | | | |
| <p>PO 22.3</p> <p>Development maximises the number of dwellings and co-living residences that face public open space and public streets and limits dwellings or co-living residences oriented towards adjoining properties.</p> | <p>DTS/DPF 22.3</p> <p>None are applicable.</p> | | | | | | | | | | |
| <p>PO 22.4</p> | <p>DTS/DPF 22.4</p> | | | | | | | | | | |

| <p>Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.</p> | <p>Dwelling or co-living sites/allotments are not in the form of a battle-axe arrangement.</p> | | | | | | | | | | | | | | | | | |
|--|--|----------------------------|---------------------|----------------------------|----------|----------|----|---------------|------|---|------|-----------------------------------|------|-----------|-----------------------------|----|------------------|------|
| <p>PO 22.5</p> <p>Habitable room dimensions accommodate minimum household furniture and fixing needs.</p> | <p>DTS/DPF 22.5</p> <p>Habitable rooms have minimum dimensions (excluding any fixed storage, cupboards or kitchen facilities) in accordance with the following table:</p> <table border="1" data-bbox="772 490 1481 1061"> <thead> <tr> <th>Accommodation type</th> <th>Habitable room type</th> <th>Minimum internal dimension</th> </tr> </thead> <tbody> <tr> <td rowspan="4">Dwelling</td> <td>Main bed</td> <td>3m</td> </tr> <tr> <td>Secondary bed</td> <td>2.5m</td> </tr> <tr> <td>Living room – studio and 1 bedroom dwelling</td> <td>3.3m</td> </tr> <tr> <td>Living room – 2+ bedroom dwelling</td> <td>3.6m</td> </tr> <tr> <td rowspan="2">Co-living</td> <td>Living area / studio format</td> <td>3m</td> </tr> <tr> <td>Separate bedroom</td> <td>2.5m</td> </tr> </tbody> </table> | Accommodation type | Habitable room type | Minimum internal dimension | Dwelling | Main bed | 3m | Secondary bed | 2.5m | Living room – studio and 1 bedroom dwelling | 3.3m | Living room – 2+ bedroom dwelling | 3.6m | Co-living | Living area / studio format | 3m | Separate bedroom | 2.5m |
| Accommodation type | Habitable room type | Minimum internal dimension | | | | | | | | | | | | | | | | |
| Dwelling | Main bed | 3m | | | | | | | | | | | | | | | | |
| | Secondary bed | 2.5m | | | | | | | | | | | | | | | | |
| | Living room – studio and 1 bedroom dwelling | 3.3m | | | | | | | | | | | | | | | | |
| | Living room – 2+ bedroom dwelling | 3.6m | | | | | | | | | | | | | | | | |
| Co-living | Living area / studio format | 3m | | | | | | | | | | | | | | | | |
| | Separate bedroom | 2.5m | | | | | | | | | | | | | | | | |
| <p>PO 22.6</p> <p>Co-living is designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of resident life and promote social interaction.</p> | <p>DTS/DPF 22.6</p> <p>None are applicable.</p> | | | | | | | | | | | | | | | | | |
| <p>PO 22.7</p> <p>Co-living provides a range of living options to meet a variety of accommodation needs, such as studio, one-bedroom, two-bedroom and disability access units, and may be located in the same building/site as self-contained dwellings to enhance housing choice.</p> | <p>DTS/DPF 22.7</p> <p>None are applicable.</p> | | | | | | | | | | | | | | | | | |
| <p>PO 22.8</p> <p>Co-living provides common or shared facilities to enable a more efficient use of space, in a way that promotes social interaction and enhances resident amenity.</p> | <p>DTS/DPF 22.8</p> <p>None are applicable.</p> | | | | | | | | | | | | | | | | | |
| <p>PO 22.9</p> <p>Co-living provides communal indoor recreation space(s) which:</p> | <p>DTS/DPF 22.9</p> <p>None are applicable.</p> | | | | | | | | | | | | | | | | | |

| | |
|---|--|
| <ul style="list-style-type: none"> (a) are of a size and layout to cater for co-living residents, as well as any dwellings on the same site (b) are conveniently accessed by residences (c) are located adjacent to communal open space, where practicable (d) are designed to maximise solar access to windows in winter months. | |
| <p>PO 22.10</p> <p>Co-living provides shared kitchens and associated dining space, shared bathrooms and shared laundries which:</p> <ul style="list-style-type: none"> (a) are of a size, layout and number to cater for co-living residents who do not otherwise have those facilities in their private residence (b) are conveniently accessed by the residences they service (c) are sized to accommodate appropriate fixings and furnishings for convenient use of the facility. | <p>DTS/DPF 22.10</p> <p>None are applicable.</p> |

| Communal Open Space | |
|--|--|
| <p>PO 23.1</p> <p>Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.</p> | <p>DTS/DPF 23.1</p> <p>None are applicable.</p> |
| <p>PO 23.2</p> <p>Communal open space is of sufficient size and dimensions to cater for group recreation.</p> | <p>DTS/DPF 23.2</p> <p>Communal open space incorporates a minimum dimension of 5 metres.</p> |
| <p>PO 23.3</p> <p>Communal open space is designed and sited to:</p> <ul style="list-style-type: none"> (a) be conveniently accessed by the dwellings or residences which it services (b) have regard to acoustic, safety, security and wind effects. | <p>DTS/DPF 23.3</p> <p>None are applicable.</p> |
| <p>PO 23.4</p> <p>Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.</p> | <p>DTS/DPF 23.4</p> <p>None are applicable.</p> |
| <p>PO 23.5</p> | <p>DTS/DPF 23.5</p> |

| | |
|---|---|
| Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings or residences (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. | None are applicable. |
| PO 23.6 Communal open space is designed and sited to maximise solar access to enhance amenity and support landscaping. | DTS/DPF 23.6 At least 50% of the primary communal open space receives direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June. |
| PO 23.7 Irrigated deep soil zones and/or planter boxes are provided in communal open space to support healthy plant and tree growth. | DTS/DPF 23.7 None are applicable. |
| PO 23.8 Facilities and features are provided within communal open space to allow for pleasant and functional use by likely occupants including the provision of fixed seating, lighting, shelter from prevailing winds and shading devices to minimise summer sun exposure. | DTS/DPF 23.8 None are applicable |

Design

Table 1 - Private Open Space

| Dwelling /Accommodation Type | Minimum Rate |
|--|--|
| Dwelling (at ground level) | Total private open space area: 1. Site area <301m ² : 24m ² located behind the building line. 2. Site area ≥ 301m ² : 60m ² located behind the building line. Minimum directly accessible from a living room: 16m ² / with a minimum dimension 3m. |
| Dwelling (above ground level) | Studio (no separate bedroom): 4m ² with a minimum dimension 1.8m One bedroom: 8m ² with a minimum dimension 2.1m Two bedroom dwelling: 11m ² with a minimum dimension 2.4m Three + bedroom dwelling: 15m ² with a minimum dimension 2.6m |
| Cabin or caravan (permanently fixed to the ground) in a residential park or a caravan and tourist park | Total area: 16m ² , which may be used as second car parking space, provided on each site intended for residential occupation. |
| Co-living | 2.5m ² per bedroom |

Table 2 - Communal Open Space

| Dwelling / Accommodation Type | Minimum Rate |
|--------------------------------------|---|
| Dwelling above ground level | The equivalent private open space rate specified in Table 1 – Private Open Space for the 5 dwellings with the most bedrooms, plus 4m ² for each additional dwelling until a total area of 250m ² is reached |
| Co-living | 2.5m ² per residence |

Design in Urban Areas - General Development Policies:

| All residential development | |
|---|--|
| Front elevations and passive surveillance | |
| <p>PO 17.1</p> <p>Dwellings and co-living incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p> | <p>DTS/DPF 17.1</p> <p>Each dwelling or co-living residence with a frontage to a public street:</p> <ul style="list-style-type: none"> (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m² facing the primary street. |
| <p>PO 17.2</p> <p>Dwellings and co-living incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.</p> | <p>DTS/DPF 17.2</p> <p>Dwellings or co-living with a frontage to a public street have an entry door visible from the primary street boundary.</p> |

| Residential Development – Low Rise | |
|--|---|
| External appearance | |
| <p>PO 20.2</p> <p>Dwelling and co-living elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.</p> | <p>DTS/DPF 20.2</p> <p>Each dwelling or co-living residence includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway:</p> <ul style="list-style-type: none"> a) a minimum of 30% of the building wall is set back an additional 300mm from the building line b) a porch or portico projects at least 1m from the building wall c) a balcony projects from the building wall d) a verandah projects at least 1m from the building wall e) eaves of a minimum 400mm width extend along the width of the front elevation f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm g) a minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish. |

| Private Open Space | |
|--|--|
| <p>PO 21.1</p> <p>Dwellings and co-living are provided with suitable sized areas of usable private open space or communal open space to meet the needs of occupants.</p> | <p>DTS/DPF 21.1</p> <p>Private open space or communal open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space or Design in Urban Areas Table 2 - Communal Open Space.</p> |
| Waste storage | |
| <p>PO 24.1</p> <p>Provision is made for the convenient storage of waste bins in a location screened from public view.</p> | <p>DTS/DPF 24.1</p> <p>Where dwellings or co-living abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that:</p> <ul style="list-style-type: none"> (a) has a minimum area of 2m² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street. |

| Residential Development – Medium and High Rise (including serviced apartments) | |
|---|--|
| Outlook and Visual Privacy | |
| <p>PO 26.1</p> <p>Ground level dwellings and co-living residences have a satisfactory short range visual outlook to public, communal or private open space.</p> | <p>DTS/DPF 26.1</p> <p>Buildings:</p> <ul style="list-style-type: none"> (a) provide a habitable room at ground or first level with a window facing toward the street (b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage. |
| <p>PO 26.2</p> <p>The visual privacy of ground level dwellings and co-living residences within multi-level buildings is protected.</p> | <p>DTS/DPF 26.2</p> <p>The finished floor level of ground level dwellings or co-living residences in multi-storey developments is raised by up to 1.2m.</p> |
| Private Open Space | |
| <p>PO 27.1</p> <p>Dwellings and co-living are provided with suitable sized areas of usable private open space or communal open space to meet the needs of occupants.</p> | <p>DTS/DPF 27.1</p> <p>Private open space or communal open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space or Design in Urban Areas Table 1 - Communal Open Space.</p> |
| <p>PO 27.2</p> <p>Where possible, dwellings and co-living residences are designed to provide outlook from main living areas to private open space or communal open space.</p> | <p>DTS/DPF 27.2</p> <p>None are applicable.</p> |
| Residential amenity in multi-level buildings | |
| <p>PO 28.4</p> <p>Dwellings and co-living residences are provided with sufficient space for storage to meet likely occupant needs.</p> | <p>DTS/DPF 28.4</p> <p>Dwellings or co-living residences (not including student accommodation or serviced apartments) are provided with storage at the following rates with at least 50% or more of the storage volume to be provided within the dwelling:</p> <ul style="list-style-type: none"> (a) co-living residence: 4m³ per bedroom (b) studio: not less than 6m³ (c) 1 bedroom dwelling / apartment: not less than 8m³ (d) 2 bedroom dwelling / apartment: not less than 10m³ (e) 3+ bedroom dwelling / apartment: not less than 12m³. |

| | |
|---|---|
| <p>PO 28.5</p> <p>Dwellings and co-living residences that use light wells for access to daylight, outlook and ventilation for habitable rooms, are designed to ensure a reasonable living amenity is provided.</p> | <p>DTS/DPF 28.5</p> <p>Light wells:</p> <ul style="list-style-type: none"> (a) are not used as the primary source of outlook for living rooms (b) up to 18m in height have a minimum horizontal dimension of 3m, or 6m if overlooked by bedrooms (c) above 18m in height have a minimum horizontal dimension of 6m, or 9m if overlooked by bedrooms. |
| <p>PO 28.6</p> <p>Attached or abutting dwellings and co-living residences are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions.</p> | <p>DTS/DPF 28.6</p> <p>None are applicable.</p> |
| <p>PO 28.7</p> <p>Dwellings and co-living are designed so that internal structural columns correspond with the position of internal walls to ensure that the space within the dwelling/apartment is useable.</p> | <p>DTS/DPF 28.7</p> <p>None are applicable.</p> |
| <p>Dwelling configuration</p> | |
| <p>PO 29.2</p> <p>Dwellings and co-living located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible.</p> | <p>DTS/DPF 29.2</p> <p>None are applicable.</p> |

| | | | | | |
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| <p>Group dwelling, residential flat buildings, co-living and battle-axe development</p> | | | | | |
| <p>Amenity</p> | | | | | |
| <p>PO 31.1</p> <p>Dwelling and co-living layouts are functional and provide for efficient use by occupants.</p> <p>Dwellings are of a suitable size to provide a high standard of amenity for occupants.</p> | <p>DTS/DPF 31.1</p> <p>None are applicable.</p> <p>Dwellings have a minimum internal floor area in accordance with the following table:</p> <table border="1" data-bbox="778 1928 1417 2027"> <tr> <td style="text-align: center;">Number of bedrooms</td> <td style="text-align: center;">Minimum internal floor area</td> </tr> <tr> <td> </td> <td> </td> </tr> </table> | Number of bedrooms | Minimum internal floor area | | |
| Number of bedrooms | Minimum internal floor area | | | | |
| | | | | | |

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| | <p>Studio</p> | <p>35m²</p> | | | | | | | | | | |
|---|---|---|--------------------|---------------------|----------------------------|----------|----------|----|---------------|------|---|------|
| | <p>1 bedroom</p> | <p>50m²</p> | | | | | | | | | | |
| | <p>2 bedroom</p> | <p>65m²</p> | | | | | | | | | | |
| | <p>3+ bedrooms</p> | <p>80m² and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom</p> | | | | | | | | | | |
| <p>PO 31.2</p> <p>The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.</p> | <p>DTS/DPF 31.2</p> <p>None are applicable.</p> | | | | | | | | | | | |
| <p>PO 31.3</p> <p>Development maximises the number of dwellings and co-living residences that face public open space and public streets and limits dwellings or co-living residences oriented towards adjoining properties.</p> | <p>DTS/DPF 31.3</p> <p>None are applicable.</p> | | | | | | | | | | | |
| <p>PO 31.4</p> <p>Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.</p> | <p>DTS/DPF 31.4</p> <p>Dwelling or co-living sites/allotments are not in the form of a battle-axe arrangement.</p> | | | | | | | | | | | |
| <p>PO 31.5</p> <p>Habitable room dimensions accommodate minimum household furniture and fixing needs.</p> | <p>DTS/DPF 31.5</p> <p>Habitable rooms have minimum dimensions (excluding any kitchen/dining space, fixed storage or cupboards) in accordance with the following table:</p> <table border="1" data-bbox="775 1485 1479 1962"> <thead> <tr> <th data-bbox="775 1485 1015 1630">Accommodation type</th> <th data-bbox="1021 1485 1241 1630">Habitable room type</th> <th data-bbox="1248 1485 1479 1630">Minimum internal dimension</th> </tr> </thead> <tbody> <tr> <td data-bbox="775 1639 1015 1962" rowspan="3">Dwelling</td> <td data-bbox="1021 1639 1241 1711">Main bed</td> <td data-bbox="1248 1639 1479 1711">3m</td> </tr> <tr> <td data-bbox="1021 1720 1241 1783">Secondary bed</td> <td data-bbox="1248 1720 1479 1783">2.5m</td> </tr> <tr> <td data-bbox="1021 1792 1241 1962">Living room – studio and 1 bedroom dwelling</td> <td data-bbox="1248 1792 1479 1962">3.3m</td> </tr> </tbody> </table> | | Accommodation type | Habitable room type | Minimum internal dimension | Dwelling | Main bed | 3m | Secondary bed | 2.5m | Living room – studio and 1 bedroom dwelling | 3.3m |
| Accommodation type | Habitable room type | Minimum internal dimension | | | | | | | | | | |
| Dwelling | Main bed | 3m | | | | | | | | | | |
| | Secondary bed | 2.5m | | | | | | | | | | |
| | Living room – studio and 1 bedroom dwelling | 3.3m | | | | | | | | | | |

| | | | |
|---|--|-----------------------------------|------|
| | | Living room – 2+ bedroom dwelling | 3.6m |
| | Co-living | Living area / studio format | 3m |
| | | Separate bedroom | 2.5m |
| <p>PO 31.6</p> <p>Co-living is designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of resident life and promote social interaction.</p> | <p>DTS/DPF 31.6</p> <p>None are applicable.</p> | | |
| <p>PO 31.7</p> <p>Co-living provides a range of living options to meet a variety of accommodation needs, such as studio, one-bedroom, two-bedroom and disability access units, and may be located in the same building/site as self-contained dwellings to enhance housing choice.</p> | <p>DTS/DPF 31.7</p> <p>None are applicable.</p> | | |
| <p>PO 31.8</p> <p>Co-living provides common or shared facilities to enable a more efficient use of space, in a way that promotes social interaction and enhances resident amenity.</p> | <p>DTS/DPF 31.8</p> <p>None are applicable.</p> | | |
| <p>PO 31.9</p> <p>Co-living provides communal indoor recreation space(s) which:</p> <ul style="list-style-type: none"> (a) are of a size and layout to cater for co-living residents, as well as any dwellings on the same site (b) are conveniently accessed by residences (c) are located adjacent to communal open space, where practicable (d) are designed to maximise solar access to windows in winter months. | <p>DTS/DPF 31.9</p> <p>None are applicable.</p> | | |
| <p>PO 31.10</p> <p>Co-living provides shared kitchens and associated dining space, shared bathrooms and shared laundries which:</p> | <p>DTS/DPF 31.10</p> <p>None are applicable.</p> | | |

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| <ul style="list-style-type: none"> (a) are of a size, layout and number to cater for co-living residents who do not otherwise have those facilities in their private residence (b) are conveniently accessed by the residences they service (c) are sized to accommodate appropriate fixings and furnishings for convenient use of the facility. | |
| Communal Open Space | |
| <p>PO 32.1</p> <p>Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.</p> | <p>DTS/DPF 32.1</p> <p>None are applicable.</p> |
| <p>PO 32.2</p> <p>Communal open space is of sufficient size and dimensions to cater for group recreation.</p> | <p>DTS/DPF 32.2</p> <p>Communal open space incorporates a minimum dimension of 5 metres.</p> |
| <p>PO 32.3</p> <p>Communal open space is designed and sited to:</p> <ul style="list-style-type: none"> (a) be conveniently accessed by the dwellings or residences which it services (b) have regard to acoustic, safety, security and wind effects. | <p>DTS/DPF 32.3</p> <p>None are applicable.</p> |
| <p>PO 32.4</p> <p>Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.</p> | <p>DTS/DPF 32.4</p> <p>None are applicable.</p> |
| <p>PO 32.5</p> <p>Communal open space is designed and sited to:</p> <ul style="list-style-type: none"> (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings or residences (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. | <p>DTS/DPF 32.5</p> <p>None are applicable.</p> |
| <p>PO 32.6</p> <p>Communal open space is designed and sited to maximise solar access to enhance amenity and support landscaping.</p> | <p>DTS/DPF 32.6</p> <p>At least 50% of the primary communal open space receives direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.</p> |
| <p>PO 32.7</p> | <p>DTS/DPF 32.7</p> <p>None are applicable.</p> |

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| <p>Irrigated deep soil zones and/or planter boxes are provided in communal open space to support healthy plant and tree growth.</p> | |
| <p>PO 32.8 Facilities and features are provided within communal open space to allow for pleasant and functional use by likely occupants including the provision of fixed seating, lighting, shelter from prevailing winds and shading devices to minimise summer sun exposure.</p> | <p>DTS/DPF 32.8 None are applicable</p> |
| <p>Car Parking, access and manoeuvrability</p> | |
| <p>PO 33.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p> | <p>DTS/DPF 33.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements:</p> <ul style="list-style-type: none"> (a) minimum 0.33 on-street car parks per proposed dwelling or co-living residence (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented. |
| <p>PO 33.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.</p> | <p>DTS/DPF 33.2 Access to group dwellings, dwellings within a residential flat building, or co-living is provided via a single common driveway.</p> |
| <p>PO 33.3 Residential driveways that service more than one dwelling or co-living are designed to allow safe and convenient movement.</p> | <p>DTS/DPF 33.3 Driveways that service more than 1 dwelling or co-living, or a dwelling or co-living on a battle-axe site:</p> <ul style="list-style-type: none"> (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: <ol style="list-style-type: none"> 1. have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street 2. where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m. |

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| <p>PO 33.4</p> <p>Residential driveways that service more than one dwelling or co-living, or a dwelling or co-living on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.</p> | <p>DTS/DPF 33.4</p> <p>Driveways providing access to more than one dwelling or co-living, or a dwelling or co-living on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.</p> |
| <p>PO 33.5</p> <p>Dwellings and co-living are adequately separated from common driveways and manoeuvring areas.</p> | <p>DTS/DPF 33.5</p> <p>Dwelling and co-living walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.</p> |
| <p>Soft Landscaping</p> | |
| <p>PO 34.1</p> <p>Soft landscaping is provided between dwellings and co-living and common driveways to improve the outlook for occupants and appearance of common areas.</p> | <p>DTS/DPF 34.1</p> <p>Other than where located directly in front of a garage or building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and co-living and common driveway.</p> |

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| <p>Student Accommodation</p> | |
| <p>PO 41.1</p> <p>Student accommodation is designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of student life and promote social interaction.</p> | <p>DTS/DPF 41.1</p> <p>Student accommodation provides:</p> <ol style="list-style-type: none"> 1. a range of living options to meet a variety of accommodation needs, such as one-bedroom, two-bedroom and disability access units 2. common or shared facilities to enable a more efficient use of space, including: <ol style="list-style-type: none"> 1. shared cooking, laundry and external drying facilities 2. internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space or Table 2 – Communal Open Space 3. common storage facilities at the rate of 8m³ for every 2 dwellings or students 4. common on-site parking in accordance with Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas |

| | |
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| | 5. bicycle parking at the rate of one space for every 2 students. |
| <p>PO 41.2</p> <p>Student accommodation is designed to provide easy adaptation of the building to accommodate an alternative use of the building in the event it is no longer required for student housing.</p> | <p>DTS/DPF 41.2</p> <p>None are applicable.</p> |
| <p>PO 41.3</p> <p>Student accommodation provides communal indoor recreation space(s) which:</p> <ul style="list-style-type: none"> (a) are of a size and layout to cater for student residents and visitors (b) are conveniently accessed by residences (c) are located adjacent to communal open space, where practicable (d) are designed to maximise solar access to windows in winter months. | <p>DTS/DPF 41.3</p> <p>None are applicable.</p> |
| <p>PO 41.4</p> <p>Student accommodation provides shared kitchens and associated dining space, shared bathrooms and shared laundries which:</p> <ul style="list-style-type: none"> (a) are of a size, layout and number to cater for student residents who do not otherwise have those facilities in their private residence (b) are conveniently accessed by the residences they service (c) are sized to accommodate appropriate fixings and furnishings for convenient use of the facility. | <p>DTS/DPF 41.4</p> <p>None are applicable.</p> |

Table 1 - Private Open Space

| Dwelling / Accommodation Type | Dwelling / Accommodation Type / Site Configuration | Minimum Rate |
|---|--|--|
| Dwelling (at ground level, other than a residential flat building that includes above ground dwellings) | | <p>Total private open space area:</p> <ul style="list-style-type: none"> (a) Site area <301m²: 24m² located behind the building line. (b) Site area ≥ 301m²: 60m² located behind the building line. |

| | | |
|---|-------------------------------|--|
| | | Minimum directly accessible from a living room: 16m ² / with a minimum dimension 3m. |
| Cabin or caravan (permanently fixed to the ground) in a residential park or caravan and tourist park | | Total area: 16m ² , which may be uses as second car parking space, provided on each site intended for residential occupation. |
| Dwelling in a residential flat building, or mixed use building which incorporate above ground level dwellings | Dwellings at ground level: | 15m ² / minimum dimension 3m |
| | Dwellings above ground level: | |
| | Studio (no separate bedroom) | 4m ² / minimum dimension 1.8m |
| | One bedroom dwelling | 8m ² / minimum dimension 2.1m |
| | Two bedroom dwelling | 11m ² / minimum dimension 2.4m |
| | Three + bedroom dwelling | 15 m ² / minimum dimension 2.6m |
| Co-living | | 2.5m ² per bedroom |
| Student accommodation | | 2.5m ² per bedroom |

Table 2 - Communal Open Space

| Dwelling / Accommodation Type | Minimum Rate |
|---|--|
| Dwelling in a residential flat building, or mixed use building which incorporate above ground level dwellings | The equivalent private open space rate specified in Table 1 – Private Open Space for the 5 dwellings with the most bedrooms, plus 4m ² for each additional dwelling, up to a maximum of 250m ² |
| Co-living | 2.5m ² per residence |
| Student accommodation | 2.5m ² per residence |

Transport, Access and Parking General Development Policies

Table 1 - General Off-Street Car Parking Requirements

The following parking rates apply and if located in an area where a lawfully established carparking fund operates, the number of spaces is reduced by an amount equal to the number of spaces offset by contribution to the fund.

| Class of Development | Car Parking Rate (unless varied by Table 2 onwards) |
|---|---|
| Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type. | |
| Residential Development | |
| Residential Flat Building | <p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings</p> |
| Residential Development (Other) | |
| Student accommodation | 0.3 spaces per bed. |
| Co-living | Co-living residence: 0.5 spaces per bedroom. |

Table 2 - Off-Street Car Parking Requirements in Designated Areas

The following parking rates apply in any zone, subzone or other area described in the 'Designated Areas' column.

| Class of Development | Car Parking Rate | | Designated Areas |
|----------------------------|---|--|---|
| | Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type. | | |
| | Minimum number of spaces | Maximum number of spaces | |
| Development generally | | | |
| All classes of development | No minimum. | No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum | Capital City Zone City Main Street Zone City Riverbank Zone |

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| | | <p>is:</p> <p>1 space for each dwelling with a total floor area less than 75 square metres</p> <p>2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres</p> <p>3 spaces for each dwelling with a total floor area greater than 150 square metres.</p> <p>Residential flat building, or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.</p> | <p>Adelaide Park Lands Zone</p> <p>Business Neighbourhood Zone (within the City of Adelaide)</p> <p>The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone</p> |
| Residential development | | | |
| Residential component of a multi-storey building | <p>Dwelling with no separate bedroom - 0.25 spaces per dwelling</p> <p>1 bedroom dwelling - 0.75 spaces per dwelling</p> <p>2 bedroom dwelling - 1 space per dwelling</p> <p>3 or more bedroom dwelling - 1.25 spaces per dwelling</p> <p>0.25 spaces per dwelling for visitor parking.</p> | None specified. | <p>City Living Zone</p> <p>Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham</p> <p>Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a high frequency public transit area</p> <p>Urban Activity Centre Zone when the site is also in a high frequency public transit area</p> <p>Urban Corridor (Boulevard) Zone</p> <p>Urban Corridor (Business) Zone</p> <p>Urban Corridor (Living) Zone</p> <p>Urban Corridor (Main Street) Zone</p> <p>Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh)</p> |

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| <p>Residential flat building</p> | <p>Dwelling with no separate bedroom - 0.25 spaces per dwelling</p> <p>1 bedroom dwelling - 0.75 spaces per dwelling</p> <p>2 bedroom dwelling - 1 space per dwelling</p> <p>3 or more bedroom dwelling - 1.25 spaces per dwelling</p> <p>0.25 spaces per dwelling for visitor parking.</p> | <p>None specified.</p> | <p>City Living Zone</p> <p>Urban Activity Centre Zone when the site is also in a high frequency public transit area</p> <p>Urban Corridor (Boulevard) Zone</p> <p>Urban Corridor (Business) Zone</p> <p>Urban Corridor (Living) Zone</p> <p>Urban Corridor (Main Street) Zone</p> <p>Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh)</p> |
| <p>Co-living</p> | <p>0.25 spaces per bedroom</p> | <p>None specified</p> | <p>City Living Zone</p> <p>Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham</p> <p>Urban Activity Centre Zone when the site is also in a high frequency public transit area</p> <p>Urban Corridor (Boulevard) Zone</p> <p>Urban Corridor (Business) Zone</p> <p>Urban Corridor (Living) Zone</p> <p>Urban Corridor (Main Street) Zone</p> <p>Urban Neighbourhood Zone</p> |
| <p>Residential flat building</p> | <p>0.75 per dwelling</p> | <p>None specified</p> | <p>Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)</p> |

Table 3 - Off-Street Bicycle Parking Requirements

The bicycle parking rates apply within designated areas located within parts of the State identified in the Schedule to Table 3.

| Class of Development | Bicycle Parking Rate Where a development comprises more than one development type, then the overall bicycle parking rate will be taken to be the sum of the bicycle parking rates for each development type. |
|--|--|
| Residential flat building | <p>Within the City of Adelaide:</p> <ul style="list-style-type: none"> • 1 for every dwelling for residents with a total floor area less than 150 square metres, • 2 for every dwelling for residents with a total floor area greater than 150 square metres, • plus 1 for every 10 dwellings for visitors, and <p>In all other cases: 1 space for every 4 dwellings for residents plus 1 for every 10 dwellings for visitors.</p> |
| Residential component of a multi-storey building | <p>Within the City of Adelaide:</p> <ul style="list-style-type: none"> • 1 for every dwelling for residents with a total floor area less than 150 square metres, • 2 for every dwelling for residents with a total floor area greater than 150 square metres, • plus 1 for every 10 dwellings for visitors, and <p>In all other cases: 1 space for every 4 dwellings for residents plus 1 space for every 10 dwellings for visitors.</p> |
| Co-living | 1 per co-living residence for residents, plus 1 per 10 co-living residences for visitors. |

Amendments to Definitions

Part 7 – Land Use Definitions

Drafting note:

Green text = new text

Strikethrough = Deleted Text

New land use definition

| Land Use Term (Column A) | Definition (Column B) | Includes (Column C) | Excludes (Column D) |
|-----------------------------|---|------------------------|---|
| Co-living | <p>Means a building used for residential accommodation that:</p> <p>(a) contains 6 or more private residences that do not include either a full kitchen (provision for a sink, fixed oven, food preparation area and full-sized fridge) for its exclusive use or a full bathroom (provision for a bath or shower, toilet, and a wash basin) for its exclusive use;</p> <p>and</p> <p>(b) includes common facilities for shared use including:</p> <ol style="list-style-type: none"> i. shared cooking facilities and/or the provision of meals; ii. common rooms and recreation areas; iii. shared laundry facilities or a laundry service; or iv. shared bathroom facilities. | | <p>Ancillary accommodation;</p> <p>Co-located housing;</p> <p>Dwelling</p> <p>Student Accommodation</p> |
| Student accommodation | <p>Mean premises used to accommodate students in room or dormitory style accommodation that can be (but need not be) self-contained and that includes common facilities for shared use by student occupants such as:</p> <ol style="list-style-type: none"> (a) shared cooking facilities and/or the provision of meals; (b) common rooms and recreation areas; | | <p>Dwelling</p> <p>Residential Flat Building</p> <p>Co-living</p> |

| Land Use Term (Column A) | Definition (Column B) | Includes (Column C) | Excludes (Column D) |
|-----------------------------|---|------------------------|------------------------|
| | (c) shared laundry facilities or a laundry service; or (d) shared bathroom facilities. | | |

Part 8 – Administrative Terms and Definitions

New administrative definitions

| Administrative term | Definition |
|--|---|
| Significant retirement facility and supported accommodation site | Means a site greater than 10,000m ² , which may include one or more allotments, used primarily for a retirement facility or supported accommodation (or both). |

ATTACHMENT B – CLASSIFICATION TABLES

CHANGES TO TABLE 3 - APPLICABLE POLICIES FOR PERFORMANCE ASSESSED DEVELOPMENT IN RELEVANT ZONES

Table 3 - Applicable Policies for Performance Assessed Development

Changes envisaged by the Accommodation Diversity Code Amendment are outlined in track changes below (~~red text~~ for deletions, green text for insertions).

Only those classes of development (i.e. table rows) proposed to be amended by the Code Amendment are shown in the table below, for clarity.

All Zones that identify “Residential Flat Building” in Table 3 – Applicable Policies for Performance Assessed Development (other than Golf Course Estate Zone, Master Planned Neighbourhood Zone, Master Planned Township Zone, Neighbourhood Zone, Township Neighbourhood Zone)

Add the following policies in the General Development Policies column to the “Residential Flat Building” Class of Development:

- Design in Urban Areas PO 27.2
- Design in Urban Areas PO 31.5
- Design in Urban Areas PO 32.6, PO 32.7, PO 32.8

Golf Course Estate Zone

Add the following policies in the General Development Policies column to the “Residential Flat Building” Class of Development:

- Design PO 22.5
- Design PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6, PO 23.7, PO 23.8

Master Planned Neighbourhood Zone, Master Planned Township Zone, Neighbourhood Zone, Township Neighbourhood Zone

Add the following policies in the General Development Policies column to the “Residential Flat Building” Class of Development:

- Design PO 22.5
- Design PO 23.6, PO 23.7, PO 23.8

All Zones that identify “Student Accommodation” in Table 3 – Applicable Policies for Performance Assessed Development

Add the following policies in the General Development Policies column to the “Student Accommodation” Class of Development:

- Design in Urban Areas PO 41.3, PO 41.4

Business Neighbourhood Zone:

| Class of Development | Applicable Policies | | | |
|----------------------|--|--|--|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| Co-living | <u>Land Use and Intensity PO 1.1</u> <u>Built Form and Character PO 2.1, PO 2.2, PO 2.3</u> <u>Building height and setbacks PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6, PO 3.7</u> | <u>Clearance from Overhead Powerlines PO 1.1</u> <u>Design in Urban Areas [All Development [On-site Waste Treatment Systems]] PO 6.1</u> <u>Design in Urban Areas [All Development [Car parking appearance]]</u> | <u>Melbourne Street West Subzone [Land Use and Intensity] PO 1.1</u> <u>Melbourne Street West Subzone [Built Form and Character] PO 2.1, PO 2.2, PO 2.3, PO</u> | <u>Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3</u> <u>Affordable Housing Overlay [Built Form and Character] PO 2.1</u> <u>Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2</u> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|---|--|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>PO 7.1</p> <p>Design in Urban Areas [All Development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5</p> <p>Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)]] PO 10.1, PO 10.2</p> <p>Design in Urban Areas [All Development [Site Facilities / Waste Storage (excluding low rise residential development)]] PO 11.1, PO 11.2, PO 11.3, PO 11.4, PO 11.5</p> <p>Design in Urban Areas [All Development - Medium and High Rise [External Appearance]] PO 12.1, PO 12.2, PO 12.3, PO 12.4, PO 12.5, PO 12.6, PO 12.7, PO 12.8</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Landscaping]] PO 13.1, PO 13.2, PO 13.3, PO 13.4</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Environmental]] PO 14.1, PO 14.2, PO 14.3</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Overlooking/Visual Privacy]] PO 16.1</p> <p>Design in Urban Areas [All residential development [Front elevations and passive surveillance]] PO 17.1, PO 17.2</p> <p>Design in Urban Areas [All residential development [Outlook and Amenity]] PO 18.1, PO 18.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [External appearance]] PO 20.1, PO 20.2, PO 20.3</p> <p>Design in Urban Areas [Residential Development - Low Rise [Private Open Space]] PO 21.1, PO 21.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [Landscaping]] PO 22.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6</p> <p>Design in Urban Areas [Residential Development - Low Rise [Waste storage]] PO 24.1</p> | <p>2.4, PO 2.5</p> <p>Melbourne Street West Subzone [Catalyst Sites] PO 3.1, PO 3.2, PO 3.3</p> <p>Melbourne Street West Subzone [Access and Parking] PO 4.1, PO 4.2, PO 4.3</p> | <p>Affordable Housing Overlay [Movement and Car Parking] PO 4.1</p> <p>Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1</p> <p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1</p> <p>Building Near Airfields Overlay PO 1.3</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Land Use and Intensity] PO 1.2</p> <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3</p> <p>Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|---|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>Design in Urban Areas [Residential Development - Low Rise [Design of Transportable Buildings]] PO 25.1</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Outlook and Visual Privacy]] PO 26.1, PO 26.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Private Open Space]] PO 27.1, PO 27.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Residential amenity in multi-level buildings]] PO 28.1, PO 28.2, PO 28.3, PO 28.4, PO 28.5, PO 28.6, PO 28.7</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Dwelling Configuration]] PO 29.1, PO 29.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Common Areas]] PO 30.1</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Amenity]] PO 31.1, PO 31.2, PO 31.3, PO 31.4, PO 31.5, PO31.6, PO 31.7, PO 31.8, PO 31.9, PO 31.10</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Communal Open Space]] PO 32.1, PO 32.2, PO 32.3, PO 32.4, PO 32.5, PO 32.6, PO 32.7, PO 32.8</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Car parking, access and manoeuvrability]] PO 33.1, PO 33.2, PO 33.3, PO 33.4, PO 33.5</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Soft landscaping]] PO 34.1, PO 34.2</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Site Facilities / Waste Storage]] PO 35.1, PO 35.2, PO 35.3, PO 35.4, PO 35.5, PO 35.6</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat</p> | | <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways]</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|--|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>Buildings, Co-Living Accommodation and Battle axe Development [Water sensitive urban design] PO 36.1, PO 36.2</p> <p>Design in Urban Areas [Laneway Development [Infrastructure and Access]] PO 44.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas] PO 9.1, PO 9.2, PO 9.3</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p> | | <p>PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> |

| Class of Development | Applicable Policies | | |
|----------------------|---------------------|------------------------------|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) |
| | | | <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Dwelling Overlay PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> |

| Class of Development | Applicable Policies | | |
|----------------------|---------------------|------------------------------|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) |
| | | | <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.2, PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 2.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.1, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.1, PO 7.2, PO 7.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 8.1, PO 8.2, PO 8.3</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|------------------------------|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | | | <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Stormwater Management Overlay PO 1.1</p> <p>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing]</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|------------------------------|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | | | PO 2.1 Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1 Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1 Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1 Urban Transport Routes Overlay [Access - Stormwater] PO 7.1 Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1 Urban Transport Routes Overlay [Public Road Junctions] PO 9.1 Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Urban Tree Canopy Overlay PO 1.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8 |

Capital City Zone

| Class of Development | Applicable Policies | | | |
|----------------------|--|--|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| Co-living | Land Use PO 1.1 Activation PO 2.1, PO 2.2 Built form and Character PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6, PO 3.7, PO 3.8, PO 3.9, PO 3.10, PO 3.11, PO 3.12, PO 3.13 Building Height PO 4.1, PO 4.2, PO 4.3 Interface PO 5.1, PO 5.2 Movement | Clearance from Overhead Powerlines PO 1.1 Design in Urban Areas [All Development [External Appearance]] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5 Design in Urban Areas [All Development [Safety]] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Design in Urban Areas [All Development [Landscaping]] PO 3.1 Design in Urban Areas [All Development [Environmental Performance]] PO 4.1, PO 4.2, PO 4.3 Design in Urban Areas [All Development [On-site Waste Treatment Systems]] | City Frame Subzone [Land Use] PO 1.1 City Frame Subzone [Design and Appearance] PO 2.1, PO 2.2 | Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3 Affordable Housing Overlay [Built Form and Character] PO 2.1 Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2 Affordable Housing Overlay [Movement and Car Parking] PO 4.1 Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1 Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1 Airport Building Heights (Regulated) Overlay [Built Form] |

| Class of Development | Applicable Policies | | | |
|----------------------|--|--|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | <p>PO 6.1</p> <p>Access PO 7.1, PO 7.2</p> <p>Public Realm PO 10.1</p> | <p>PO 6.1</p> <p>Design in Urban Areas [All Development [Car parking appearance]] PO 7.1, PO 7.2, PO 7.3, PO 7.4, PO 7.5, PO 7.6, PO 7.7</p> <p>Design in Urban Areas [All Development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5</p> <p>Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)]] PO 10.1, PO 10.2</p> <p>Design in Urban Areas [All Development [Site Facilities / Waste Storage (excluding low rise residential development)]] PO 11.1, PO 11.2, PO 11.3, PO 11.4, PO 11.5</p> <p>Design in Urban Areas [All Development - Medium and High Rise [External Appearance]] PO 12.1, PO 12.2, PO 12.3, PO 12.4, PO 12.5, PO 12.6, PO 12.7, PO 12.8</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Landscaping]] PO 13.1, PO 13.2, PO 13.3, PO 13.4</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Environmental]] PO 14.1, PO 14.2, PO 14.3</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Overlooking/Visual Privacy]] PO 16.1</p> <p>Design in Urban Areas [All residential development [Front elevations and passive surveillance]] PO 17.1, PO 17.2</p> <p>Design in Urban Areas [All residential development [Outlook and Amenity]] PO 18.1, PO 18.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [External appearance]] PO 20.1, PO 20.2, PO 20.3</p> <p>Design in Urban Areas [Residential Development - Low Rise [Private Open Space]] PO 21.1, PO 21.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [Landscaping]] PO 22.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6</p> | | <p>PO 1.1</p> <p>Building Near Airfields Overlay PO 1.3</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Land Use and Intensity] PO 1.2</p> <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3</p> <p>Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Design Overlay [General] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> |

| Class of Development | Applicable Policies | | | |
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| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>Design in Urban Areas [Residential Development - Low Rise [Waste storage]] PO 24.1</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Outlook and Visual Privacy]] PO 26.1, PO 26.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Private Open Space]] PO 27.1, PO 27.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Residential amenity in multi-level buildings]] PO 28.1, PO 28.2, PO 28.3, PO 28.4, PO 28.5, PO 28.6, PO 28.7</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Dwelling Configuration]] PO 29.1, PO 29.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Common Areas]] PO 30.1</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Amenity]] PO 31.1, PO 31.2, PO 31.3, PO 31.4, PO 31.5, PO31.6, PO 31.7, PO 31.8, PO 31.9, PO 31.10</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Communal Open Space]] PO 32.1, PO 32.2, PO 32.3, PO 32.4, PO 32.5, PO 32.6, PO 32.7, PO 32.8</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Car parking, access and manoeuvrability]] PO 33.1, PO 33.2, PO 33.3, PO 33.4, PO 33.5</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Soft landscaping]] PO 34.1, PO 34.2</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Site Facilities / Waste Storage]] PO 35.1, PO 35.2, PO 35.3, PO 35.4, PO 35.5, PO 35.6</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat</p> | | <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|---|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>Buildings, Co-Living Accommodation and Battle axe Development [Water sensitive urban design] PO 36.1, PO 36.2</p> <p>Design in Urban Areas [Laneway Development [Infrastructure and Access]] PO 44.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [General Land Use Compatibility] PO 1.1</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3</p> <p>Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.3, PO 4.4</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Sightlines] PO 2.1, PO 2.2</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.7</p> <p>Transport, Access and Parking [Access for People with Disabilities] PO 4.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas] PO 6.1, PO 6.2</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas] PO 9.1, PO 9.2, PO 9.3</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p> | | <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)]</p> |

| Class of Development | Applicable Policies | | |
|----------------------|---------------------|------------------------------|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) |
| | | | <p>Overlay (applies only in the area affected by the Overlay)</p> <p>PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Dwelling Overlay PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> |

| Class of Development | Applicable Policies | | |
|----------------------|---------------------|------------------------------|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) |
| | | | <p>Overlay (applies only in the area affected by the Overlay)</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 2.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.1, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.1, PO 7.2, PO 7.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 8.1, PO 8.2, PO 8.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> |

| Class of Development | Applicable Policies | | |
|----------------------|---------------------|------------------------------|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) |
| | | | <p>Overlay (applies only in the area affected by the Overlay)</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Stormwater Management Overlay PO 1.1</p> <p>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|------------------------------|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | | | Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1 Urban Transport Routes Overlay [Access - Stormwater] PO 7.1 Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1 Urban Transport Routes Overlay [Public Road Junctions] PO 9.1 Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Urban Tree Canopy Overlay PO 1.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8 |

City Living Zone

| Class of Development | Applicable Policies | | | |
|-------------------------|---|---|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| Co-living accommodation | Land Use and Intensity PO 1.1 Built Form and Character PO 2.2, PO 2.3, PO 2.4, PO 2.5 Building Setbacks PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5 Site Dimensions and Land Division PO 4.1 Car Parking and Access PO 5.1, PO 5.2 | Clearance from Overhead Powerlines PO 1.1 Design in Urban Areas [All Development [External Appearance]] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5 Design in Urban Areas [All Development [Safety]] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Design in Urban Areas [All Development [Landscaping]] PO 3.1 Design in Urban Areas [All Development [Environmental Performance]] PO 4.1, PO 4.2, PO 4.3 Design in Urban Areas [All Development [On-site Waste Treatment Systems]] PO 6.1 Design in Urban Areas [All Development [Car parking appearance]] PO 7.1, PO 7.2, PO 7.3, PO 7.4, PO 7.5, PO 7.6, PO 7.7 Design in Urban Areas [All Development [Earthworks and | Medium-High Intensity Subzone [Land Use and Intensity] PO 1.1 Medium-High Intensity Subzone [Interface Height] PO 2.1 North Adelaide Low Intensity Subzone [Built Form and Character] PO 1.1 North Adelaide Low Intensity Subzone [Site Coverage] PO 2.1 East Terrace Subzone [Site Coverage] PO 1.1 East Terrace Subzone [Catalyst Sites] | Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3 Affordable Housing Overlay [Built Form and Character] PO 2.1 Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2 Affordable Housing Overlay [Movement and Car Parking] PO 4.1 Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1 Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1 Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1 Building Near Airfields Overlay PO 1.3 Character Area Overlay [All Development] PO 1.1 |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|---|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5</p> <p>Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)]] PO 10.1, PO 10.2</p> <p>Design in Urban Areas [All Development [Site Facilities / Waste Storage (excluding low rise residential development)]] PO 11.1, PO 11.2, PO 11.3, PO 11.4, PO 11.5</p> <p>Design in Urban Areas [All Development - Medium and High Rise [External Appearance]] PO 12.1, PO 12.2, PO 12.3, PO 12.4, PO 12.5, PO 12.6, PO 12.7, PO 12.8</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Landscaping]] PO 13.1, PO 13.2, PO 13.3, PO 13.4</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Overlooking/Visual Privacy]] PO 16.1</p> <p>Design in Urban Areas [All residential development [Front elevations and passive surveillance]] PO 17.1, PO 17.2</p> <p>Design in Urban Areas [All residential development [Outlook and Amenity]] PO 18.1, PO 18.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [External appearance]] PO 20.1, PO 20.2, PO 20.3</p> <p>Design in Urban Areas [Residential Development - Low Rise [Private Open Space]] PO 21.1, PO 21.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [Landscaping]] PO 22.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6</p> <p>Design in Urban Areas [Residential Development - Low Rise [Waste storage]] PO 24.1</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Outlook and Visual Privacy]] PO 26.1, PO 26.2</p> <p>Design in Urban Areas [Residential Development - Medium</p> | <p>PO 2.1, PO 2.2, PO 2.3, PO 2.4</p> | <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Land Use and Intensity] PO 1.2</p> <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3</p> <p>Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Design Overlay [General] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity]</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|---|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>and High Rise (including serviced apartments) [Private Open Space] PO 27.1, PO 27.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Residential amenity in multi-level buildings]] PO 28.1, PO 28.2, PO 28.3, PO 28.4, PO 28.5, PO 28.6, PO 28.7</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Dwelling Configuration]] PO 29.1, PO 29.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Common Areas]] PO 30.1</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Amenity]] PO 31.1, PO 31.2, PO 31.3, PO 31.4, PO 31.5, PO31.6, PO 31.7, PO 31.8, PO 31.9, PO 31.10</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Communal Open Space]] PO 32.1, PO 32.2, PO 32.3, PO 32.4, PO 32.5, PO 32.6, PO 32.7, PO 32.8</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Car parking, access and manoeuvrability]] PO 33.1, PO 33.2, PO 33.3, PO 33.4, PO 33.5</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Soft landscaping]] PO 34.1, PO 34.2</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Site Facilities / Waste Storage]] PO 35.1, PO 35.2, PO 35.3, PO 35.4, PO 35.5, PO 35.6</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Water sensitive urban design]] PO 36.1, PO 36.2</p> <p>Design in Urban Areas [Laneway Development [Infrastructure and Access]] PO 44.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> | | <p>PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|--|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [General Land Use Compatibility] PO 1.1</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3</p> <p>Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.3, PO 4.4</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Sightlines] PO 2.1, PO 2.2</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.7</p> <p>Transport, Access and Parking [Access for People with Disabilities] PO 4.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas] PO 6.1, PO 6.2</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas] PO 9.1, PO 9.2, PO 9.3</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p> | | <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> |

| Class of Development | Applicable Policies | | |
|----------------------|---------------------|------------------------------|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) |
| | | | <p>Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Dwelling Overlay PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater]</p> |

| Class of Development | Applicable Policies | | |
|----------------------|---------------------|------------------------------|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) Overlay (applies only in the area affected by the Overlay) |
| | | | <p>PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 2.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.1, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.1, PO 7.2, PO 7.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 8.1, PO 8.2, PO 8.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity]</p> |

| Class of Development | Applicable Policies | | |
|----------------------|---------------------|------------------------------|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) |
| | | | <p>PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Stormwater Management Overlay PO 1.1</p> <p>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|------------------------------|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | | | Urban Transport Routes Overlay [Access - Stormwater] PO 7.1 Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1 Urban Transport Routes Overlay [Public Road Junctions] PO 9.1 Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Urban Tree Canopy Overlay PO 1.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8 |

City Main Street Zone

| Class of Development | Applicable Policies | | | |
|----------------------|--|--|--|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| Co-living | Land Use and Intensity PO 1.1, PO 1.4, PO 1.5, PO 1.6 Built Form and Character PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5, PO 2.6, PO 2.7, PO 2.8, PO 2.9, PO 2.10, PO 2.11 Building Height PO 3.1, PO 3.2, PO 3.3 Movement, parking and access PO 4.1, PO 4.2, PO 4.3 Advertisements PO 5.1, PO 5.2 Concept Plans PO 6.1 Public Realm PO 7.1 | Clearance from Overhead Powerlines PO 1.1 Design in Urban Areas [All Development [External Appearance]] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5 Design in Urban Areas [All Development [Safety]] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Design in Urban Areas [All Development [Landscaping]] PO 3.1 Design in Urban Areas [All Development [Environmental Performance]] PO 4.1, PO 4.2, PO 4.3 Design in Urban Areas [All Development [On-site Waste Treatment Systems]] PO 6.1 Design in Urban Areas [All Development [Car parking appearance]] PO 7.1, PO 7.2, PO 7.3, PO 7.4, PO 7.5, PO 7.6, PO 7.7 Design in Urban Areas [All Development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5 Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)]] | Gouger and Grote Street Subzone [Land Use and Intensity] PO 1.1, PO 1.2, PO 1.3 Gouger and Grote Street Subzone [Built Form and Character] PO 2.1, PO 2.2 Hindley Street Subzone [Land Use and Intensity] PO 1.1, PO 1.2 Hindley Street Subzone [Built Form and Character] PO 2.1, PO 2.2, PO 2.3 Rundle Mall Subzone [Land Use and Intensity] PO 1.1 Rundle Mall Subzone [Built Form and Character] PO 2.1 Rundle Mall Subzone [Movement and Access] PO 3.1, PO 3.2 Rundle Street Subzone | Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3 Affordable Housing Overlay [Built Form and Character] PO 2.1 Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2 Affordable Housing Overlay [Movement and Car Parking] PO 4.1 Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1 Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1 Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1 Building Near Airfields Overlay PO 1.3 Character Area Overlay [All Development] PO 1.1 Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Character Area Overlay [Context and Streetscape Amenity] |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|---|--|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>PO 10.1, PO 10.2</p> <p>Design in Urban Areas [All Development [Site Facilities / Waste Storage (excluding low rise residential development)]] PO 11.1, PO 11.2, PO 11.3, PO 11.4, PO 11.5</p> <p>Design in Urban Areas [All Development - Medium and High Rise [External Appearance]] PO 12.1, PO 12.2, PO 12.3, PO 12.4, PO 12.5, PO 12.6, PO 12.7, PO 12.8</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Landscaping]] PO 13.1, PO 13.2, PO 13.3, PO 13.4</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Environmental]] PO 14.1, PO 14.2, PO 14.3</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Overlooking/Visual Privacy]] PO 16.1</p> <p>Design in Urban Areas [All residential development [Front elevations and passive surveillance]] PO 17.1, PO 17.2</p> <p>Design in Urban Areas [All residential development [Outlook and Amenity]] PO 18.1, PO 18.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [External appearance]] PO 20.1, PO 20.2, PO 20.3</p> <p>Design in Urban Areas [Residential Development - Low Rise [Private Open Space]] PO 21.1, PO 21.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [Landscaping]] PO 22.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6</p> <p>Design in Urban Areas [Residential Development - Low Rise [Waste storage]] PO 24.1</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Outlook and Visual Privacy]] PO 26.1, PO 26.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Private</p> | <p>[Land Use and Intensity] PO 1.1, PO 1.2</p> <p>Rundle Street Subzone [Built Form and Character] PO 2.1, PO 2.2, PO 2.3, PO 2.4</p> <p>City High Street Subzone [Land Use and Intensity] PO 1.1</p> <p>City High Street Subzone [Built Form and Character] PO 2.1, PO 2.2, PO 2.3</p> <p>City High Street Subzone [Interface] PO 3.1, PO 3.2, PO 3.3</p> <p>City High Street Subzone [Catalyst Sites] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5</p> | <p>PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Land Use and Intensity] PO 1.2</p> <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3</p> <p>Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Design Overlay [General] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> |

| Class of Development | Applicable Policies | | | |
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| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>Open Space]] PO 27.1, PO 27.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Residential amenity in multi-level buildings]] PO 28.1, PO 28.2, PO 28.3, PO 28.4, PO 28.5, PO 28.6, PO 28.7</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Dwelling Configuration]] PO 29.1, PO 29.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Common Areas]] PO 30.1</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Amenity]] PO 31.1, PO 31.2, PO 31.3, PO 31.4, PO 31.5, PO31.6, PO 31.7, PO 31.8, PO 31.9, PO 31.10</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Communal Open Space]] PO 32.1, PO 32.2, PO 32.3, PO 32.4, PO 32.5, PO 32.6, PO 32.7, PO 32.8</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Car parking, access and manoeuvrability]] PO 33.1, PO 33.2, PO 33.3, PO 33.4, PO 33.5</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Soft landscaping]] PO 34.1, PO 34.2</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Site Facilities / Waste Storage]] PO 35.1, PO 35.2, PO 35.3, PO 35.4, PO 35.5, PO 35.6</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Water sensitive urban design]] PO 36.1, PO 36.2</p> <p>Design in Urban Areas [Laneway Development [Infrastructure and Access]] PO 44.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> | | <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.2</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|--|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [General Land Use Compatibility] PO 1.1</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3</p> <p>Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.3, PO 4.4</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Sightlines] PO 2.1, PO 2.2</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.7</p> <p>Transport, Access and Parking [Access for People with Disabilities] PO 4.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas] PO 6.1, PO 6.2</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas] PO 9.1, PO 9.2, PO 9.3</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p> | | <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions]</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|------------------------------|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | | | <p>PO 9.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Dwelling Overlay PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> |

| Class of Development | Applicable Policies | | |
|----------------------|---------------------|------------------------------|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) |
| | | | <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 2.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.1, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.1, PO 7.2, PO 7.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 8.1, PO 8.2, PO 8.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> |

| Class of Development | Applicable Policies | | |
|----------------------|---------------------|------------------------------|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) |
| | | | Overlay (applies only in the area affected by the Overlay) |
| | | | <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Stormwater Management Overlay PO 1.1</p> <p>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|------------------------------|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | | | Urban Transport Routes Overlay [Public Road Junctions] PO 9.1 Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Urban Tree Canopy Overlay PO 1.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8 |

General Neighbourhood Zone

| Class of Development | Applicable Policies | | | |
|----------------------|---|---|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| Co-living | Land Use and Intensity PO 1.1 Site Dimensions and Land Division PO 2.1, PO 2.2 Site Coverage PO 3.1 Building Height PO 4.1 Primary Street Setback PO 5.1 Secondary Street Setback PO 6.1 Boundary Walls PO 7.1 Side boundary setback PO 8.1 Rear boundary setback PO 9.1 | Clearance from Overhead Powerlines PO 1.1 Design in Urban Areas [All Development [On-site Waste Treatment Systems]] PO 6.1 Design in Urban Areas [All Development [Car parking appearance]] PO 7.1 Design in Urban Areas [All Development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5 Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)]] PO 10.1, PO 10.2 Design in Urban Areas [All Development [Site Facilities / Waste Storage (excluding low rise residential development)]] PO 11.1, PO 11.2, PO 11.3, PO 11.4, PO 11.5 Design in Urban Areas [All Development - Medium and High Rise [External Appearance]] PO 12.1, PO 12.2, PO 12.3, PO 12.4, PO 12.5, PO 12.6, PO 12.7, PO 12.8 Design in Urban Areas [All Development - Medium and High Rise [Landscaping]] PO 13.1, PO 13.2, PO 13.3, PO 13.4 Design in Urban Areas [All Development - Medium and High Rise [Environmental]] PO 14.1, PO 14.2, PO 14.3 | None | Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3 Affordable Housing Overlay [Built Form and Character] PO 2.1 Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2 Affordable Housing Overlay [Movement and Car Parking] PO 4.1 Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1 Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1 Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1 Building Near Airfields Overlay PO 1.3 Character Area Overlay [All Development] PO 1.1 Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2 Character Preservation District Overlay [Land Use and Intensity] PO 1.2 |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|---|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>Design in Urban Areas [All Development - Medium and High Rise [Overlooking/Visual Privacy]] PO 16.1</p> <p>Design in Urban Areas [All residential development [Front elevations and passive surveillance]] PO 17.1, PO 17.2</p> <p>Design in Urban Areas [All residential development [Outlook and Amenity]] PO 18.1, PO 18.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [External appearance]] PO 20.1, PO 20.2, PO 20.3</p> <p>Design in Urban Areas [Residential Development - Low Rise [Private Open Space]] PO 21.1, PO 21.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [Landscaping]] PO 22.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6</p> <p>Design in Urban Areas [Residential Development - Low Rise [Waste storage]] PO 24.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Design of Transportable Buildings]] PO 25.1</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Outlook and Visual Privacy]] PO 26.1, PO 26.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Private Open Space]] PO 27.1, PO 27.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Residential amenity in multi-level buildings]] PO 28.1, PO 28.2, PO 28.3, PO 28.4, PO 28.5, PO 28.6, PO 28.7</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Dwelling Configuration]] PO 29.1, PO 29.2</p> <p>Design in Urban Areas [Residential Development - Medium</p> | | <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3</p> <p>Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|---|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>and High Rise (including serviced apartments) [Common Areas] PO 30.1</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Amenity]] PO 31.1, PO 31.2, PO 31.3, PO 31.4, PO 31.5, PO31.6, PO 31.7, PO 31.8, PO 31.9, PO 31.10</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Communal Open Space]] PO 32.1, PO 32.2, PO 32.3, PO 32.4, PO 32.5, PO 32.6, PO 32.7, PO 32.8</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Car parking, access and manoeuvrability]] PO 33.1, PO 33.2, PO 33.3, PO 33.4, PO 33.5</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Soft landscaping]] PO 34.1, PO 34.2</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Site Facilities / Waste Storage]] PO 35.1, PO 35.2, PO 35.3, PO 35.4, PO 35.5, PO 35.6</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Water sensitive urban design]] PO 36.1, PO 36.2</p> <p>Design in Urban Areas [Laneway Development [Infrastructure and Access]] PO 44.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> | | <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience]</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|--|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p> | | <p>PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Dwelling Overlay PO 1.1</p> |

| Class of Development | Applicable Policies | | |
|----------------------|---------------------|------------------------------|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) |
| | | | <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.2, PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater]</p> |

| Class of Development | Applicable Policies | | |
|----------------------|---------------------|------------------------------|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) |
| | | | <p>PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 2.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.1, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.1, PO 7.2, PO 7.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 8.1, PO 8.2, PO 8.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> |

| Class of Development | Applicable Policies | | |
|----------------------|---------------------|------------------------------|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) |
| | | | <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Stormwater Management Overlay PO 1.1</p> <p>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</p> <p>Tunnel Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Tunnel Protection Overlay [Excavation and Ground Intruding Activity] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions]</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|------------------------------|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | | | PO 9.1 Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Urban Tree Canopy Overlay PO 1.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8 |

Golf Course Estate Zone

| Class of Development | Applicable Policies | | | |
|----------------------|---|---|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| Co-living | Land Use and Intensity PO 1.1 Building Height PO 3.1 Primary Street Setback PO 4.1 Secondary Street Setback PO 5.1 Boundary Walls PO 6.1 Side Boundary Setback PO 7.1 Rear Boundary Setback PO 8.1 Built Form and Character PO 11.1, PO 11.2 | Clearance from Overhead Powerlines PO 1.1 Design [All development [External Appearance]] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5 Design [All development [Safety]] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Design [All development [Landscaping]] PO 3.1 Design [All development [Environmental Performance]] PO 4.1, PO 4.2, PO 4.3 Design [All development [On-site Waste Treatment Systems]] PO 6.1 Design [All development [Carparking Appearance]] PO 7.1, PO 7.2, PO 7.3, PO 7.4, PO 7.5, PO 7.6, PO 7.7 Design [All development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5 Design [All development [Overlooking / Visual Privacy (in building 3 storeys or less)]] PO 10.1, PO 10.2 Design [All Residential development [Front elevations and passive surveillance]] PO 11.1 Design [All Residential development [Outlook and amenity]] PO 12.1, PO 12.2 Design [All Residential development [Garage appearance]] | None | Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3 Affordable Housing Overlay [Built Form and Character] PO 2.1 Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2 Affordable Housing Overlay [Movement and Car Parking] PO 4.1 Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1 Aircraft Noise Exposure Overlay [Built Form] PO 2.1 Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1 Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1 Building Near Airfields Overlay PO 1.1 Character Area Overlay [All Development] PO 1.1 Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2 Character Preservation District Overlay [Land Use and Intensity] PO 1.2 |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|---|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>PO 14.1</p> <p>Design [All Residential development [Massing]] PO 15.1</p> <p>Design [All Residential development [Private Open Space]] PO 17.1</p> <p>Design [All Residential development [Water Sensitive Design]] PO 18.1, PO 18.2</p> <p>Design [All Residential development [Car parking, access and manoeuvrability]] PO 19.1, PO 19.2, PO 19.3, PO 19.4, PO 19.5</p> <p>Design [All Residential development [Waste storage]] PO 20.1</p> <p>Design [All Residential development [Design of Transportable Dwellings]] PO 21.1</p> <p>Design [Group dwelling, residential flat buildings, co-living and battle-axe development [Amenity]] PO 22.1, PO 22.2, PO 22.3, PO 22.5, PO 22.6, PO 22.7, PO 22.8, PO22.9, PO 22.10</p> <p>Design [Group dwelling, residential flat buildings, co-living and battle-axe development [Communal Open Space]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6, PO 23.7, PO 23.8</p> <p>Design [Group dwelling, residential flat buildings and battle-axe development [Carparking, access and manoeuvrability]] PO 24.1, PO 24.2, PO 24.3, PO 24.4, PO 24.5, PO 24.6</p> <p>Design [Group dwelling, residential flat buildings, co-living and battle-axe development [Soft Landscaping]] PO 25.1, PO 25.2</p> <p>Design [Group dwelling, residential flat buildings, co-living and battle-axe development [Site Facilities / Waste Storage]] PO 26.1, PO 26.2, PO 26.3, PO 26.4, PO 26.5, PO 26.6</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2</p> <p>Site Contamination</p> | | <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3</p> <p>Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks]</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|--|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>PO 1.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p> | | <p>PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.1, PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> |

| Class of Development | Applicable Policies | | |
|----------------------|---------------------|------------------------------|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) |
| | | | <p>Overlay (applies only in the area affected by the Overlay)</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Alterations and additions] PO 3.1, PO 3.2</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Dwelling Overlay PO 1.1</p> |

| Class of Development | Applicable Policies | | |
|----------------------|---------------------|------------------------------|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) |
| | | | <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.2, PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> |

| Class of Development | Applicable Policies | | |
|----------------------|---------------------|------------------------------|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) |
| | | | <p>Overlay (applies only in the area affected by the Overlay)</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 2.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.1, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.1, PO 7.2, PO 7.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 8.1, PO 8.2, PO 8.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks]</p> |

| Class of Development | Applicable Policies | | |
|----------------------|---------------------|------------------------------|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) |
| | | | <p>PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Alterations and Additions] PO 2.2, PO 2.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.7, PO 1.6, PO 1.5, PO 1.4, PO 1.3, PO 1.2, PO 1.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Alterations and Additions] PO 2.2, PO 2.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.5, PO 1.4</p> <p>Water Resources Overlay [Water Catchment] PO 1.8, PO 1.7, PO 1.6, PO 1.5, PO 1.2, PO 1.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|------------------------------|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | | | Traffic Generating Development Overlay [Traffic Generating Development] PO 1.3, PO 1.2, PO 1.1 Stormwater Management Overlay PO 1.1 State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1 State Heritage Place Overlay [Conservation Works] PO 7.1 |

Housing Diversity Neighbourhood Zone

| Class of Development | Applicable Policies | | | |
|----------------------|---|--|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| Co-living | Land Use and Intensity PO 1.1 Building Height PO 3.1 Primary Street Setback PO 4.1 Secondary Street Setback PO 5.1 Boundary Walls PO 6.1 Side Boundary Setback PO 7.1 Rear Boundary Setback PO 8.1 | Clearance from Overhead Powerlines PO 1.1 Design in Urban Areas [All Development [On-site Waste Treatment Systems]] PO 6.1 Design in Urban Areas [All Development [Car parking appearance]] PO 7.1 Design in Urban Areas [All Development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5 Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)]] PO 10.1, PO 10.2 Design in Urban Areas [All Development [Site Facilities / Waste Storage (excluding low rise residential development)]] PO 11.1, PO 11.2, PO 11.3, PO 11.4, PO 11.5 Design in Urban Areas [All Development - Medium and High Rise [External Appearance]] PO 12.1, PO 12.2, PO 12.3, PO 12.4, PO 12.5, PO 12.6, PO 12.7, PO 12.8 Design in Urban Areas [All Development - Medium and High Rise [Landscaping]] PO 13.1, PO 13.2, PO 13.3, PO 13.4 Design in Urban Areas [All Development - Medium and High Rise [Environmental]] PO 14.1, PO 14.2, PO 14.3 Design in Urban Areas [All Development - Medium and High Rise [Overlooking/Visual Privacy]] | None | Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3 Affordable Housing Overlay [Built Form and Character] PO 2.1 Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2 Affordable Housing Overlay [Movement and Car Parking] PO 4.1 Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1 Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1 Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1 Building Near Airfields Overlay PO 1.3 Character Area Overlay [All Development] PO 1.1 Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2 Character Preservation District Overlay [Land Use and Intensity] PO 1.2 Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3 |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|---|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>PO 16.1</p> <p>Design in Urban Areas [All residential development [Front elevations and passive surveillance]] PO 17.1, PO 17.2</p> <p>Design in Urban Areas [All residential development [Outlook and Amenity]] PO 18.1, PO 18.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [External appearance]] PO 20.1, PO 20.2, PO 20.3</p> <p>Design in Urban Areas [Residential Development - Low Rise [Private Open Space]] PO 21.1, PO 21.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [Landscaping]] PO 22.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6</p> <p>Design in Urban Areas [Residential Development - Low Rise [Waste storage]] PO 24.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Design of Transportable Buildings]] PO 25.1</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Outlook and Visual Privacy]] PO 26.1, PO 26.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Private Open Space]] PO 27.1, PO 27.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Residential amenity in multi-level buildings]] PO 28.1, PO 28.2, PO 28.3, PO 28.4, PO 28.5, PO 28.6, PO 28.7</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Dwelling Configuration]] PO 29.1, PO 29.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Common Areas]] PO 30.1</p> | | <p>Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|---|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Amenity]] PO 31.1, PO 31.2, PO 31.3, PO 31.4, PO 31.5, PO31.6, PO 31.7, PO 31.8, PO 31.9, PO 31.10</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Communal Open Space]] PO 32.1, PO 32.2, PO 32.3, PO 32.4, PO 32.5, PO 32.6, PO 32.7, PO 32.8</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Car parking, access and manoeuvrability]] PO 33.1, PO 33.2, PO 33.3, PO 33.4, PO 33.5</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Soft landscaping]] PO 34.1, PO 34.2</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Site Facilities / Waste Storage]] PO 35.1, PO 35.2, PO 35.3, PO 35.4, PO 35.5, PO 35.6</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Water sensitive urban design]] PO 36.1, PO 36.2</p> <p>Design in Urban Areas [Laneway Development [Infrastructure and Access]] PO 44.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> | | <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience]</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|--|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p> | | <p>PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Dwelling Overlay PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|------------------------------|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | | | <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.2, PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural</p> |

| Class of Development | Applicable Policies | | |
|----------------------|---------------------|------------------------------|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) |
| | | | <p>Overlay (applies only in the area affected by the Overlay)</p> <p>Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 2.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.1, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.1, PO 7.2, PO 7.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 8.1, PO 8.2, PO 8.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> |

| Class of Development | Applicable Policies | | |
|----------------------|---------------------|------------------------------|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) |
| | | | <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Stormwater Management Overlay PO 1.1</p> <p>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</p> <p>Tunnel Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Tunnel Protection Overlay [Excavation and Ground Intruding Activity] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs]</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|------------------------------|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | | | PO 10.1 Urban Tree Canopy Overlay PO 1.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8 |

Master Planned Neighbourhood Zone

| Class of Development | Applicable Policies | | | |
|----------------------|--|--|--|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| Co-living | Land Use and Intensity PO 1.1, PO 1.3 Building Height PO 5.1 Primary Street Setback PO 6.1 Secondary Street Setback PO 7.1 Boundary Walls PO 8.1 Side Boundary Setback PO 9.1 Rear Boundary Setback PO 10.1 Site Dimensions and Land Division PO 11.3 Earthworks and sloping land PO 16.1 Private Open Space PO 18.1 | Design [Group dwelling, residential flat buildings and battle-axe development [Communal Open Space]] PO 23.2, PO 23.3, PO 23.4, PO 23.5 Design [Group dwelling, residential flat buildings and battle-axe development [Carparking, access and manoeuvrability]] PO 24.1, PO 24.2, PO 24.3, PO 24.4, PO 24.5, PO 24.6 Design [Group dwelling, residential flat buildings and battle-axe development [Soft Landscaping]] PO 25.1, PO 25.2 Design [Group dwelling, residential flat buildings and battle-axe development [Site Facilities / Waste Storage]] PO 26.1, PO 26.2, PO 26.3, PO 26.4, PO 26.5, PO 26.6 Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2 Interface between Land Uses [Overshadowing] PO 3.1 Clearance from Overhead Powerlines PO 1.1 Design [All development [External Appearance]] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5 Design [All development [Safety]] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Design [All development [Landscaping]] PO 3.1, PO 3.2 Design [All development [Environmental Performance]] PO 4.1, PO 4.2, PO 4.3 | Hills Subzone [Site Dimensions and Land Division] PO 1.2 Hills Subzone [Site Coverage] PO 2.1 Hills Subzone [Built Form and Character] PO 3.1, PO 3.2 Hills Subzone [Side Boundary Setback] PO 4.1 Hills Subzone [Earthworks and Retaining] PO 5.1, PO 5.2 | Hazards (Flooding) Overlay [Environmental Protection] PO 4.2 Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2 Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2 Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1 Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1 Heritage Adjacency Overlay [Built Form] PO 1.1 Historic Area Overlay [All Development] PO 1.1 Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2 Historic Area Overlay [Ruins] PO 8.1 Historic Shipwrecks Overlay [General] PO 1.1 Interface Management Overlay [Land Use and Intensity] PO 1.1 Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1 Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1 Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|---|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>Design [All development [On-site Waste Treatment Systems]] PO 6.1</p> <p>Design [All development [Carparking Appearance]] PO 7.1, PO 7.2, PO 7.3, PO 7.4, PO 7.5, PO 7.6, PO 7.7</p> <p>Design [All development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5</p> <p>Design [All development [Overlooking / Visual Privacy (in building 3 storeys or less)]] PO 10.1, PO 10.2</p> <p>Design [All Residential development [Front elevations and passive surveillance]] PO 11.1, PO 11.2</p> <p>Design [All Residential development [Outlook and amenity]] PO 12.1, PO 12.2</p> <p>Design [All Residential development [Garage appearance]] PO 14.1</p> <p>Design [All Residential development [Massing]] PO 15.1</p> <p>Design [All Residential development [Private Open Space]] PO 17.1</p> <p>Design [All Residential development [Water Sensitive Design]] PO 18.1, PO 18.2</p> <p>Design [All Residential development [Car parking, access and manoeuvrability]] PO 19.1, PO 19.2, PO 19.3, PO 19.4, PO 19.5</p> <p>Design [All Residential development [Waste storage]] PO 20.1</p> <p>Design [All Residential development [Design of Transportable Dwellings]] PO 21.1</p> <p>Design [Group dwelling, residential flat buildings, co-living and battle-axe development [Amenity]] PO 22.1, PO 22.2, PO 22.3, PO 22.5, PO 22.6, PO 22.7, PO 22.8, PO 22.9, PO 22.10</p> <p>Design [Group dwelling, residential flat buildings, co-living and battle-axe development [Communal Open Space]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6, PO 23.7, PO 23.8</p> <p>Interface between Land Uses [Overshadowing] PO 3.2</p> | | <p>PO 3.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Urban Tree Canopy Overlay PO 1.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p> <p>Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3</p> <p>Affordable Housing Overlay [Built Form and Character] PO 2.1</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|---|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p> | | <p>Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2</p> <p>Affordable Housing Overlay [Movement and Car Parking] PO 4.1</p> <p>Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1</p> <p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1</p> <p>Building Near Airfields Overlay PO 1.3</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Land Use and Intensity] PO 1.2</p> <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3</p> <p>Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> |

| Class of Development | Applicable Policies | | |
|----------------------|---------------------|------------------------------|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) |
| | | | <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways]</p> |

| Class of Development | Applicable Policies | | |
|----------------------|---------------------|------------------------------|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) |
| | | | <p>PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> |

| Class of Development | Applicable Policies | | |
|----------------------|---------------------|------------------------------|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) |
| | | | <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.2, PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 2.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.1, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.1, PO 7.2, PO 7.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 8.1, PO 8.2, PO 8.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> |

| Class of Development | Applicable Policies | | |
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| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) |
| | | | <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Dwelling Overlay PO 1.1</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---|--|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| Co-living | <p>Land Use and Intensity PO 1.1, PO 1.2</p> <p>Building Height PO 5.1, PO 5.2</p> <p>Primary Street Setback PO 6.1</p> <p>Secondary Street Setback PO 7.1</p> <p>Boundary Walls PO 8.1, PO 8.2</p> <p>Side Boundary Setback PO 9.1</p> <p>Rear Boundary Setback PO 10.1</p> <p>Private Open Space PO 11.1, PO 11.2</p> | <p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design in Urban Areas [All Development [On-site Waste Treatment Systems]] PO 6.1</p> <p>Design in Urban Areas [All Development [Car parking appearance]] PO 7.1</p> <p>Design in Urban Areas [All Development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5</p> <p>Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)]] PO 10.1, PO 10.2</p> <p>Design in Urban Areas [All Development [Site Facilities / Waste Storage (excluding low rise residential development)]] PO 11.1, PO 11.2, PO 11.3, PO 11.4, PO 11.5</p> <p>Design in Urban Areas [All Development - Medium and High Rise [External Appearance]] PO 12.1, PO 12.2, PO 12.3, PO 12.4, PO 12.5, PO 12.6, PO 12.7, PO 12.8</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Landscaping]] PO 13.1, PO 13.2, PO 13.3, PO 13.4</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Environmental]] PO 14.1, PO 14.2, PO 14.3</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Overlooking/Visual Privacy]] PO 16.1</p> <p>Design in Urban Areas [All residential development [Front elevations and passive surveillance]] PO 17.1, PO 17.2</p> <p>Design in Urban Areas [All residential development [Outlook and Amenity]] PO 18.1, PO 18.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [External appearance]] PO 20.1, PO 20.2, PO 20.3</p> <p>Design in Urban Areas [Residential Development - Low Rise [Private Open Space]] PO 21.1, PO 21.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [Landscaping]]</p> | None | <p>Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3</p> <p>Affordable Housing Overlay [Built Form and Character] PO 2.1</p> <p>Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2</p> <p>Affordable Housing Overlay [Movement and Car Parking] PO 4.1</p> <p>Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1</p> <p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1</p> <p>Building Near Airfields Overlay PO 1.3</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Land Use and Intensity] PO 1.2</p> <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3</p> <p>Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|--|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>PO 22.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6</p> <p>Design in Urban Areas [Residential Development - Low Rise [Waste storage]] PO 24.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Design of Transportable Buildings]] PO 25.1</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Outlook and Visual Privacy]] PO 26.1, PO 26.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Private Open Space]] PO 27.1, PO 27.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Residential amenity in multi-level buildings]] PO 28.1, PO 28.2, PO 28.3, PO 28.4, PO 28.5, PO 28.6, PO 28.7</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Dwelling Configuration]] PO 29.1, PO 29.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Common Areas]] PO 30.1</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Amenity]] PO 31.1, PO 31.2, PO 31.3, PO 31.4, PO 31.5, PO31.6, PO 31.7, PO 31.8, PO 31.9, PO 31.10</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Communal Open Space]] PO 32.1, PO 32.2, PO 32.3, PO 32.4, PO 32.5, PO 32.6, PO 32.7, PO 32.8</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Car parking, access and manoeuvrability]] PO 33.1, PO 33.2, PO 33.3, PO 33.4, PO 33.5</p> | | <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks]</p> |

| Class of Development | Applicable Policies | | | |
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| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Soft landscaping]] PO 34.1, PO 34.2</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Site Facilities / Waste Storage]] PO 35.1, PO 35.2, PO 35.3, PO 35.4, PO 35.5, PO 35.6</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Water sensitive urban design]] PO 36.1, PO 36.2</p> <p>Design in Urban Areas [Laneway Development [Infrastructure and Access]] PO 44.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p> | | <p>PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> |

| Class of Development | Applicable Policies | | |
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| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) |
| | | | <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Dwelling Overlay PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> |

| Class of Development | Applicable Policies | | |
|----------------------|---------------------|------------------------------|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) |
| | | | <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.2, PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 2.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.1, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 6.1, PO 6.2, PO 6.3</p> |

| Class of Development | Applicable Policies | | |
|----------------------|---------------------|------------------------------|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) |
| | | | <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.1, PO 7.2, PO 7.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 8.1, PO 8.2, PO 8.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)]</p> |

| Class of Development | Applicable Policies | | | |
|---------------------------|---------------------|------------------------------|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | | | PO 1.1 Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1 Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1 Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1 Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1 Urban Transport Routes Overlay [Access - Stormwater] PO 7.1 Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1 Urban Transport Routes Overlay [Public Road Junctions] PO 9.1 Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Urban Tree Canopy Overlay PO 1.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8 |
| Residential flat building | | | | |

Master Planned Township Zone

| Class of Development | Applicable Policies | | | |
|----------------------|---|---|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| Co-living | Land Use and Intensity PO 1.1, PO 1.3 Building Height PO 5.1 Primary Street Setback PO 6.1 Secondary Street Setback PO 7.1 Boundary Walls PO 8.1 | Clearance from Overhead Powerlines PO 1.1 Design [All development [External Appearance]] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5 Design [All development [Safety]] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Design [All development [Landscaping]] PO 3.1, PO 3.2 Design [All development [Environmental Performance]] PO 4.1, PO 4.2, PO 4.3 | None | Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3 Affordable Housing Overlay [Built Form and Character] PO 2.1 Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2 Affordable Housing Overlay [Movement and Car Parking] PO 4.1 Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1 |

| Class of Development | Applicable Policies | | | |
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| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | <p>Side Boundary Setback PO 9.1</p> <p>Rear Boundary Setback PO 10.1</p> <p>Earthworks and Sloping Land PO 16.1</p> <p>Private Open Space PO 18.1</p> | <p>Design [All development [On-site Waste Treatment Systems]] PO 6.1</p> <p>Design [All development [Carparking Appearance]] PO 7.1, PO 7.2, PO 7.3, PO 7.4, PO 7.5, PO 7.6, PO 7.7</p> <p>Design [All development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5</p> <p>Design [All development [Overlooking / Visual Privacy (in building 3 storeys or less)]] PO 10.1, PO 10.2</p> <p>Design [All Residential development [Front elevations and passive surveillance]] PO 11.1, PO 11.2</p> <p>Design [All Residential development [Outlook and amenity]] PO 12.1, PO 12.2</p> <p>Design [All Residential development [Garage appearance]] PO 14.1</p> <p>Design [All Residential development [Massing]] PO 15.1</p> <p>Design [All Residential development [Private Open Space]] PO 17.1</p> <p>Design [All Residential development [Water Sensitive Design]] PO 18.1, PO 18.2</p> <p>Design [All Residential development [Car parking, access and manoeuvrability]] PO 19.1, PO 19.2, PO 19.3, PO 19.4, PO 19.5</p> <p>Design [All Residential development [Waste storage]] PO 20.1</p> <p>Design [All Residential development [Design of Transportable Dwellings]] PO 21.1</p> <p>Design [Group dwelling, residential flat buildings, co-living and battle-axe development [Amenity]] PO 22.1, PO 22.2, PO 22.3, PO 22.5, PO 22.6, PO 22.7, PO 22.8, PO22.9, PO 22.10</p> <p>Design [Group dwelling, residential flat buildings, co-living and battle-axe development [Communal Open Space]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6, PO 23.7, PO 23.8</p> <p>Design [Group dwelling, residential flat buildings, co-living</p> | | <p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1</p> <p>Building Near Airfields Overlay PO 1.3</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Land Use and Intensity] PO 1.2</p> <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3</p> <p>Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> |

| Class of Development | Applicable Policies | | | |
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| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>and battle-axe development [Carparking, access and manoeuvrability] PO 24.1, PO 24.2, PO 24.3, PO 24.4, PO 24.5, PO 24.6</p> <p>Design [Group dwelling, residential flat buildings, co-living and battle-axe development [Soft Landscaping]] PO 25.1, PO 25.2</p> <p>Design [Group dwelling, residential flat buildings, co-living and battle-axe development [Site Facilities / Waste Storage]] PO 26.1, PO 26.2, PO 26.3, PO 26.4, PO 26.5, PO 26.6</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p> | | <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form]</p> |

| Class of Development | Applicable Policies | | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
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| | Zone | | | | |
| | | | | | PO 2.1 Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3 Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3 Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5 Hazards (Flooding) Overlay [Environmental Protection] PO 4.2 Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2 Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2 Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1 Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1 Heritage Adjacency Overlay [Built Form] PO 1.1 Historic Area Overlay [All Development] PO 1.1 Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2 Historic Area Overlay [Ruins] PO 8.1 Historic Shipwrecks Overlay [General] PO 1.1 Interface Management Overlay [Land Use and Intensity] PO 1.1 Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1 Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1 Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1 Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1 |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|------------------------------|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | | | <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Dwelling Overlay PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|------------------------------|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | | | <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.2, PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 2.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.1, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.1, PO 7.2, PO 7.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 8.1, PO 8.2, PO 8.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|------------------------------|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | | | <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|------------------------------|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | | | Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1 Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1 Urban Transport Routes Overlay [Access - Stormwater] PO 7.1 Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1 Urban Transport Routes Overlay [Public Road Junctions] PO 9.1 Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Urban Tree Canopy Overlay PO 1.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8 |

Neighbourhood Zone

| Class of Development | Applicable Policies | | | |
|----------------------|---|---|--|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| Co-living | Land Use and Intensity PO 1.1 Site coverage PO 3.1 Building Height PO 4.1 Primary Street Setback PO 5.1 Secondary Street Setback PO 6.1 Boundary Walls PO 7.1, PO 7.2 Side Boundary Setback PO 8.1 | Clearance from Overhead Powerlines PO 1.1 Design [All development [External Appearance]] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5 Design [All development [Safety]] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Design [All development [Landscaping]] PO 3.1 Design [All development [Environmental Performance]] PO 4.1, PO 4.2, PO 4.3 Design [All development [On-site Waste Treatment Systems]] PO 6.1 Design [All development [Carparking Appearance]] | American River Subzone [Land Use and Character] PO 1.1 Roxby Downs Subzone [Land Use and Intensity] PO 1.1 Underground Subzone [Land Use and Intensity] PO 1.1, PO 1.2 Underground Subzone [Side and Rear Boundary Setbacks] PO 2.1, PO 2.2 | Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3 Affordable Housing Overlay [Built Form and Character] PO 2.1 Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2 Affordable Housing Overlay [Movement and Car Parking] PO 4.1 Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1 Aircraft Noise Exposure Overlay [Built Form] PO 2.1 Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1 |

| Class of Development | Applicable Policies | | | |
|----------------------|--|---|--|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | <p>Rear Boundary Setback PO 9.1</p> <p>Concept Plans PO 11.1</p> | <p>PO 7.1, PO 7.2, PO 7.3, PO 7.4, PO 7.5, PO 7.6, PO 7.7</p> <p>Design [All development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5</p> <p>Design [All development [Overlooking / Visual Privacy (in building 3 storeys or less)]] PO 10.1, PO 10.2</p> <p>Design [All Residential development [Front elevations and passive surveillance]] PO 11.1</p> <p>Design [All Residential development [Outlook and amenity]] PO 12.1, PO 12.2</p> <p>Design [All Residential development [Garage appearance]] PO 14.1</p> <p>Design [All Residential development [Massing]] PO 15.1</p> <p>Design [All Residential development [Private Open Space]] PO 17.1</p> <p>Design [All Residential development [Water Sensitive Design]] PO 18.1, PO 18.2</p> <p>Design [All Residential development [Car parking, access and manoeuvrability]] PO 19.1, PO 19.2, PO 19.3, PO 19.4, PO 19.5</p> <p>Design [All Residential development [Waste storage]] PO 20.1</p> <p>Design [All Residential development [Design of Transportable Dwellings]] PO 21.1</p> <p>Design [Group dwelling, residential flat buildings, co-living and battle-axe development [Amenity]] PO 22.1, PO 22.2, PO 22.3, PO 22.5, PO 22.6, PO 22.7, PO 22.8, PO 22.9, PO 22.10</p> <p>Design [Group dwelling, residential flat buildings, co-living and battle-axe development [Communal Open Space]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6, PO 23.7, PO 23.8</p> <p>Design [Group dwelling, residential flat buildings, co-living and battle-axe development [Carparking, access and manoeuvrability]] PO 24.1, PO 24.2, PO 24.3, PO 24.4, PO 24.5, PO 24.6</p> <p>Design [Group dwelling, residential flat buildings, co-living and battle-axe development [Soft Landscaping]]</p> | <p>Underground Subzone [Earthworks] PO 3.1</p> <p>Wallaroo Landmark Subzone [Land Use and Intensity] PO 1.1</p> <p>Wallaroo Landmark Subzone [Built Form and Character] PO 2.1, PO 2.2</p> <p>Wallaroo Landmark Subzone [Building Height and Setbacks] PO 3.1, PO 3.2, PO 3.3</p> <p>Wallaroo Landmark Subzone [Site Coverage] PO 4.1</p> <p>Waterfront Subzone [Land Use and Intensity] PO 1.1</p> <p>Waterfront Subzone [Built Form and Character] PO 2.1, PO 2.2, PO 2.4</p> <p>Waterfront Subzone [Site Coverage] PO 3.1</p> | <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1</p> <p>Building Near Airfields Overlay PO 1.1</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Land Use and Intensity] PO 1.2</p> <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3</p> <p>Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|---|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>PO 25.1, PO 25.2</p> <p>Design [Group dwelling, residential flat buildings, co-living and battle-axe development [Site Facilities / Waste Storage]] PO 26.1, PO 26.2, PO 26.3, PO 26.4, PO 26.5, PO 26.6</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p> | | <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.1, PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form]</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|------------------------------|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | | | <p>PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Alterations and additions] PO 3.1, PO 3.2</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|------------------------------|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | | | <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Dwelling Overlay PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|------------------------------|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | | | <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.2, PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 2.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.1, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.1, PO 7.2, PO 7.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 8.1, PO 8.2, PO 8.3</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|------------------------------|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | | | <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Stormwater Management Overlay PO 1.1</p> <p>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|------------------------------|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | | | Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1 Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1 Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1 Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1 Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1 Urban Transport Routes Overlay [Access - Stormwater] PO 7.1 Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1 Urban Transport Routes Overlay [Public Road Junctions] PO 9.1 Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8 |

Strategic Innovation Zone

| Class of Development | Applicable Policies | | | |
|----------------------|---|---|--|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| Co-living | Land Use and Intensity PO 1.1, PO 1.2, PO 1.5, PO 1.6 Built Form and Character PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5, PO 2.6, PO 2.7 Building height and setbacks PO 3.1, PO 3.2, PO 3.3, PO 3.4 Land Division PO 4.1 Movement and Access PO 6.1, PO 6.2 | Clearance from Overhead Powerlines PO 1.1 Design in Urban Areas [All Development [On-site Waste Treatment Systems]] PO 6.1 Design in Urban Areas [All Development [Car parking appearance]] PO 7.1 Design in Urban Areas [All Development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5 Design in Urban Areas [All Development [Overlooking / | Rehabilitation Subzone [Land Use and Intensity] PO 1.1, PO 1.2, PO 1.4, PO 1.5 Rehabilitation Subzone [Built Form and Character] PO 2.1, PO 2.2 Flinders Subzone [Land Use and Intensity] PO 1.1, PO 1.2, PO 1.3 | Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3 Affordable Housing Overlay [Built Form and Character] PO 2.1 Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2 Affordable Housing Overlay [Movement and Car Parking] PO 4.1 Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1 Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|---|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>Visual Privacy (low rise buildings)] PO 10.1, PO 10.2</p> <p>Design in Urban Areas [All Development [Site Facilities / Waste Storage (excluding low rise residential development)]] PO 11.1, PO 11.2, PO 11.3, PO 11.4, PO 11.5</p> <p>Design in Urban Areas [All Development - Medium and High Rise [External Appearance]] PO 12.1, PO 12.2, PO 12.3, PO 12.4, PO 12.5, PO 12.6, PO 12.7, PO 12.8</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Landscaping]] PO 13.1, PO 13.2, PO 13.3, PO 13.4</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Environmental]] PO 14.1, PO 14.2, PO 14.3</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Overlooking/Visual Privacy]] PO 16.1</p> <p>Design in Urban Areas [All residential development [Front elevations and passive surveillance]] PO 17.1, PO 17.2</p> <p>Design in Urban Areas [All residential development [Outlook and Amenity]] PO 18.1, PO 18.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [External appearance]] PO 20.1, PO 20.2, PO 20.3</p> <p>Design in Urban Areas [Residential Development - Low Rise [Private Open Space]] PO 21.1, PO 21.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [Landscaping]] PO 22.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6</p> <p>Design in Urban Areas [Residential Development - Low Rise [Waste storage]] PO 24.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Design of Transportable Buildings]] PO 25.1</p> <p>Design in Urban Areas [Residential Development - Medium</p> | <p>Flinders Subzone [Building setbacks] PO 2.1</p> <p>Repatriation Subzone [Land Use and Intensity] PO 1.1, PO 1.3, PO 1.4, PO 1.5</p> <p>Repatriation Subzone [Built Form and Character] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5, PO 2.6, PO 2.7, PO 2.8, PO 2.9, PO 2.10</p> <p>Repatriation Subzone [Movement and Access] PO 3.1</p> <p>Repatriation Subzone [Landscaping] PO 4.1</p> <p>Activity Node Subzone [Land Use and Intensity] PO 1.1, PO 1.2, PO 1.3</p> <p>Activity Node Subzone [Built Form and Character] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> | <p>PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1</p> <p>Building Near Airfields Overlay PO 1.3</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Land Use and Intensity] PO 1.2</p> <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3</p> <p>Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|---|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>and High Rise (including serviced apartments) [Outlook and Visual Privacy] PO 26.1, PO 26.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Private Open Space]] PO 27.1, PO 27.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Residential amenity in multi-level buildings]] PO 28.1, PO 28.2, PO 28.3, PO 28.4, PO 28.5, PO 28.6, PO 28.7</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Dwelling Configuration]] PO 29.1, PO 29.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Common Areas]] PO 30.1</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Amenity]] PO 31.1, PO 31.2, PO 31.3, PO 31.4, PO 31.5, PO31.6, PO 31.7, PO 31.8, PO 31.9, PO 31.10</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Communal Open Space]] PO 32.1, PO 32.2, PO 32.3, PO 32.4, PO 32.5, PO 32.6, PO 32.7, PO 32.8</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle axe Development [Car parking, access and manoeuvrability]] PO 33.1, PO 33.2, PO 33.3, PO 33.4, PO 33.5</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle axe Development [Soft landscaping]] PO 34.1, PO 34.2</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle axe Development [Site Facilities / Waste Storage]] PO 35.1, PO 35.2, PO 35.3, PO 35.4, PO 35.5, PO 35.6</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle axe Development [Water sensitive urban design]] PO 36.1, PO 36.2</p> <p>Design in Urban Areas [Laneway Development</p> | | <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|---|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>[Infrastructure and Access] PO 44.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas] PO 9.1, PO 9.2, PO 9.3</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p> | | <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)]</p> |

| Class of Development | Applicable Policies | | |
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| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) Overlay (applies only in the area affected by the Overlay) |
| | | | <p>PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Dwelling Overlay PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|------------------------------|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | | | <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.2, PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 2.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.1, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.1, PO 7.2, PO 7.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 8.1, PO 8.2, PO 8.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character]</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|------------------------------|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | | | PO 2.1 Scenic Quality Overlay [Landscaping] PO 3.1 Scenic Quality Overlay [Earthworks] PO 4.1 Significant Interface Management Overlay [Land Use and Intensity] PO 1.1 Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1 Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2 Significant Landscape Protection Overlay [Landscaping] PO 3.1 Significant Landscape Protection Overlay [Earthworks] PO 4.1 State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5 State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1 State Heritage Area Overlay [Conservation Works] PO 7.1 State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7 State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1 State Heritage Place Overlay [Conservation Works] PO 7.1 State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1 Stormwater Management Overlay PO 1.1 Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3 Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1 Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1 Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1 |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|------------------------------|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | | | Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1 Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1 Urban Transport Routes Overlay [Access - Stormwater] PO 7.1 Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1 Urban Transport Routes Overlay [Public Road Junctions] PO 9.1 Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Urban Tree Canopy Overlay PO 1.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8 |

Suburban Business Zone

| Class of Development | Applicable Policies | | | |
|----------------------|--|--|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| Co-living | Land Use and Intensity PO 1.1, PO 1.3 Built Form and Character PO 2.1, PO 2.2 Building height and setbacks PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6, PO 3.7 | Clearance from Overhead Powerlines PO 1.1 Design in Urban Areas [All Development [External Appearance]] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5 Design in Urban Areas [All Development [Safety]] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Design in Urban Areas [All Development [Landscaping]] PO 3.1 Design in Urban Areas [All Development [Environmental Performance]] PO 4.1, PO 4.2, PO 4.3 Design in Urban Areas [All Development [On-site Waste Treatment Systems]] PO 6.1 | None | Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3 Affordable Housing Overlay [Built Form and Character] PO 2.1 Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2 Affordable Housing Overlay [Movement and Car Parking] PO 4.1 Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1 Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1 Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1 |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|--|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>Design in Urban Areas [All Development [Car parking appearance]] PO 7.1</p> <p>Design in Urban Areas [All Development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5</p> <p>Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)]] PO 10.1, PO 10.2</p> <p>Design in Urban Areas [All Development [Site Facilities / Waste Storage (excluding low rise residential development)]] PO 11.1, PO 11.2, PO 11.3, PO 11.4, PO 11.5</p> <p>Design in Urban Areas [All Development - Medium and High Rise [External Appearance]] PO 12.1, PO 12.2, PO 12.3, PO 12.4, PO 12.5, PO 12.6, PO 12.7, PO 12.8</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Landscaping]] PO 13.1, PO 13.2, PO 13.3, PO 13.4</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Environmental]] PO 14.1, PO 14.2, PO 14.3</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Overlooking/Visual Privacy]] PO 16.1</p> <p>Design in Urban Areas [All residential development [Front elevations and passive surveillance]] PO 17.1, PO 17.2</p> <p>Design in Urban Areas [All residential development [Outlook and Amenity]] PO 18.1, PO 18.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [External appearance]] PO 20.1, PO 20.2, PO 20.3</p> <p>Design in Urban Areas [Residential Development - Low Rise [Private Open Space]] PO 21.1, PO 21.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [Landscaping]] PO 22.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6</p> | | <p>Building Near Airfields Overlay PO 1.3</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Land Use and Intensity] PO 1.2</p> <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3</p> <p>Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|---|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>Design in Urban Areas [Residential Development - Low Rise [Waste storage]] PO 24.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Design of Transportable Buildings]] PO 25.1</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Outlook and Visual Privacy]] PO 26.1, PO 26.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Private Open Space]] PO 27.1, PO 27.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Residential amenity in multi-level buildings]] PO 28.1, PO 28.2, PO 28.3, PO 28.4, PO 28.5, PO 28.6, PO 28.7</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Dwelling Configuration]] PO 29.1, PO 29.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Common Areas]] PO 30.1</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Amenity]] PO 31.1, PO 31.2, PO 31.3, PO 31.4, PO 31.5, PO31.6, PO 31.7, PO 31.8, PO 31.9, PO 31.10</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Communal Open Space]] PO 32.1, PO 32.2, PO 32.3, PO 32.4, PO 32.5, PO 32.6, PO 32.7, PO 32.8</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle axe Development [Car parking, access and manoeuvrability]] PO 33.1, PO 33.2, PO 33.3, PO 33.4, PO 33.5</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle axe Development [Soft landscaping]] PO 34.1, PO 34.2</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat</p> | | <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|--|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>Buildings and Battle axe Development [Site Facilities / Waste Storage] PO 35.1, PO 35.2, PO 35.3, PO 35.4, PO 35.5, PO 35.6</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle axe Development [Water sensitive urban design]] PO 36.1, PO 36.2</p> <p>Design in Urban Areas [Laneway Development [Infrastructure and Access]] PO 44.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas] PO 9.1, PO 9.2, PO 9.3</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p> | | <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|------------------------------|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | | | <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Dwelling Overlay PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> |

| Class of Development | Applicable Policies | | |
|----------------------|---------------------|------------------------------|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) |
| | | | <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.2, PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 2.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.1, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.1, PO 7.2, PO 7.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 8.1, PO 8.2, PO 8.3</p> <p>Scenic Quality Overlay [Land Use and Intensity]</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|------------------------------|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | | | PO 1.1 Scenic Quality Overlay [Built Form and Character] PO 2.1 Scenic Quality Overlay [Landscaping] PO 3.1 Scenic Quality Overlay [Earthworks] PO 4.1 Significant Interface Management Overlay [Land Use and Intensity] PO 1.1 Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1 Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2 Significant Landscape Protection Overlay [Landscaping] PO 3.1 Significant Landscape Protection Overlay [Earthworks] PO 4.1 State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5 State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1 State Heritage Area Overlay [Conservation Works] PO 7.1 State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7 State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1 State Heritage Place Overlay [Conservation Works] PO 7.1 State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1 Stormwater Management Overlay PO 1.1 Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3 Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1 Urban Transport Routes Overlay [Access - On-Site Queuing] |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|------------------------------|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | | | PO 2.1 Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1 Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1 Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1 Urban Transport Routes Overlay [Access - Stormwater] PO 7.1 Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1 Urban Transport Routes Overlay [Public Road Junctions] PO 9.1 Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Urban Tree Canopy Overlay PO 1.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8 |

Suburban Neighbourhood Zone

| Class of Development | Applicable Policies | | | |
|----------------------|--|---|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| Co-living | Land Use and Intensity PO 1.1 Site coverage PO 3.1 Building Height PO 4.1 Primary Street Setback PO 5.1 Secondary Street Setback PO 6.1 Boundary Walls PO 7.1 | Clearance from Overhead Powerlines PO 1.1 Design in Urban Areas [All Development [On-site Waste Treatment Systems]] PO 6.1 Design in Urban Areas [All Development [Car parking appearance]] PO 7.1 Design in Urban Areas [All Development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5 Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)]] | None | Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3 Affordable Housing Overlay [Built Form and Character] PO 2.1 Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2 Affordable Housing Overlay [Movement and Car Parking] PO 4.1 Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1 Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1 |

| Class of Development | Applicable Policies | | | |
|----------------------|---|---|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | <p>Side Boundary Setback PO 8.1</p> <p>Rear Boundary Setback PO 9.1</p> | <p>PO 10.1, PO 10.2</p> <p>Design in Urban Areas [All Development [Site Facilities / Waste Storage (excluding low rise residential development)]] PO 11.1, PO 11.2, PO 11.3, PO 11.4, PO 11.5</p> <p>Design in Urban Areas [All Development - Medium and High Rise [External Appearance]] PO 12.1, PO 12.2, PO 12.3, PO 12.4, PO 12.5, PO 12.6, PO 12.7, PO 12.8</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Landscaping]] PO 13.1, PO 13.2, PO 13.3, PO 13.4</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Environmental]] PO 14.1, PO 14.2, PO 14.3</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Overlooking/Visual Privacy]] PO 16.1</p> <p>Design in Urban Areas [All residential development [Front elevations and passive surveillance]] PO 17.1, PO 17.2</p> <p>Design in Urban Areas [All residential development [Outlook and Amenity]] PO 18.1, PO 18.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [External appearance]] PO 20.1, PO 20.2, PO 20.3</p> <p>Design in Urban Areas [Residential Development - Low Rise [Private Open Space]] PO 21.1, PO 21.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [Landscaping]] PO 22.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6</p> <p>Design in Urban Areas [Residential Development - Low Rise [Waste storage]] PO 24.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Design of Transportable Buildings]] PO 25.1</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Outlook</p> | | <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1</p> <p>Building Near Airfields Overlay PO 1.3</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Land Use and Intensity] PO 1.2</p> <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3</p> <p>Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|--|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>and Visual Privacy]] PO 26.1, PO 26.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Private Open Space]] PO 27.1, PO 27.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Residential amenity in multi-level buildings]] PO 28.1, PO 28.2, PO 28.3, PO 28.4, PO 28.5, PO 28.6, PO 28.7</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Dwelling Configuration]] PO 29.1, PO 29.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Common Areas]] PO 30.1</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Amenity]] PO 31.1, PO 31.2, PO 31.3, PO 31.4, PO 31.5, PO31.6, PO 31.7, PO 31.8, PO 31.9, PO 31.10</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Communal Open Space]] PO 32.1, PO 32.2, PO 32.3, PO 32.4, PO 32.5, PO 32.6, PO 32.7, PO 32.8</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle axe Development [Car parking, access and manoeuvrability]] PO 33.1, PO 33.2, PO 33.3, PO 33.4, PO 33.5</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle axe Development [Soft landscaping]] PO 34.1, PO 34.2</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle axe Development [Site Facilities / Waste Storage]] PO 35.1, PO 35.2, PO 35.3, PO 35.4, PO 35.5, PO 35.6</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle axe Development [Water sensitive urban design]] PO 36.1, PO 36.2</p> <p>Design in Urban Areas [Laneway Development [Infrastructure and Access]] PO 44.1</p> | | <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form]</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|--|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p> | | <p>PO 2.1</p> <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|------------------------------|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | | | <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Dwelling Overlay PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|------------------------------|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | | | <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.2, PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 2.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.1, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.1, PO 7.2, PO 7.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 8.1, PO 8.2, PO 8.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|------------------------------|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | | | <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Stormwater Management Overlay PO 1.1</p> <p>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</p> <p>Tunnel Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Tunnel Protection Overlay [Excavation and Ground Intruding Activity] PO 2.1</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|------------------------------|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | | | Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1 Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1 Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1 Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1 Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1 Urban Transport Routes Overlay [Access - Stormwater] PO 7.1 Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1 Urban Transport Routes Overlay [Public Road Junctions] PO 9.1 Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Urban Tree Canopy Overlay PO 1.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8 |

Township Neighbourhood Zone

| Class of Development | Applicable Policies | | | |
|----------------------|---|---|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| Co-living | Land Use and Intensity PO 1.1 Site Dimensions and Land Division PO 2.1, PO 2.2 Site Coverage PO 3.1 Building Height | Clearance from Overhead Powerlines PO 1.1 Design [All development [External Appearance]] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5 Design [All development [Safety]] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Design [All development [Landscaping]] PO 3.1 | None | Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3 Affordable Housing Overlay [Built Form and Character] PO 2.1 Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2 Affordable Housing Overlay [Movement and Car Parking] PO 4.1 |

| Class of Development | Applicable Policies | | | |
|----------------------|--|--|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | <p>PO 4.1</p> <p>Primary Street Setback PO 5.1</p> <p>Secondary Street Setback PO 6.1</p> <p>Boundary Walls PO 7.1, PO 7.2</p> <p>Side Boundary Setback PO 8.1</p> <p>Rear Boundary Setback PO 9.1</p> <p>Appearance PO 10.2</p> | <p>Design [All development [Environmental Performance]] PO 4.1, PO 4.2, PO 4.3</p> <p>Design [All development [On-site Waste Treatment Systems]] PO 6.1</p> <p>Design [All development [Carparking Appearance]] PO 7.1, PO 7.2, PO 7.3, PO 7.4, PO 7.5, PO 7.6, PO 7.7</p> <p>Design [All development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5</p> <p>Design [All development [Overlooking / Visual Privacy (in building 3 storeys or less)]] PO 10.1, PO 10.2</p> <p>Design [All Residential development [Front elevations and passive surveillance]] PO 11.1</p> <p>Design [All Residential development [Outlook and amenity]] PO 12.1, PO 12.2</p> <p>Design [All Residential development [Garage appearance]] PO 14.1</p> <p>Design [All Residential development [Massing]] PO 15.1</p> <p>Design [All Residential development [Private Open Space]] PO 17.1</p> <p>Design [All Residential development [Water Sensitive Design]] PO 18.1, PO 18.2</p> <p>Design [All Residential development [Car parking, access and manoeuvrability]] PO 19.1, PO 19.2, PO 19.3, PO 19.4, PO 19.5</p> <p>Design [All Residential development [Waste storage]] PO 20.1</p> <p>Design [All Residential development [Design of Transportable Dwellings]] PO 21.1</p> <p>Design [Group dwelling, residential flat buildings, co-living and battle-axe development [Amenity]] PO 22.1, PO 22.2, PO 22.3, PO 22.5, PO 22.6, PO 22.7, PO 22.8, PO 22.9, PO 22.10</p> <p>Design [Group dwelling, residential flat buildings, co-living and battle-axe development [Communal Open Space]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6,</p> | | <p>Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1</p> <p>Aircraft Noise Exposure Overlay [Built Form] PO 2.1</p> <p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1</p> <p>Building Near Airfields Overlay PO 1.1</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Land Use and Intensity] PO 1.2</p> <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3</p> <p>Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|--|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>PO 23.7, PO 23.8</p> <p>Design [Group dwelling, residential flat buildings and battle-axe development [Carparking, access and manoeuvrability]] PO 24.1, PO 24.2, PO 24.3, PO 24.4, PO 24.5, PO 24.6</p> <p>Design [Group dwelling, residential flat buildings, co-living and battle-axe development [Soft Landscaping]] PO 25.1, PO 25.2</p> <p>Design [Group dwelling, residential flat buildings, co-living and battle-axe development [Site Facilities / Waste Storage]] PO 26.1, PO 26.2, PO 26.3, PO 26.4, PO 26.5, PO 26.6</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p> | | <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.1, PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings]</p> |

| Class of Development | Applicable Policies | | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
|----------------------|---------------------|--|------------------------------|---|--|
| | Zone | | | | |
| | | | | | <p>PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Alterations and additions] PO 3.1, PO 3.2</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|------------------------------|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | | | <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Dwelling Overlay PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|------------------------------|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | | | <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.2, PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 2.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.1, PO 5.3</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|------------------------------|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | | | <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.1, PO 7.2, PO 7.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 8.1, PO 8.2, PO 8.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|------------------------------|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | | | <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Stormwater Management Overlay PO 1.1</p> <p>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Urban Tree Canopy Overlay PO 1.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p> |

Urban Corridor (Boulevard) Zone

| Class of Development | Applicable Policies | | | |
|----------------------|---|---|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| Co-living | <p>Land Use and Intensity PO 1.1, PO 1.5</p> <p>Built Form and Character PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5, PO 2.6, PO 2.7, PO 2.8</p> <p>Building Height PO 3.1, PO 3.2</p> <p>Interface Height PO 4.1, PO 4.2</p> <p>Significant Development Sites PO 5.1, PO 5.2</p> <p>Movement, parking and access PO 6.1, PO 6.2</p> | <p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design in Urban Areas [All Development [External Appearance]] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>Design in Urban Areas [All Development [Safety]] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Design in Urban Areas [All Development [Landscaping]] PO 3.1</p> <p>Design in Urban Areas [All Development [Environmental Performance]] PO 4.1, PO 4.2, PO 4.3</p> <p>Design in Urban Areas [All Development [On-site Waste Treatment Systems]] PO 6.1</p> <p>Design in Urban Areas [All Development [Car parking appearance]] PO 7.1, PO 7.2, PO 7.3, PO 7.4, PO 7.5, PO 7.6, PO 7.7</p> <p>Design in Urban Areas [All Development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5</p> <p>Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)]] PO 10.1, PO 10.2</p> <p>Design in Urban Areas [All Development [Site Facilities / Waste Storage (excluding low rise residential development)]] PO 11.1, PO 11.2, PO 11.3, PO 11.4, PO 11.5</p> <p>Design in Urban Areas [All Development - Medium and High Rise [External Appearance]] PO 12.1, PO 12.2, PO 12.3, PO 12.4, PO 12.5, PO 12.6, PO 12.7, PO 12.8</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Landscaping]] PO 13.1, PO 13.2, PO 13.3, PO 13.4</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Environmental]] PO 14.1, PO 14.2, PO 14.3</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Overlooking/Visual Privacy]] PO 16.1</p> <p>Design in Urban Areas [All residential development [Front elevations and passive surveillance]] PO 17.1, PO 17.2</p> | None | <p>Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3</p> <p>Affordable Housing Overlay [Built Form and Character] PO 2.1</p> <p>Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2</p> <p>Affordable Housing Overlay [Movement and Car Parking] PO 4.1</p> <p>Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1</p> <p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1</p> <p>Building Near Airfields Overlay PO 1.3</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Land Use and Intensity] PO 1.2</p> <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3</p> <p>Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|---|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>Design in Urban Areas [All residential development [Outlook and Amenity]] PO 18.1, PO 18.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [External appearance]] PO 20.1, PO 20.2, PO 20.3</p> <p>Design in Urban Areas [Residential Development - Low Rise [Private Open Space]] PO 21.1, PO 21.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [Landscaping]] PO 22.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6</p> <p>Design in Urban Areas [Residential Development - Low Rise [Waste storage]] PO 24.1</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Outlook and Visual Privacy]] PO 26.1, PO 26.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Private Open Space]] PO 27.1, PO 27.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Residential amenity in multi-level buildings]] PO 28.1, PO 28.2, PO 28.3, PO 28.4, PO 28.5, PO 28.6, PO 28.7</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Dwelling Configuration]] PO 29.1, PO 29.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Common Areas]] PO 30.1</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Amenity]] PO 31.1, PO 31.2, PO 31.3, PO 31.4, PO 31.5, PO31.6, PO 31.7, PO 31.8, PO 31.9, PO 31.10</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Communal Open Space]]</p> | | <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Design Overlay [General] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.1, PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form]</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|--|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>PO 32.1, PO 32.2, PO 32.3, PO 32.4, PO 32.5, PO 32.6, PO 32.7, PO 32.8</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Car parking, access and manoeuvrability]] PO 33.1, PO 33.2, PO 33.3, PO 33.4, PO 33.5</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Soft landscaping]] PO 34.1, PO 34.2</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Site Facilities / Waste Storage]] PO 35.1, PO 35.2, PO 35.3, PO 35.4, PO 35.5, PO 35.6</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Water sensitive urban design]] PO 36.1, PO 36.2</p> <p>Design in Urban Areas [Laneway Development [Infrastructure and Access]] PO 44.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [General Land Use Compatibility] PO 1.1</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3</p> <p>Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.3, PO 4.4</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Sightlines] PO 2.1, PO 2.2</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.7</p> <p>Transport, Access and Parking [Access for People with Disabilities] PO 4.1</p> | | <p>PO 2.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|--|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas] PO 6.1, PO 6.2</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas] PO 9.1, PO 9.2, PO 9.3</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p> | | <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Dwelling Overlay PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> |

| Class of Development | Applicable Policies | | |
|----------------------|---------------------|------------------------------|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) Overlay (applies only in the area affected by the Overlay) |
| | | | <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 2.1</p> |

| Class of Development | Applicable Policies | | |
|----------------------|---------------------|------------------------------|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) |
| | | | <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.1, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.1, PO 7.2, PO 7.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 8.1, PO 8.2, PO 8.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection]</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|------------------------------|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | | | PO 1.1 Stormwater Management Overlay PO 1.1 Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3 Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1 Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1 Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1 Urban Transport Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1 Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1 Urban Transport Routes Overlay [Access - Stormwater] PO 7.1 Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1 Urban Transport Routes Overlay [Public Road Junctions] PO 9.1 Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Urban Tree Canopy Overlay PO 1.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8 |

Urban Corridor (Business) Zone

| Class of Development | Applicable Policies | | | |
|----------------------|--|---|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| Co-living | Land Use and Intensity PO 1.1, PO 1.4, PO 1.5 Built Form and Character PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5, PO 2.6, PO 2.7 | Clearance from Overhead Powerlines PO 1.1 Design in Urban Areas [All Development [External Appearance]] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5 | None | Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3 Affordable Housing Overlay [Built Form and Character] PO 2.1 Affordable Housing Overlay [Affordable Housing Incentives] |

| Class of Development | Applicable Policies | | | |
|----------------------|--|--|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | Building Height PO 3.1, PO 3.2 Interface Height PO 4.1, PO 4.2 Significant Development Sites PO 5.1, PO 5.2 Movement, parking and access PO 6.1 | Design in Urban Areas [All Development [Safety]] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Design in Urban Areas [All Development [Landscaping]] PO 3.1 Design in Urban Areas [All Development [Environmental Performance]] PO 4.1, PO 4.2, PO 4.3 Design in Urban Areas [All Development [On-site Waste Treatment Systems]] PO 6.1 Design in Urban Areas [All Development [Car parking appearance]] PO 7.1, PO 7.2, PO 7.3, PO 7.4, PO 7.5, PO 7.6, PO 7.7 Design in Urban Areas [All Development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5 Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)]] PO 10.1, PO 10.2 Design in Urban Areas [All Development [Site Facilities / Waste Storage (excluding low rise residential development)]] PO 11.1, PO 11.2, PO 11.3, PO 11.4, PO 11.5 Design in Urban Areas [All Development - Medium and High Rise [External Appearance]] PO 12.1, PO 12.2, PO 12.3, PO 12.4, PO 12.5, PO 12.6, PO 12.7, PO 12.8 Design in Urban Areas [All Development - Medium and High Rise [Landscaping]] PO 13.1, PO 13.2, PO 13.3, PO 13.4 Design in Urban Areas [All Development - Medium and High Rise [Environmental]] PO 14.1, PO 14.2, PO 14.3 Design in Urban Areas [All Development - Medium and High Rise [Overlooking/Visual Privacy]] PO 16.1 Design in Urban Areas [All residential development [Front elevations and passive surveillance]] PO 17.1, PO 17.2 Design in Urban Areas [All residential development [Outlook and Amenity]] PO 18.1, PO 18.2 Design in Urban Areas [Residential Development - Low Rise [External appearance]] PO 20.1, PO 20.2, PO 20.3 | | PO 3.1, PO 3.2 Affordable Housing Overlay [Movement and Car Parking] PO 4.1 Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1 Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1 Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1 Building Near Airfields Overlay PO 1.3 Character Area Overlay [All Development] PO 1.1 Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2 Character Preservation District Overlay [Land Use and Intensity] PO 1.2 Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3 Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6 Character Preservation District Overlay [Earthworks] PO 4.1 Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2 Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7 Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4 Coastal Flooding Overlay PO 1.1 Defence Aviation Area Overlay [Built Form] PO 1.1 Design Overlay [General] PO 1.1 |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|--|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>Design in Urban Areas [Residential Development - Low Rise [Private Open Space]] PO 21.1, PO 21.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [Landscaping]] PO 22.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6</p> <p>Design in Urban Areas [Residential Development - Low Rise [Waste storage]] PO 24.1</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Outlook and Visual Privacy]] PO 26.1, PO 26.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Private Open Space]] PO 27.1, PO 27.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Residential amenity in multi-level buildings]] PO 28.1, PO 28.2, PO 28.3, PO 28.4, PO 28.5, PO 28.6, PO 28.7</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Dwelling Configuration]] PO 29.1, PO 29.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Common Areas]] PO 30.1</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Amenity]] PO 31.1, PO 31.2, PO 31.3, PO 31.4, PO 31.5, PO 31.6, PO 31.7, PO 31.8, PO 31.9, PO 31.10</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Communal Open Space]] PO 32.1, PO 32.2, PO 32.3, PO 32.4, PO 32.5, PO 32.6, PO 32.7, PO 32.8</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Car parking, access and manoeuvrability]] PO 33.1, PO 33.2, PO 33.3, PO 33.4, PO 33.5</p> | | <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.1, PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|---|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Soft landscaping]] PO 34.1, PO 34.2 | | Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1 |
| | | Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Site Facilities / Waste Storage]] PO 35.1, PO 35.2, PO 35.3, PO 35.4, PO 35.5, PO 35.6 | | Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2 |
| | | Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Water sensitive urban design]] PO 36.1, PO 36.2 | | Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1 |
| | | Design in Urban Areas [Laneway Development [Infrastructure and Access]] PO 44.1 | | Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1 |
| | | Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2 | | Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3 |
| | | Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2 | | Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3 |
| | | Interface between Land Uses [General Land Use Compatibility] PO 1.1 | | Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5 |
| | | Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3 | | Hazards (Flooding) Overlay [Environmental Protection] PO 4.2 |
| | | Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.3, PO 4.4 | | Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2 |
| | | Site Contamination PO 1.1 | | Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2 |
| | | Transport, Access and Parking [Sightlines] PO 2.1, PO 2.2 | | Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1 |
| | | Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.7 | | Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1 |
| | | Transport, Access and Parking [Access for People with Disabilities] PO 4.1 | | Heritage Adjacency Overlay [Built Form] PO 1.1 |
| | | Transport, Access and Parking [Vehicle Parking Rates] PO 5.1 | | Historic Area Overlay [All Development] PO 1.1 |
| | | Transport, Access and Parking [Vehicle Parking Areas] PO 6.1, PO 6.2 | | Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 |
| | | Transport, Access and Parking [Bicycle Parking in | | Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2 |
| | | | | Historic Area Overlay [Ruins] PO 8.1 |
| | | | | Historic Shipwrecks Overlay [General] PO 1.1 |
| | | | | Interface Management Overlay [Land Use and Intensity] PO 1.1 |
| | | | | Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|--|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>Designated Areas] PO 9.1, PO 9.2, PO 9.3</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p> | | <p>PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Dwelling Overlay PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> |

| Class of Development | Applicable Policies | | |
|----------------------|---------------------|------------------------------|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) Overlay (applies only in the area affected by the Overlay) |
| | | | <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 2.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.1, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 6.1, PO 6.2, PO 6.3</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|------------------------------|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | | | <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.1, PO 7.2, PO 7.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 8.1, PO 8.2, PO 8.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Stormwater Management Overlay PO 1.1</p> <p>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|------------------------------|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | | | Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1 Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1 Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1 Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1 Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1 Urban Transport Routes Overlay [Access - Stormwater] PO 7.1 Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1 Urban Transport Routes Overlay [Public Road Junctions] PO 9.1 Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Urban Tree Canopy Overlay PO 1.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8 |

Urban Corridor (Living) Zone

| Class of Development | Applicable Policies | | | |
|----------------------|--|---|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| Co-living | Land Use and Intensity PO 1.1 Built Form and Character PO 2.2, PO 2.3, PO 2.4, PO 2.5, PO 2.6 Building Height PO 3.1, PO 3.2 Interface Height PO 4.1, PO 4.2 Significant Development Sites | Clearance from Overhead Powerlines PO 1.1 Design in Urban Areas [All Development [External Appearance]] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5 Design in Urban Areas [All Development [Safety]] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Design in Urban Areas [All Development [Landscaping]] PO 3.1 Design in Urban Areas [All Development [Environmental | None | Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3 Affordable Housing Overlay [Built Form and Character] PO 2.1 Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2 Affordable Housing Overlay [Movement and Car Parking] PO 4.1 Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1 |

| Class of Development | Applicable Policies | | | |
|----------------------|--|---|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | <p>PO 5.1, PO 5.2</p> <p>Movement, parking and access PO 6.1, PO 6.2</p> | <p>Performance]] PO 4.1, PO 4.2, PO 4.3</p> <p>Design in Urban Areas [All Development [On-site Waste Treatment Systems]] PO 6.1</p> <p>Design in Urban Areas [All Development [Car parking appearance]] PO 7.1, PO 7.2, PO 7.3, PO 7.4, PO 7.5, PO 7.6, PO 7.7</p> <p>Design in Urban Areas [All Development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5</p> <p>Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)]] PO 10.1, PO 10.2</p> <p>Design in Urban Areas [All Development [Site Facilities / Waste Storage (excluding low rise residential development)]] PO 11.1, PO 11.2, PO 11.3, PO 11.4, PO 11.5</p> <p>Design in Urban Areas [All Development - Medium and High Rise [External Appearance]] PO 12.1, PO 12.2, PO 12.3, PO 12.4, PO 12.5, PO 12.6, PO 12.7, PO 12.8</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Landscaping]] PO 13.1, PO 13.2, PO 13.3, PO 13.4</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Environmental]] PO 14.1, PO 14.2, PO 14.3</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Overlooking/Visual Privacy]] PO 16.1</p> <p>Design in Urban Areas [All residential development [Front elevations and passive surveillance]] PO 17.1, PO 17.2</p> <p>Design in Urban Areas [All residential development [Outlook and Amenity]] PO 18.1, PO 18.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [External appearance]] PO 20.1, PO 20.2, PO 20.3</p> <p>Design in Urban Areas [Residential Development - Low Rise [Private Open Space]] PO 21.1, PO 21.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [Landscaping]]</p> | | <p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1</p> <p>Building Near Airfields Overlay PO 1.3</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Land Use and Intensity] PO 1.2</p> <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3</p> <p>Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Design Overlay [General] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity]</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|---|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>PO 22.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6</p> <p>Design in Urban Areas [Residential Development - Low Rise [Waste storage]] PO 24.1</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Outlook and Visual Privacy]] PO 26.1, PO 26.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Private Open Space]] PO 27.1, PO 27.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Residential amenity in multi-level buildings]] PO 28.1, PO 28.2, PO 28.3, PO 28.4, PO 28.5, PO 28.6, PO 28.7</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Dwelling Configuration]] PO 29.1, PO 29.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Common Areas]] PO 30.1</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Amenity]] PO 31.1, PO 31.2, PO 31.3, PO 31.4, PO 31.5, PO31.6, PO 31.7, PO 31.8, PO 31.9, PO 31.10</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Communal Open Space]] PO 32.1, PO 32.2, PO 32.3, PO 32.4, PO 32.5, PO 32.6, PO 32.7, PO 32.8</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Car parking, access and manoeuvrability]] PO 33.1, PO 33.2, PO 33.3, PO 33.4, PO 33.5</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Soft landscaping]] PO 34.1, PO 34.2</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat</p> | | <p>PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2</p> |

| Class of Development | Applicable Policies | | | |
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| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>Buildings, Co-Living Accommodation and Battle axe Development [Site Facilities / Waste Storage] PO 35.1, PO 35.2, PO 35.3, PO 35.4, PO 35.5, PO 35.6</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Water sensitive urban design]] PO 36.1, PO 36.2</p> <p>Design in Urban Areas [Laneway Development [Infrastructure and Access]] PO 44.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [General Land Use Compatibility] PO 1.1</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3</p> <p>Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.3, PO 4.4</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Sightlines] PO 2.1, PO 2.2</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.7</p> <p>Transport, Access and Parking [Access for People with Disabilities] PO 4.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas] PO 6.1, PO 6.2</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas] PO 9.1, PO 9.2, PO 9.3</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p> | | <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</p> |

| Class of Development | Applicable Policies | | |
|----------------------|---------------------|------------------------------|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) Overlay (applies only in the area affected by the Overlay) |
| | | | <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Dwelling Overlay PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions]</p> |

| Class of Development | Applicable Policies | | |
|----------------------|---------------------|------------------------------|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) Overlay (applies only in the area affected by the Overlay) |
| | | | <p>PO 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 2.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.1, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.1, PO 7.2, PO 7.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 8.1, PO 8.2, PO 8.3</p> <p>Scenic Quality Overlay [Land Use and Intensity]</p> |

| Class of Development | Applicable Policies | | |
|----------------------|---------------------|------------------------------|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) |
| | | | <p>PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Stormwater Management Overlay PO 1.1</p> <p>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|------------------------------|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | | | Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1 Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1 Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1 Urban Transport Routes Overlay [Access - Stormwater] PO 7.1 Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1 Urban Transport Routes Overlay [Public Road Junctions] PO 9.1 Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Urban Tree Canopy Overlay PO 1.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8 |

Urban Corridor (Main Street) Zone

| Class of Development | Applicable Policies | | | |
|----------------------|---|--|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| Co-living | Land Use and Intensity PO 1.1, PO 1.4, PO 1.5 Built Form and Character PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5, PO 2.6, PO 2.7, PO 2.8, PO 2.9, PO 2.10 Building Height PO 3.1, PO 3.2 Interface Height PO 4.1, PO 4.2 Significant Development Sites PO 5.1, PO 5.2 Movement, parking and access PO 6.1, PO 6.2 | Clearance from Overhead Powerlines PO 1.1 Design in Urban Areas [All Development [External Appearance]] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5 Design in Urban Areas [All Development [Safety]] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Design in Urban Areas [All Development [Landscaping]] PO 3.1 Design in Urban Areas [All Development [Environmental Performance]] PO 4.1, PO 4.2, PO 4.3 Design in Urban Areas [All Development [On-site Waste Treatment Systems]] PO 6.1 | None | Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3 Affordable Housing Overlay [Built Form and Character] PO 2.1 Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2 Affordable Housing Overlay [Movement and Car Parking] PO 4.1 Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1 Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1 Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1 |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|---|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | Design in Urban Areas [All Development [Car parking appearance]] PO 7.1, PO 7.2, PO 7.3, PO 7.4, PO 7.5, PO 7.6, PO 7.7 | | Building Near Airfields Overlay PO 1.3 |
| | | Design in Urban Areas [All Development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5 | | Character Area Overlay [All Development] PO 1.1 |
| | | Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)]] PO 10.1, PO 10.2 | | Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 |
| | | Design in Urban Areas [All Development [Site Facilities / Waste Storage (excluding low rise residential development)]] PO 11.1, PO 11.2, PO 11.3, PO 11.4, PO 11.5 | | Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2 |
| | | Design in Urban Areas [All Development - Medium and High Rise [External Appearance]] PO 12.1, PO 12.2, PO 12.3, PO 12.4, PO 12.5, PO 12.6, PO 12.7, PO 12.8 | | Character Preservation District Overlay [Land Use and Intensity] PO 1.2 |
| | | Design in Urban Areas [All Development - Medium and High Rise [Landscaping]] PO 13.1, PO 13.2, PO 13.3, PO 13.4 | | Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3 |
| | | Design in Urban Areas [All Development - Medium and High Rise [Environmental]] PO 14.1, PO 14.2, PO 14.3 | | Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6 |
| | | Design in Urban Areas [All Development - Medium and High Rise [Overlooking/Visual Privacy]] PO 16.1 | | Character Preservation District Overlay [Earthworks] PO 4.1 |
| | | Design in Urban Areas [All residential development [Front elevations and passive surveillance]] PO 17.1, PO 17.2 | | Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 |
| | | Design in Urban Areas [All residential development [Outlook and Amenity]] PO 18.1, PO 18.2 | | Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2 |
| | | Design in Urban Areas [Residential Development - Low Rise [External appearance]] PO 20.1, PO 20.2, PO 20.3 | | Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7 |
| | | Design in Urban Areas [Residential Development - Low Rise [Private Open Space]] PO 21.1, PO 21.2 | | Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4 |
| | | Design in Urban Areas [Residential Development - Low Rise [Landscaping]] PO 22.1 | | Coastal Flooding Overlay PO 1.1 |
| | | Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6 | | Defence Aviation Area Overlay [Built Form] PO 1.1 |
| | | Design in Urban Areas [Residential Development - Low | | Design Overlay [General] PO 1.1 |
| | | | | Future Local Road Widening Overlay [Future Road Widening] PO 1.1 |
| | | | | Future Road Widening Overlay [Future Road Widening] PO 1.1 |
| | | | | Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1 |
| | | | | Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1 |
| | | | | Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3 |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|---|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>Rise [Waste storage] PO 24.1</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Outlook and Visual Privacy]] PO 26.1, PO 26.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Private Open Space]] PO 27.1, PO 27.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Residential amenity in multi-level buildings]] PO 28.1, PO 28.2, PO 28.3, PO 28.4, PO 28.5, PO 28.6, PO 28.7</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Dwelling Configuration]] PO 29.1, PO 29.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Common Areas]] PO 30.1</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Amenity]] PO 31.1, PO 31.2, PO 31.3, PO 31.4, PO 31.5, PO31.6, PO 31.7, PO 31.8, PO 31.9, PO 31.10</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Communal Open Space]] PO 32.1, PO 32.2, PO 32.3, PO 32.4, PO 32.5, PO 32.6, PO 32.7, PO 32.8</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Car parking, access and manoeuvrability]] PO 33.1, PO 33.2, PO 33.3, PO 33.4, PO 33.5</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Soft landscaping]] PO 34.1, PO 34.2</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Site Facilities / Waste Storage]] PO 35.1, PO 35.2, PO 35.3, PO 35.4, PO 35.5, PO 35.6</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe</p> | | <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings]</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|---|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>Development [Water sensitive urban design] PO 36.1, PO 36.2</p> <p>Design in Urban Areas [Laneway Development [Infrastructure and Access]] PO 44.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [General Land Use Compatibility] PO 1.1</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3</p> <p>Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.3, PO 4.4</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Sightlines] PO 2.1, PO 2.2</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.7</p> <p>Transport, Access and Parking [Access for People with Disabilities] PO 4.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas] PO 6.1, PO 6.2</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas] PO 9.1, PO 9.2, PO 9.3</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p> | | <p>PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> |

| Class of Development | Applicable Policies | | |
|----------------------|---------------------|------------------------------|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) Overlay (applies only in the area affected by the Overlay) |
| | | | <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Dwelling Overlay PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> |

| Class of Development | Applicable Policies | | |
|----------------------|---------------------|------------------------------|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) Overlay (applies only in the area affected by the Overlay) |
| | | | <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 2.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.1, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.1, PO 7.2, PO 7.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 8.1, PO 8.2, PO 8.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> |

| Class of Development | Applicable Policies | | |
|----------------------|---------------------|------------------------------|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) Overlay (applies only in the area affected by the Overlay) |
| | | | <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Stormwater Management Overlay PO 1.1</p> <p>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</p> <p>Tunnel Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Tunnel Protection Overlay [Excavation and Ground Intruding Activity] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point]</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|------------------------------|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | | | <p>PO 3.1</p> <p>Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Urban Tree Canopy Overlay PO 1.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p> |

Urban Neighbourhood Zone

| Class of Development | Applicable Policies | | | |
|----------------------|---|--|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| Co-living | <p>Land Use and Intensity PO 1.1, PO 1.3, PO 1.4</p> <p>Built Form and Character PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5, PO 2.6, PO 2.7, PO 2.8, PO 2.9</p> <p>Interface Height PO 3.1, PO 3.2</p> <p>Movement, parking and access PO 5.1</p> | <p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design in Urban Areas [All Development [External Appearance]] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>Design in Urban Areas [All Development [Safety]] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Design in Urban Areas [All Development [Landscaping]] PO 3.1</p> <p>Design in Urban Areas [All Development [Environmental Performance]] PO 4.1, PO 4.2, PO 4.3</p> <p>Design in Urban Areas [All Development [On-site Waste Treatment Systems]] PO 6.1</p> <p>Design in Urban Areas [All Development [Car parking</p> | <p>Main Street Subzone [Land Use and Intensity] PO 1.3, PO 1.4</p> <p>Main Street Subzone [Built Form and Character] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> | <p>Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3</p> <p>Affordable Housing Overlay [Built Form and Character] PO 2.1</p> <p>Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2</p> <p>Affordable Housing Overlay [Movement and Car Parking] PO 4.1</p> <p>Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1</p> <p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1</p> <p>Building Near Airfields Overlay</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|--|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>appearance]] PO 7.1, PO 7.2, PO 7.3, PO 7.4, PO 7.5, PO 7.6, PO 7.7</p> <p>Design in Urban Areas [All Development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5</p> <p>Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)]] PO 10.1, PO 10.2</p> <p>Design in Urban Areas [All Development [Site Facilities / Waste Storage (excluding low rise residential development)]] PO 11.1, PO 11.2, PO 11.3, PO 11.4, PO 11.5</p> <p>Design in Urban Areas [All Development - Medium and High Rise [External Appearance]] PO 12.1, PO 12.2, PO 12.3, PO 12.4, PO 12.5, PO 12.6, PO 12.7, PO 12.8</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Landscaping]] PO 13.1, PO 13.2, PO 13.3, PO 13.4</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Environmental]] PO 14.1, PO 14.2, PO 14.3</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Overlooking/Visual Privacy]] PO 16.1</p> <p>Design in Urban Areas [All residential development [Front elevations and passive surveillance]] PO 17.1, PO 17.2</p> <p>Design in Urban Areas [All residential development [Outlook and Amenity]] PO 18.1, PO 18.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [External appearance]] PO 20.1, PO 20.2, PO 20.3</p> <p>Design in Urban Areas [Residential Development - Low Rise [Private Open Space]] PO 21.1, PO 21.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [Landscaping]] PO 22.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6</p> <p>Design in Urban Areas [Residential Development - Low Rise [Waste storage]]</p> | | <p>PO 1.3</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Land Use and Intensity] PO 1.2</p> <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3</p> <p>Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Design Overlay [General] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|---|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>PO 24.1</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Outlook and Visual Privacy]] PO 26.1, PO 26.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Private Open Space]] PO 27.1, PO 27.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Residential amenity in multi-level buildings]] PO 28.1, PO 28.2, PO 28.3, PO 28.4, PO 28.5, PO 28.6, PO 28.7</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Dwelling Configuration]] PO 29.1, PO 29.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Common Areas]] PO 30.1</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Amenity]] PO 31.1, PO 31.2, PO 31.3, PO 31.4, PO 31.5, PO 31.6, PO 31.7, PO 31.8, PO 31.9, PO 31.10</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Communal Open Space]] PO 32.1, PO 32.2, PO 32.3, PO 32.4, PO 32.5, PO 32.6, PO 32.7, PO 32.8</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Car parking, access and manoeuvrability]] PO 33.1, PO 33.2, PO 33.3, PO 33.4, PO 33.5</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Soft landscaping]] PO 34.1, PO 34.2</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Site Facilities / Waste Storage]] PO 35.1, PO 35.2, PO 35.3, PO 35.4, PO 35.5, PO 35.6</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Water sensitive urban design]]</p> | | <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|--|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>PO 36.1, PO 36.2</p> <p>Design in Urban Areas [Laneway Development [Infrastructure and Access]] PO 44.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [General Land Use Compatibility] PO 1.1</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3</p> <p>Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.3, PO 4.4</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Sightlines] PO 2.1, PO 2.2</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.7</p> <p>Transport, Access and Parking [Access for People with Disabilities] PO 4.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas] PO 6.1, PO 6.2</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas] PO 9.1, PO 9.2, PO 9.3</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p> | | <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris]</p> |

| Class of Development | Applicable Policies | | |
|----------------------|---------------------|------------------------------|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) Overlay (applies only in the area affected by the Overlay) |
| | | | <p>PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Dwelling Overlay PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|------------------------------|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | | | <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 2.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.1, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.1, PO 7.2, PO 7.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 8.1, PO 8.2, PO 8.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> |

| Class of Development | Applicable Policies | | |
|----------------------|---------------------|------------------------------|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) Overlay (applies only in the area affected by the Overlay) |
| | | | <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Stormwater Management Overlay PO 1.1</p> <p>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</p> <p>Tunnel Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Tunnel Protection Overlay [Excavation and Ground Intruding Activity] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|------------------------------|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | | | Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1 Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1 Urban Transport Routes Overlay [Access - Stormwater] PO 7.1 Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1 Urban Transport Routes Overlay [Public Road Junctions] PO 9.1 Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Urban Tree Canopy Overlay PO 1.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8 |

Urban Renewal Neighbourhood Zone

| Class of Development | Applicable Policies | | | |
|----------------------|---|--|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| Co-living | Land Use and Intensity PO 1.1 Building Height PO 2.1, PO 2.2 Primary Street Setback PO 3.1 Secondary Street Setback PO 4.1 Boundary Walls PO 5.1 Side Boundary Setback PO 6.1 Rear Boundary Setback PO 7.1 | Clearance from Overhead Powerlines PO 1.1 Design in Urban Areas [All Development [External Appearance]] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5 Design in Urban Areas [All Development [Safety]] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Design in Urban Areas [All Development [Landscaping]] PO 3.1 Design in Urban Areas [All Development [Environmental Performance]] PO 4.1, PO 4.2, PO 4.3 Design in Urban Areas [All Development [On-site Waste Treatment Systems]] PO 6.1 Design in Urban Areas [All Development [Car parking appearance]] | Mixed Use Transition Subzone [Land Use] PO 1.1, PO 1.3 Mixed Use Transition Subzone [Land Division] PO 2.1 Landscape Transition Subzone [Built Form and Siting] PO 1.1, PO 1.2 Landscape Transition Subzone [Site Dimensions and Land Division] PO 2.1 Kilkenny Subzone PO 1.1, PO 1.2 | Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3 Affordable Housing Overlay [Built Form and Character] PO 2.1 Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2 Affordable Housing Overlay [Movement and Car Parking] PO 4.1 Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1 Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1 Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1 Building Near Airfields Overlay PO 1.3 |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|---|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>PO 7.1, PO 7.2, PO 7.3, PO 7.4, PO 7.5, PO 7.6, PO 7.7</p> <p>Design in Urban Areas [All Development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5</p> <p>Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)]] PO 10.1, PO 10.2</p> <p>Design in Urban Areas [All Development [Site Facilities / Waste Storage (excluding low rise residential development)]] PO 11.1, PO 11.2, PO 11.3, PO 11.4, PO 11.5</p> <p>Design in Urban Areas [All Development - Medium and High Rise [External Appearance]] PO 12.1, PO 12.2, PO 12.3, PO 12.4, PO 12.5, PO 12.6, PO 12.7, PO 12.8</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Landscaping]] PO 13.1, PO 13.2, PO 13.3, PO 13.4</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Environmental]] PO 14.1, PO 14.2, PO 14.3</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Overlooking/Visual Privacy]] PO 16.1</p> <p>Design in Urban Areas [All residential development [Front elevations and passive surveillance]] PO 17.1, PO 17.2</p> <p>Design in Urban Areas [All residential development [Outlook and Amenity]] PO 18.1, PO 18.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [External appearance]] PO 20.1, PO 20.2, PO 20.3</p> <p>Design in Urban Areas [Residential Development - Low Rise [Private Open Space]] PO 21.1, PO 21.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [Landscaping]] PO 22.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6</p> <p>Design in Urban Areas [Residential Development - Low Rise [Waste storage]] PO 24.1</p> | | <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Land Use and Intensity] PO 1.2</p> <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3</p> <p>Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Design Overlay [General] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping]</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|---|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Outlook and Visual Privacy]] PO 26.1, PO 26.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Private Open Space]] PO 27.1, PO 27.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Residential amenity in multi-level buildings]] PO 28.1, PO 28.2, PO 28.3, PO 28.4, PO 28.5, PO 28.6, PO 28.7</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Dwelling Configuration]] PO 29.1, PO 29.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Common Areas]] PO 30.1</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Amenity]] PO 31.1, PO 31.2, PO 31.3, PO 31.4, PO 31.5, PO 31.6, PO 31.7, PO 31.8, PO 31.9, PO 31.10</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Communal Open Space]] PO 32.1, PO 32.2, PO 32.3, PO 32.4, PO 32.5, PO 32.6, PO 32.7, PO 32.8</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Car parking, access and manoeuvrability]] PO 33.1, PO 33.2, PO 33.3, PO 33.4, PO 33.5</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Soft landscaping]] PO 34.1, PO 34.2</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Site Facilities / Waste Storage]] PO 35.1, PO 35.2, PO 35.3, PO 35.4, PO 35.5, PO 35.6</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Water sensitive urban design]] PO 36.1, PO 36.2</p> | | <p>PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings]</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|--|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>Design in Urban Areas [Laneway Development [Infrastructure and Access]] PO 44.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [General Land Use Compatibility] PO 1.1</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3</p> <p>Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.3, PO 4.4</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Sightlines] PO 2.1, PO 2.2</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.7</p> <p>Transport, Access and Parking [Access for People with Disabilities] PO 4.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas] PO 6.1, PO 6.2</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p> | | <p>PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> |

| Class of Development | Applicable Policies | | |
|----------------------|---------------------|------------------------------|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) |
| | | | <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Dwelling Overlay PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> |

| Class of Development | Applicable Policies | | |
|----------------------|---------------------|------------------------------|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) Overlay (applies only in the area affected by the Overlay) |
| | | | <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 2.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.1, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.1, PO 7.2, PO 7.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 8.1, PO 8.2, PO 8.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> |

| Class of Development | Applicable Policies | | |
|----------------------|------------------------------|---|---|
| Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | | <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Stormwater Management Overlay PO 1.1</p> <p>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)]</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|------------------------------|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | | | PO 5.1 Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1 Urban Transport Routes Overlay [Access - Stormwater] PO 7.1 Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1 Urban Transport Routes Overlay [Public Road Junctions] PO 9.1 Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Urban Tree Canopy Overlay PO 1.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8 |

Waterfront Neighbourhood Zone

| Class of Development | Applicable Policies | | | |
|----------------------|---|--|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| Co-living | Land Use and Intensity PO 1.1 Site Coverage PO 3.1 Building Height PO 4.1 Primary Street Setback PO 5.1 Secondary Street Setback PO 6.1 Boundary Walls PO 7.1 Side boundary setback PO 8.1 Rear boundary setback PO 9.1 Built form and character PO 11.1, PO 11.2, PO 11.3 | Clearance from Overhead Powerlines PO 1.1 Design in Urban Areas [All Development [On-site Waste Treatment Systems]] PO 6.1 Design in Urban Areas [All Development [Car parking appearance]] PO 7.1 Design in Urban Areas [All Development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5 Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)]] PO 10.1, PO 10.2 Design in Urban Areas [All Development [Site Facilities / Waste Storage (excluding low rise residential development)]] PO 11.1, PO 11.2, PO 11.3, PO 11.4, PO 11.5 Design in Urban Areas [All Development - Medium and High Rise [External Appearance]] | None | Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3 Affordable Housing Overlay [Built Form and Character] PO 2.1 Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2 Affordable Housing Overlay [Movement and Car Parking] PO 4.1 Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1 Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1 Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1 Building Near Airfields Overlay PO 1.3 Character Area Overlay [All Development] PO 1.1 |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|--|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>PO 12.1, PO 12.2, PO 12.3, PO 12.4, PO 12.5, PO 12.6, PO 12.7, PO 12.8</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Landscaping]] PO 13.1, PO 13.2, PO 13.3, PO 13.4</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Environmental]] PO 14.1, PO 14.2, PO 14.3</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Overlooking/Visual Privacy]] PO 16.1</p> <p>Design in Urban Areas [All residential development [Front elevations and passive surveillance]] PO 17.1, PO 17.2</p> <p>Design in Urban Areas [All residential development [Outlook and Amenity]] PO 18.1, PO 18.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [External appearance]] PO 20.1, PO 20.2, PO 20.3</p> <p>Design in Urban Areas [Residential Development - Low Rise [Private Open Space]] PO 21.1, PO 21.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [Landscaping]] PO 22.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6</p> <p>Design in Urban Areas [Residential Development - Low Rise [Waste storage]] PO 24.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Design of Transportable Buildings]] PO 25.1</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Outlook and Visual Privacy]] PO 26.1, PO 26.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Private Open Space]] PO 27.1, PO 27.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Residential</p> | | <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Land Use and Intensity] PO 1.2</p> <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3</p> <p>Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting]</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|---|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>amenity in multi-level buildings]] PO 28.1, PO 28.2, PO 28.3, PO 28.4, PO 28.5, PO 28.6, PO 28.7</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Dwelling Configuration]] PO 29.1, PO 29.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Common Areas]] PO 30.1</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Amenity]] PO 31.1, PO 31.2, PO 31.3, PO 31.4, PO 31.5, PO31.6, PO 31.7, PO 31.8, PO 31.9, PO 31.10</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Communal Open Space]] PO 32.1, PO 32.2, PO 32.3, PO 32.4, PO 32.5, PO 32.6, PO 32.7, PO 32.8</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle axe Development [Car parking, access and manoeuvrability]] PO 33.1, PO 33.2, PO 33.3, PO 33.4, PO 33.5</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle axe Development [Soft landscaping]] PO 34.1, PO 34.2</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle axe Development [Site Facilities / Waste Storage]] PO 35.1, PO 35.2, PO 35.3, PO 35.4, PO 35.5, PO 35.6</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle axe Development [Water sensitive urban design]] PO 36.1, PO 36.2</p> <p>Design in Urban Areas [Laneway Development [Infrastructure and Access]] PO 44.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [Overshadowing]</p> | | <p>PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience]</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|--|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | <p>PO 3.1, PO 3.2, PO 3.3</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p> | | <p>PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|------------------------------|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | | | <p>Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Dwelling Overlay PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.2, PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|------------------------------|---|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | | | <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 2.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.1, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.1, PO 7.2, PO 7.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 8.1, PO 8.2, PO 8.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> |

| Class of Development | Applicable Policies | | |
|----------------------|---------------------|------------------------------|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) |
| | | | <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Stormwater Management Overlay PO 1.1</p> <p>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater]</p> |

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|------------------------------|---|--|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| | | | | PO 7.1 Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1 Urban Transport Routes Overlay [Public Road Junctions] PO 9.1 Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Urban Tree Canopy Overlay PO 1.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8 |

ATTACHMENT C – STRATEGIC PLANNING OUTCOMES

C.1 State Planning Policies

The State Planning Policies (SPPs) require that the Principles of Good Planning are considered in the preparation of any designated instrument, including a Code Amendment.

The Principles of Good Planning are set out under section 14 of the Act and have been taken into consideration in preparation of this Code Amendment, with the key relevant principles noted below.

| Principles of Good Planning | Relevance to Code Amendment |
|--|--|
| <p>Long-term focus principles</p> <p>Policy frameworks should be based around long-term priorities, be ecologically sound, and seek to promote equity between present and future generations.</p> <p>Policy frameworks should be able to respond to emerging challenges and cumulative impacts identified by monitoring, benchmarking and evaluation.</p> | <p>The Code Amendment provides additional design flexibility for apartment-type accommodation to support the provision of housing supply in response to the current housing crisis, and support alternative housing types in response to changing demographics and housing trends (such as shrinking occupancy rates).</p> |
| <p>Urban renewal principles</p> <p>Preference should be given to accommodating the expected growth of cities and towns through the logical consolidation and redevelopment of existing urban areas.</p> <p>The encroachment of urban areas on places of rural, landscape or environmental significance is to be avoided other than in exceptional circumstances.</p> <p>Urban renewal should seek to make the best use (as appropriate) of underlying or latent potential associated with land, buildings and infrastructure.</p> | <p>The Code Amendment seeks to provide flexibility a support the provision of apartment-type dwellings, therefore and maximising the potential of existing urban land.</p> |
| <p>Activation and livability principles</p> <p>Planning and design should promote mixed use neighbourhoods and buildings that support diverse economic and social activities.</p> <p>Urban areas should include a range of high quality housing options with an emphasis on living affordability.</p> <p>Neighbourhoods and regions should be planned, designed and developed to support active and healthy</p> | <p>The Code amendment seeks to increase housing options through inclusion of co-living.</p> <p>The Significant Retirement Facility and Supported Accommodation Site Overlay also provided for allowances for non-residential activity in association with facilities,</p> |

| | |
|---|--|
| <p>lifestyles and to cater for a diverse range of cultural and social activities.</p> | <p>supporting mixed use neighbourhoods.</p> |
| <p>Sustainability principles</p> <p>Cities and towns should be planned, designed and developed to be sustainable.</p> <p>Particular effort should be focused on achieving energy efficient urban environments that address the implications of climate change.</p> <p>Policies and practices should promote sustainable resource use, reuse and renewal and minimise the impact of human activities on natural systems that support life and biodiversity</p> | <p>The Code Amendment seeks to provide flexibility a support the provision of apartment-type dwellings, therefore supporting efficient use of urban land and minimising impact on natural systems.</p> |
| <p>Integrated delivery principles</p> <p>Policies, including those arising outside the planning system, should be coordinated to ensure the efficient and effective achievement of planning outcomes.</p> <p>Planning, design and development should promote integrated transport connections and ensure equitable access to services and amenities.</p> <p>Any upgrade of, or improvement to, infrastructure or public spaces or facilities should be coordinated with related development.</p> | <p>The Code Amendment seeks to provide additional flexibility to contribute to the provision of additional apartment dwellings, a form of development typically encourage in corridor zones and the city with good access to transport and services.</p> |

SPP Key Principles

There are 16 SPPs that include Objectives, Policies and Principles for Statutory Instruments (including the Planning and Design Code). The most critical SPPs in the context of this Code Amendment are:

| <p>State Planning Policy</p> | <p>Code Amendment Outcome</p> |
|---|--|
| <p><i>SPP 6: Housing Supply and Diversity</i></p> <p>To promote the development of a well-serviced and sustainable housing and land choices where and when required.</p> <p>6.1 A well-designed, diverse and affordable housing supply that responds to population growth and projections and the evolving demographic, social, cultural and lifestyle needs of our current and future communities.</p> <p>6.3 Develop healthy neighbourhoods that include diverse housing options; enable access to local shops, community facilities and infrastructure;</p> | <p>The Code Amendment seeks to facilitate the development of additional apartment-type housing to support housing affordability. The Code Amendment seeks to provide greater opportunities for more communal living and for smaller housing options.</p> |

| | | |
|-----|---|--|
| | <p>promote active travel and public transport use; and provide quality open space, recreation and sporting facilities.</p> | |
| 6.6 | A diverse range of housing types within residential areas that provide choice for different household types, life stages and lifestyle choices. | |

C.2 Regional Plans

The key policies and targets of the *30-Year Plan for Greater Adelaide* which are most relevant to this Code Amendment are set out below.

The investigations undertaken to date and outlined in this Code Amendment will ensure that the proposed policy changes are largely consistent with the key policies and targets of the Regional Plan as described below.

| 30 Year Plan for Greater Adelaide (2017 Update) | Code Amendment Outcome |
|--|---|
| <p>Policy Theme: Transit corridors, growth areas and activity centres</p> <p>P.1 Deliver a more compact urban form by locating the majority of Greater Adelaide’s urban growth within existing built-up areas by increasing density at strategic locations close to public transport.</p> <p>Policy Theme: Design Quality</p> <p>P.26 Develop and promote a distinctive and innovative range of building typologies for residential housing which responds to metropolitan Adelaide’s changing housing needs, reflects its character and climate and provides a diversity of price points.</p> <p>Policy Theme: Housing mix, affordability and competitiveness</p> <p>P.37 Facilitate a diverse range of housing types and tenures (including affordable housing) through increased policy flexibility in residential and mixed-use areas, including:</p> <ul style="list-style-type: none"> ○ Ancillary dwellings such as granny flats, laneway and mews housing ○ Dependent accommodation such as nursing homes ○ Assisted living accommodation ○ Aged-specific accommodation such as retirement villages | <p>The key goals and strategies contained in the 30-Year Plan for Greater Adelaide (2017 Update) relating to the following areas have been given due consideration in the preparation of this Code Amendment:</p> <ul style="list-style-type: none"> • transit corridors and growth areas; • design quality; • housing mix, affordability and competitiveness; • health, wellbeing and inclusiveness. |

- Small lot housing types
 - In-fill housing and renewal opportunities.
- P.38 Explore the evolution of existing housing in local heritage areas to provide ancillary residences that encourage ageing in place and enable the release of equity to owners whilst protecting heritage values.
- P.39 Promote universal and adaptable housing principles in new housing stock to support changing needs over a lifetime, including the needs of those who are less mobile.

Policy Theme: Health, wellbeing and inclusion

- P.47 Plan future suburbs and regenerate and renew existing ones to be healthy neighbourhoods that include:
- diverse housing options that support affordability
 - access to local shops, community services and facilities
 - access to fresh food and a range of food services
 - safe cycling and pedestrian-friendly streets that are tree-lined for comfort and amenity
 - diverse areas of quality public open space (including local parks, community gardens and playgrounds)
 - sporting and recreation facilities
 - walkable connections to public transport and community infrastructure.

Other Region Plans

(given the remaining regional plans contain similar principles and policies, relevant policies and principles have been grouped and generalised for discussion)

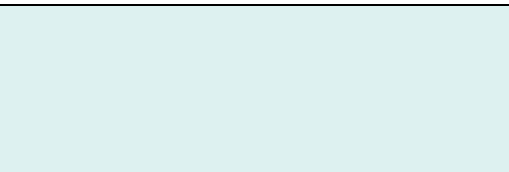
Code Amendment Outcome

Principle: Provide residential land for a supply of diverse, affordable and sustainable housing to meet the needs of current and future residents and visitors

Policy: Ensure that appropriately serviced towns provide a range of housing types and densities to enable people to stay in their community as their housing needs change and to cater for the region's changing demographics.

The proposal supports the provision of housing diversity and affordability across the state.

Policy: Provide a range of accommodation for older people and people with a disability, and focus high level care accommodation in towns with health services.
(LCRP, EWRP, FNRP, KIRP, MNRP, MMRP, YPRLUF)



**ATTACHMENT D – REVIEW OF APARTMENT DESIGN POLICY – SUMMARY REPORT,
UNIVERSITY OF SOUTH AUSTRALIA**

(Dr Damian Madigan, Ms Madeleine Parkyn, Dr Aaron Davis)

See document at: https://plan.sa.gov.au/__data/assets/pdf_file/0004/1437907/Accommodation-Diversity-Code-Amendment-Attachment-D-Review-of-apartment-design-policy.pdf

**ATTACHMENT E – DRAFT PRACTICE GUIDELINE – COMMUNAL RECREATION
SPACES AND SHARED FACILITIES**

PRACTICE GUIDELINE 3

Communal Recreation

Spaces and Shared Facilities



STATE
PLANNING
COMMISSION

This Practice Guideline is issued by the State Planning Commission under section 43 of the *Planning, Development and Infrastructure Act 2016*.

Introduction

Section 43(1) of the Act allows the Commission, with the approval of the Minister responsible for administering the Act, to make practice guidelines with respect to the interpretation, use or application of the Planning Rules or the Building Rules (as those terms are defined under the Act).

Practice Guideline

Part 1 – Preliminary

1 – Citation

This Practice Guideline may be cited as *Practice Guideline 3 - Communal Recreation Spaces and Shared Facilities*.

2 – Commencement of operation

This Practice Guideline will come into operation on the day on which it is published on the SA Planning Portal.

3 – Object of Practice Guideline

The object of this Practice Guideline is to assist with the interpretation of policies in the Planning and Design Code regarding the design of communal recreation spaces and shared facilities for co-living and student accommodation developments.

4 – Interpretation

Act means the *Planning, Development and Infrastructure Act 2016*.

Code means the Planning and Design Code.

Commission means State Planning Commission.

Regulations means the *Planning, Development and Infrastructure (General) Regulations 2017*.



Part 2 – Co-Living and Student Accommodation

5 – Background

Co-Living and student accommodation are land use terms used in the Code. They are defined in *Part 7 – Land Use Definitions* in the Code as follows:

| Land Use Term (Column A) | Definition (Column B) | Includes (Column C) | Excludes (Column D) |
|------------------------------|---|------------------------|--|
| Co-living | <p>Means a building used for residential accommodation that:</p> <ul style="list-style-type: none"> (a) contains 6 or more private residences that do not include either a full kitchen (provision for a sink, fixed oven, food preparation area and full-sized fridge) for its exclusive use or a full bathroom (provision for a bath or shower, toilet, and a wash basin) for its exclusive use; and (b) includes common facilities for shared use including: <ul style="list-style-type: none"> i. shared cooking facilities and/or the provision of meals; ii. common rooms and recreation areas; iii. shared laundry facilities or a laundry service; or iv. shared bathroom facilities. | | <p>Ancillary accommodation; Co-located housing; Dwelling</p> |
| Student Accommodation | <p>Mean premises used to accommodate students in room or dormitory style accommodation that can be (but need not be) self-contained and that includes common facilities for shared use by</p> | | |

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| Land Use Term (Column A) | Definition (Column B) | Includes (Column C) | Excludes (Column D) |
|-----------------------------|--|------------------------|------------------------|
| | student occupants such as: <ul style="list-style-type: none"> (a) shared cooking facilities and/or the provision of meals; (b) common rooms and recreation areas; (c) shared laundry facilities or a laundry service; or (d) shared bathroom facilities. | | |

The Code contains policy in the Design General Development Policies and Design in Urban Areas General Development Policies to guide the provision of common recreation spaces and shared facilities for co-living and student accommodation.

6 – Relevant Policy Provisions

The guidance within this Practice Guideline set out in Column B is applicable to policy provisions within the Planning and Design Code referenced in Column A in the table below.

| Column A Planning and Design Code Policy | Column B Policy Guidance |
|--|--|
| Communal Indoor Recreation Space | |
| PO 31.9 Co-living provides communal indoor recreation space(s) which: <ul style="list-style-type: none"> (a) are of a size and layout to cater for co-living residents, as well as any dwellings on the same site | At least 1 communal indoor recreation space adequately sized to cater for 40% of all co-living residents and 15% of self-contained residents at one time. If accessible only by stairs, communal indoor recreation space should be no more than 1 floor from the co-living residents it services. |



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| <p>(b) are conveniently accessed by residences</p> <p>(c) are located adjacent to communal open space, where practicable</p> <p>(d) are designed to maximise solar access to windows in winter months.</p> <p>PO 41.3</p> <p>Student accommodation provides communal indoor recreation space(s) which:</p> <p>(a) are of a size and layout to cater for co-living residents, as well as any dwellings on the same site</p> <p>(b) are conveniently accessed by residences</p> <p>(c) are located adjacent to communal open space, where practicable</p> <p>(d) are designed to maximise solar access to windows in winter months.</p> | <p>If accessible by lift, communal indoor recreation space should be no more than 4 floors from the co-living residents it services.</p> <p>At least one communal indoor recreation space should be adjacent to communal outdoor space.</p> <p>Communal indoor recreation space should be co-located with communal dining space and shared kitchen(s).</p> <p>At least one communal indoor recreation space should receive a minimum 3 hours direct solar access to its windows on 21 June.</p> |
| <p>Shared Kitchen, Bathroom and Laundry Facilities</p> | |
| <p>PO 31.10</p> <p>Co-living provides shared kitchens and associated dining space, shared bathrooms and shared laundries which:</p> <p>(a) are of a size, layout and number to cater for co-living residents who do not otherwise have those facilities in their private residence</p> <p>(b) are conveniently accessed by the residences they service</p> | <p>Shared kitchen facilities</p> <p>At least 1 shared kitchen space that is to be used solely for the preparation of food, adequately sized to cater for 40% of all co-living residents to cook a meal at one time.</p> <p>Provision of cooking appliances (oven and cooktop) to cater for 10% of co-living residents to use at one time, i.e:</p> <p>1x full size oven per 10 co-living residents</p> <p>1x 4 burner cooktop per 10 co-living residents.</p> <p>Provision of microwave oven to cater for 20% of all co-living residents to use at one time, i.e: 1x microwave oven per 5 co-living residents.</p> |



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| <p>(c) are sized to accommodate appropriate fixings and furnishings for convenient use of the facility.</p> <p>PO 41.4</p> <p>Student accommodation provides shared kitchens and associated dining space, shared bathrooms and shared laundries which:</p> <ul style="list-style-type: none">(a) are of a size, layout and number to cater for student residents who do not otherwise have those facilities in their private residence(b) are conveniently accessed by the residences they service(c) are sized to accommodate appropriate fixings and furnishings for convenient use of the facility. | <p>Provision of refrigeration: 100L per co-living resident, provided either in the resident's room or within the communal kitchen servicing that resident.</p> <p>Adequate provision of kitchen sink(s) to cater for the number of residents that the kitchen space is servicing, even in instances where dedicated dishwasher appliances are provided.</p> <p>If accessible only by stairs, shared kitchens should be no more than 1 floor from the co-living residents it services.</p> <p>If accessible by lift, shared kitchens should be no more than 4 floors from the co-living residents it services.</p> <p>Where more than 1 shared kitchen is provided, at least 1 shared kitchen should be co-located with communal dining space.</p> <p>Shared kitchens should be co-located with communal indoor recreation space.</p> <p>Shared bathroom facilities</p> <p>Location:</p> <p>In a low rise development (<=2 storeys), no more than 1 floor from the residents it services</p> <p>In a medium or high rise development, on the same floor as the residents it services.</p> <p>Provision:</p> <ul style="list-style-type: none">1x bath or shower provided per 10 co-living residents1x toilet provided per 10 co-living residents1x washbasin provided per 10 co-living residents <p>Shared laundries</p> <p>Capacity for 10% of residents who do not have private laundry facilities to use shared laundry facilities at one time, i.e:</p> <ul style="list-style-type: none">1 x trough or basin with hot and cold water with plumbed washing machine installed directly adjacent for every 10 or fewer residents without private laundry facilities (co-living and self-contained residents) <p>Either: adjacent or directly accessible to a drying area with clothes line,</p> |
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| | OR 1x dedicated tumble dryer for every 10 or fewer residents (co-living and self contained residents) |
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Issued by the State Planning Commission on [INSERT DATE]

Note: This Practice Guideline commences operation in accordance with 'Part 2 – Commencement of operation'.

Versions

Version 1: Commenced operation on [INSERT DATE]

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