

Flemington Street Code Amendment

Adelaide Hebrew Congregation Inc.,
Belljo Pty Ltd & Flemington Street Pty Ltd

For Consultation

Flemington Street Code Amendment

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Have your Say

This Code Amendment is on consultation **Wednesday 27 October 2021 to Wednesday 8 December 2021**.

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

Submissions can be made in the following ways:

- a) Via our online survey or submission form available through the SA Planning Portal –

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



- b) Via email to feedback@codeamendments.com.au

- c) Via post to:

Flemington Street Code Amendment
PO Box 4144
NORWOOD SOUTH SA 5067

- d) In person by booking a one-on-one meeting with the project team. Bookings can be made by contacting Anna Deller-Coombs on (08) 8333 7999 or via email at feedback@codeamendments.com.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, sub zones and general development policies. Together these elements provide all the rules that apply to a particular parcel of land. An outline of the Code Framework is available on the SA Planning Portal.

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 element of the Code and will be applied consistently across the state.

For example, a township zone for Andamooka can be expected to apply to similar townships like Carrieton. Each zone includes information (called classification tables) that describes the types of development that are permitted in that zone and how they will be assessed.

1.4 Sub Zones

Sub zones 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.

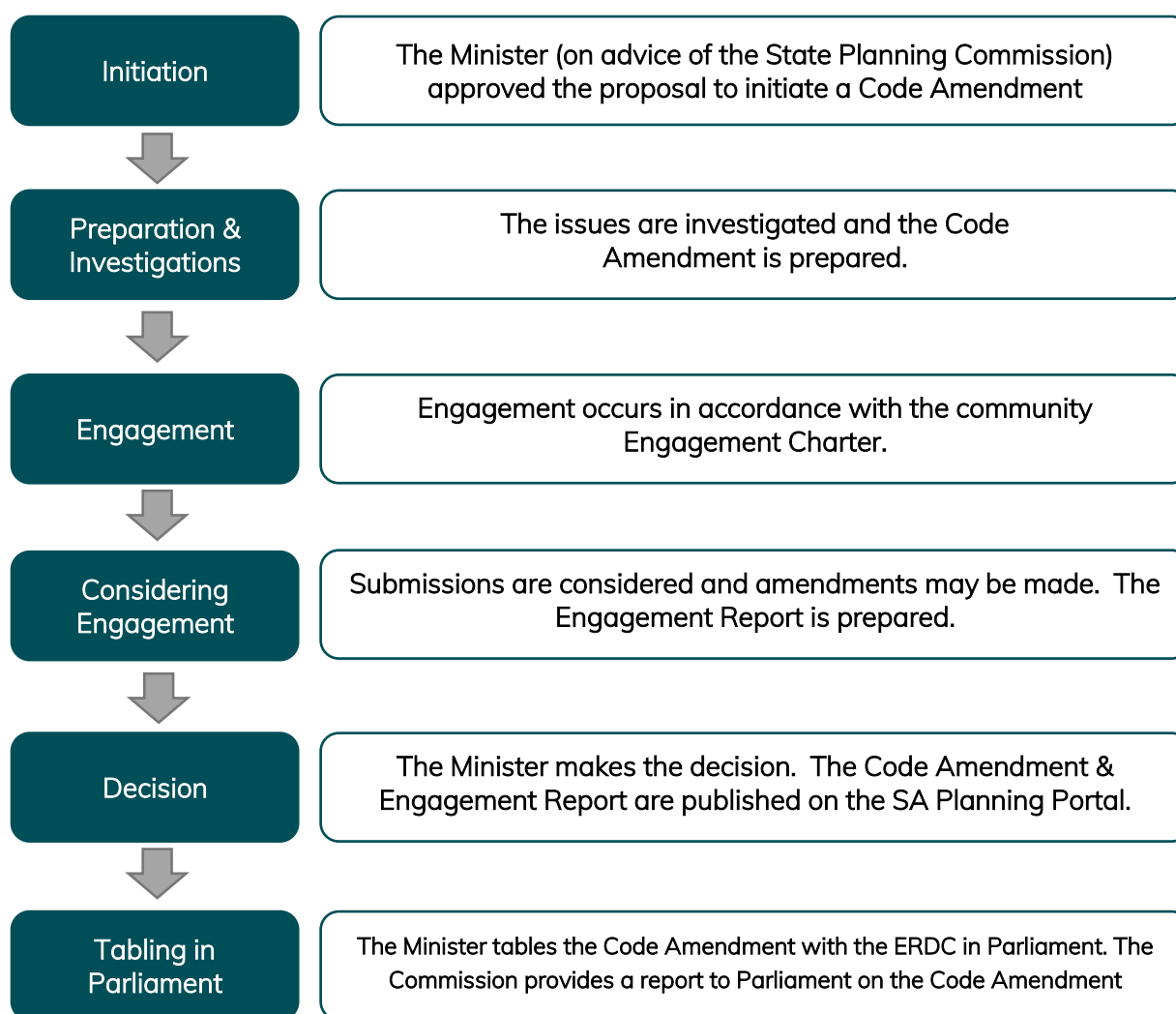
1.6 Amending the Planning and Design Code

The Planning, Development and Infrastructure Act 2016 (the Act) provides the legislative framework for undertaking amendments to the Code. With approval of the Minister for Planning and Local Government (the Minister) a Council, Joint Planning Board, Government Agency or private proponent may initiate an amendment to the Code and undertake a Code Amendment process.

An approved Proposal to Initiate will define the scope of the Amendment and prescribe the investigations which must occur to enable an assessment of whether the Code Amendment should take place and in what form.

The State Planning Commission (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.

The Commission provided independent advice to the Minister for Planning and Local Government on the Proposal to initiate this Code Amendment. 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.



2. What is Proposed in this Code Amendment?

2.1 Need for the Amendment

The proposed Code Amendment seeks to rezone a strategic infill site from the Community Facilities Zone to Housing Diversity Neighbourhood Zone. The land was formally zoned Mixed Use (Glenside), Policy Area 4 prior to the implementation of the Planning and Design Code.

The current zoning of the land has been based on a recognition of the previous use of the land as a school and place of worship. As such, policy supports these land uses. However, the current zoning is out-of-step with the intentions of the land. The site is not considered appropriate to accommodate a school and this has been tested with various providers in the 10 years since the school closed.

The amendment will facilitate the development of the land for residential infill purposes which can, in the short-medium term, co-exist with the operation of the synagogue. Should there be a longer-term desire to utilise the entire site for residential purposes, the Code Amendment will provide this opportunity.

2.2 Affected Area

The area affected by the proposed amendment is described as 13 Flemington Street, Glenside and comprises the following allotments.

- Flemington Street, Glenside (CT:6029/686)
- Flemington Street, Glenside (CT:5068/396)
- Flemington Street, Glenside (CT:6029/687)

A map of the Affected Area is included in **Attachment A** and figure 1 below.

Figure 1 Affected Area



2.3 Summary of proposed policy changes

2.3.1 Current Code Policy

The Affected Area is currently located in the **Community Facilities Zone** and subject to the following Overlays:

- Hazards (Flooding – Evidence Required)
- Heritage Adjacency
- State Heritage Place
- Airport Building Heights (Regulated)
- Stormwater Management
- Regulated and Significant Tree
- Urban Tree Canopy
- Prescribed Wells Area

A map showing the current zoning is included in **Attachment B** and figure 2 below.

The affected area is home to the Adelaide Hebrew Congregation and comprises the Adelaide Synagogue. The site also previously accommodated the Massada College school, which closed in 2011. The current policy framework and zoning as Community Facilities does not support the desired future of the land for medium density residential purposes.

The Desired Outcome for the Community Facilities Zone is:

‘DO1 - Provision of a range of community, educational, recreation and health care facilities’

The Community Facilities Zone anticipates a range of land uses including:

- Cemetery
- Community facility
- Consulting room
- Educational establishment
- Emergency services facility
- Health care facility
- Hospital
- Indoor recreation facility
- Library
- Office associated with community service
- Place of worship
- Pre-school
- Recreation area
- Shop

Despite efforts to retain educational activities on the land, it has become clear that a more efficient use of the affected area is for medium density residential activities. This land use is consistent with those occurring to the north and south of the affected area. Land to the immediate east is utilised for both Government and non-government business activities, and land to the west is utilised for Government health services. To achieve this desired outcome, this Code Amendment proposes to rezone the land to the **Housing Diversity Neighbourhood Zone**.

Retention of Current Zoning for Synagogue

Specific consideration has been given to the current use of the land as a place of worship and to the merits of retaining that part of the affected area comprising the synagogue within the Community Facilities Zone.

To do this, a separate review of the Planning and Design Code and SA Property & Planning Atlas (SAPPA) was undertaken to understand the land uses occurring in the Community Facilities Zone and the zoning of other places of worship throughout Greater Adelaide. This analysis confirms that majority land uses located in the Community Facilities Zone are of an educational nature. It is more common for places of worship, such as a synagogue or church to be located within neighbourhood type zones, such as the Housing Diversity Neighbourhood Zone.

This finding emphasises the comments made above under 'Need for Amendment' and the zoning of the land in recognition of its previous use as a school, rather than as a synagogue.

Given the above, it is recognised that this does not generally support residential activities and as such, has necessitated this Code Amendment.

Figure 2 Current Code Policy



2.3.2 Proposed Code Policy

The Code Amendment proposes the following changes:

- Rezone the affected area from Community Facilities to **Housing Diversity Neighbourhood Zone**
- Remove application of the **State Heritage Place Overlay** as the Affected Area does not contain any heritage items.
- Insert the following Overlay/s in addition to the existing applicable Overlays:
 - Affordable Housing
 - Urban Tree Canopy
- Insert the following Technical and Numeric Variations:
 - Maximum Building Height (Metres) – 9 metres
 - Maximum Building Height (levels) – 2 levels

Why the Housing Diversity Neighbourhood Zone

The **Housing Diversity Neighbourhood Zone (HDN Zone)** is considered the most appropriate zoning outcome for the entire affected area given that the policies support medium density infill development, without compromising the use of the land as a place of worship which remains listed as an anticipated land use.

Rezoning for this purpose will achieve the Desired Outcome of the zone which is as follows:

Desired Outcome	
DO 1	Medium density housing supports a range of needs and lifestyles, located within easy reach of a diversity of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.

The P&D Code lists the following uses as anticipated within the zone:

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Diverse range of medium density housing and accommodation complemented by a range of compatible non-residential uses supporting an active, convenient, and walkable neighbourhood.	DTS/DPF 1.1 Development comprises one or more of the following: <ul style="list-style-type: none">(a) <u>Ancillary accommodation</u>(b) <u>Consulting room</u>(c) <u>Community facility</u>(d) <u>Dwelling</u>(e) <u>Educational establishment</u>(f) <u>Office</u>(g) <u>Place of Worship</u>(h) <u>Pre-school</u>(i) <u>Recreation area</u>(j) <u>Residential flat building</u>(k) <u>Retirement facility</u>(l) <u>Shop</u>(m) <u>Supported accommodation.</u>

In addition to the above, the land is located in proximity to a range of supporting facilities and services. These include, but are not limited to:

- Convenient access to identified public transport corridors
- Convenient access to supporting needs such as public open space, shops and restaurants.

The following is a link to the P&D Code which describes the proposed policy setting:

https://code.plan.sa.gov.au/home/browse_the_planning_and_design_code?code=browse

The proposed policy changes are shown in **Attachment B** and figure 3 below.

Figure 3 Proposed Code Policy



3. What are the Next Steps for this Code Amendment?

3.1 Engagement

Engagement on the Code Amendment must occur in accordance with the Community Engagement Charter principles, which required that:

- 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).

A summary of the engagement that is occurring for this Code Amendment is as follows:

- Online survey to seek feedback via the Plan SA website and Survey Monkey
- Letters to key stakeholders identifying the release of the Code Amendment and inviting feedback. Stakeholders include:
 - City of Burnside
 - Local Government Association
 - SA Government Departments
 - Utility providers
 - Local MPs
 - Adjoining landowners
- Facilitation of one-on-one meetings
- Publication of a public notice on the SA Planning Portal and Plan SA website update.

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. This includes:

- a) Completing an online survey or submission via the SA Planning Portal
https://plan.sa.gov.au/have_your_say/general_consultations
- b) Providing a written submission by email to feedback@codeamendments.com.au
- c) Providing a written submission by post to:

Flemington Street Code Amendment
PO Box 4144
NORWOOD SOUTH SA 5067

- d) Booking a one-on-one meeting to discuss the proposal with a member of the project team.

3.3 What Changes to the Code Amendment can my Feedback Influence?

Feedback received as part of the Code Amendment can influence:

- Issues and/ or opportunities that should be considered in the preparation of the Code Amendment.
- The land use policy applying to the subject land post rezoning.

3.4 What will Happen with my Feedback?

The Private Proponent 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 Private Proponent 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. Your submission will be published on the SA Planning Portal. Personal addresses, email and phone numbers will not be published, however company details will be.

The Private Proponent 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.

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

Interface Management Review

In considering the proposal to rezone the land for residential purposes, a review of the surrounding land uses and potential for conflict was undertaken. Land uses occurring within the immediate locality is characterised as follows:

- Medium density residential activities to the north
- A mix of medium density residential and commercial/office type activities to the south
- Commercial activities to the immediate east
- Health care services to the west (Glenside Health Service).

The proposal to rezone the affected area to Housing Diversity Neighbourhood is not considered to be out of step with the locality which is characterised by a mix of land uses. The activities which are occurring on adjoining allotments are not of the type or characteristic that would lead to interface conflict as discussed below.

Health Care Services

A review of aerial photographs and site maps prepared by SA Health confirms that activities occurring at the boundary interface between the affected area and Glenside Health Service are low impact, comprising car parking for staff and visitors and the 'facilities management hub'. This hub is understood to be used for activities associated with the operation of the site such as supplies, food service, environment and waste management and site IT support. The built form of this facility is sited on the shared boundary and activities taking place are within an enclosed area.

Commercial Activities

The southern and eastern boundaries of the affected area adjoin residential and commercial/office activities. The activities occurring on these sites are considered low impact.

Notwithstanding the above, additional protection is provided by existing policy within the Code which specifically focuses on managing potential interface conflict. Policy contained in the Land Division General Development Policies module specifically references the need for land division to enable the appropriate management of interface impacts between potentially conflicting land uses and/or zones.

Overall, the potential for interface conflict to arise because of the rezoning of the affected area to Housing Diversity Neighbourhood is considered low.

Overshadowing and Privacy

It is acknowledged that the land is located in a battle-axe configuration. This will result in the construction of future dwellings to the rear of houses fronting Flemington Street. This has the potential to lead to

overshadowing and overlooking (privacy) concerns. In recognition of the character of the area it is proposed to limit buildings to a maximum height of 2-levels or 9 metres via the application of Technical and Numeric Variations. This is consistent with policy applying to land immediately adjoining the Affected Area. The application of this specific policy approach, along with the policy guidance provided in the General Development Policies of the Code will ensure that the likelihood of overlooking and overshadowing is limited and is considered by the relevant authority when considering future applications for dwellings.

State Heritage Place Overlay

The Affected Area is currently subject to the controls contained in the State Heritage Place Overlay. These policies apply despite the site not comprising a State Heritage listed place. This is confirmed via review of the SA Heritage Register and is considered an error in the spatial application of the Overlay.

As described by the Attorney General's Department, Overlays show the location and extent of special land features or sensitivities, such as heritage places or areas of high bushfire risk, flooding etc. In considering the hierarchy of policy controls, those policies contained in Overlays prevail over all other policies applying in the Code.

The consequence of retaining the erroneous application of the State Heritage Place Overlay over the Affected Area would result in:

- Application of policy which has no relationship to the land.
- Requirement for a referral of future applications to the Minister responsible for the *Heritage Places Act 1993* – adding unnecessary time and processes.

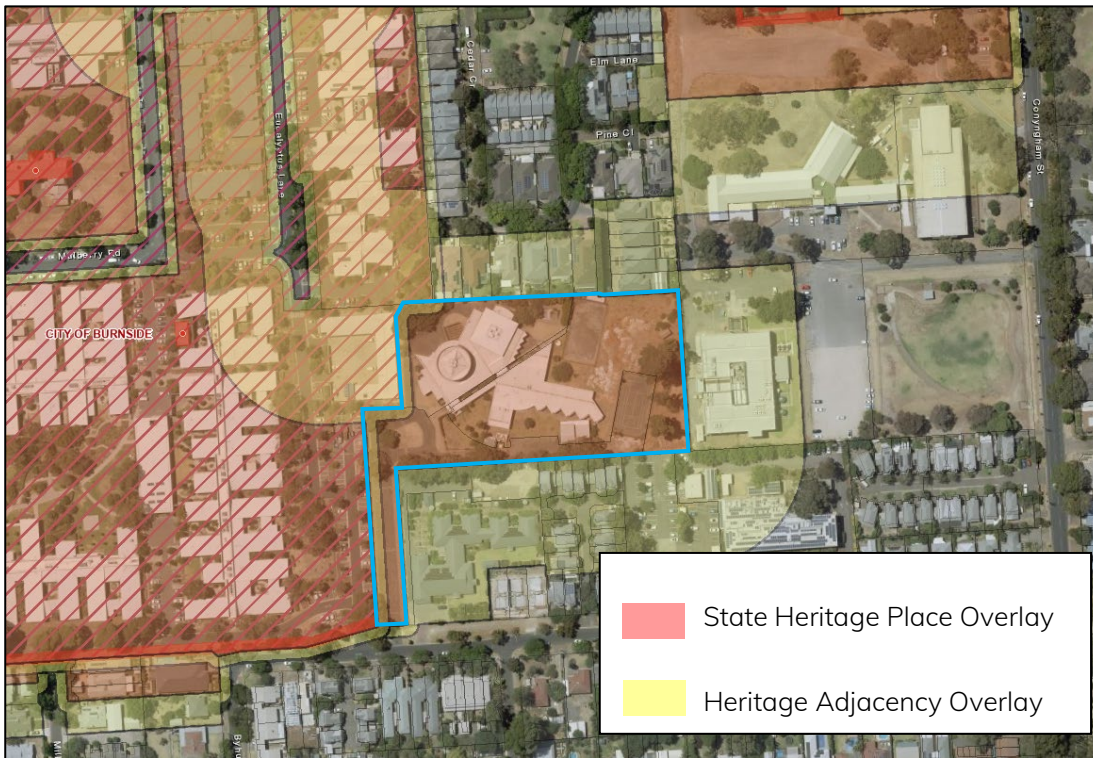
Figure 4 below shows the application and relationship of these Overlays to the Affected Area.

Given the application of this Overlay is considered incorrect, the Code Amendment seeks to rectify this anomaly by removing the State Heritage Overlay from the Affected Area.

Separately, the application of this Overlay on the affected area has consequences for surrounding land which is identified as being subject to the Heritage Adjacency Overlay. Whilst the scope of this amendment does not extend to removing the Heritage Adjacency Overlay over land surrounding the Affected Area, the consequential effect of its retention is the application of erroneous policy which has no relationship to the land.

The Commission has mechanisms under Section 76 of the Act to make minor or operational amendments to the Code to manage application of the Overlay on surrounding land.

Figure 4: Heritage Overlay Application



Interpretation of Policy and Relationship with the Code

The Code Amendment seeks to rezone the Affected Area to make provision for the future construction of residential development. It is important to note that the policies contained in the Housing Diversity Neighbourhood Zone are not read in isolation. Rather, when a proposal is lodged for the development of the land the relevant authority (likely the City of Burnside) must consider the broader policies contained in the Code which are applicable to the development proposed. It is the policies contained in Overlays and the General Development Policies that provide greater guidance on matters such as, but not limited to:

- Landscaping
- Overlooking and overshadowing
- Car parking
- Building appearance.

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 Plan

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 the SA Planning Portal 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 Plan as shown in **Attachment C**.

4.2 Investigations

The extent of investigations that have been undertaken as part of the Code Amendment process have been agreed by the Minister in the Proposal to Initiate.

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

- Traffic and Transport assessment
- Significant/Regulated tree assessment
- Stormwater assessment
- Utility Services assessment
- Phase 1 Site History Assessment
- Interface Management Review
- Community (Social) Infrastructure Assessment

Detailed investigations and supporting analysis is referenced in **Attachment D** and provided under separate cover.

4.2.1 Traffic and Transport Assessment

Background

Phil Weaver & Associates was engaged to undertake a detailed analysis of the potential implications from additional traffic generated by the rezoning of the land. The work undertaken included:

- Review of existing traffic survey data from Council and a survey of traffic movements at critical intersections during typical AM and PM weekday peak periods.
- Generation of a 'worst-case' scenario for traffic volumes generated to and from the affected area based on a future medium density residential scenario.
- Multiple assessments and analysis of SIDRA data to model road intersection capacity during typical AM and PM weekday peak periods.
- A comparison of the difference in traffic generated from the site between its previous use as a school and the intended use of the site for residential land uses.

Analysis and Recommendations

The traffic analysis and modelling confirms that, based on the scenario prepared to inform the assessment, there will be no significant traffic impacts on the adjoining road network resulting from the future development of the affected area for medium-density residential purposes.

Further, based on the analysis there are no required off-site infrastructure upgrades required as a result of the proposed rezoning.

4.2.2 Significant/Regulated Tree Assessment

Background

Arborman was engaged to prepare a preliminary tree assessment. This assessment was undertaken to:

- Provide a preliminary assessment of 9 trees located in the Affected Area.
- Evaluate suitability and retention value of trees.
- Provide preliminary tree protection advice.

Findings

The following summarises the findings from the preliminary tree assessment report:

- The assessed trees are of the following species:
 - Canary Island Pine
 - River Red Gum
 - Lemon Scented Gum.
- 5 of the 9 trees in the affected area are in good overall condition, with the balance displaying fair condition.
- There is 1 significant tree[#] and 8 regulated trees^{*}.
- The Tree Protection Zone (TPZ) radii vary for each tree.

#Significant trees – trees with a trunk circumference of 3 metres or more.

*Regulated trees – trees with a trunk circumference of 2 metres or more.

Influence on Code Amendment

The report identifies that there is one tree which displays a high retention rating. This tree has a TPZ of 9.6 metres and consideration should be given to incorporating this tree and TPZ into the design of future residential development. The balance of trees achieve a moderate retention rating.

Notwithstanding, the Code Amendment itself will not result in on-ground activities. Future development of the land in line with the updated zoning will be subject to the controls contained in the Code, which includes the Regulated and Significant Tree Overlay.

4.2.3 Stormwater Assessment

Walbridge Gilbert Aztec (WGA) was engaged to review the existing stormwater infrastructure servicing the Affected Area and identify potential upgrades/augmentation that may be required because of the future development of the land for residential purposes.

Modelling was undertaken to determine:

- The expected stormwater runoff from the site arising from its future development for medium-density residential purposes.
- The land area required and treatment options to be considered to achieve Water Sensitive Urban Design (WSUD) principles.

Findings

- Based on the City of Burnside's default detention and discharge requirements, on-site detention storage will be required for both minor and major storm events.
- Based on a detention basin approach, an area of 100m² is required to adequately treat stormwater in a manner that enhances environmental outcomes and achieve the EPA Water Quality Policy and City of Burnside standards and guidelines.

The above findings will be used to shape future design decisions.

4.2.4 Utility Services Assessment

WGA was engaged to undertake a review of available infrastructure in the locality and determine, in liaison with utility providers:

- Current infrastructure capacity
- Any upgrades that may be required to accommodate future residential development arising from the Code Amendment.

Infrastructure considered as part of this investigation includes:

- Portable water – SA Water
- Wastewater – SA Water
- Natural Gas - APA
- Electrical – SA Power Networks
- Communications – National Broadband Network.

Findings

The analysis and liaison with utility providers confirms that the site is well serviced, and capacity exists in existing infrastructure to service the future development of the land.

Notwithstanding, SA Water has advised that there will likely be a requirement to regrade the existing sewer line in Flemington Street to ensure that adequate depth is achieved to service the affected area.

4.2.5 Preliminary Site Investigations

Background

Agon Environmental was engaged to undertake a Preliminary Site Investigation (PSI) and associated site history assessment. These investigations sought to understand the potential for land and subsurface water contamination on the affected area from past and present uses, as well as surrounding uses. This assessment was undertaken with reference to the *National Environment Protection (Assessment of Site Contamination) Measure* (2013) and the SA EPA's *Guideline for the Assessment and Remediation of Site Contamination* (2019).

As part of the investigation stages the following was undertaken:

- Review of historical land ownership data and aerial photographs dating back to 1936 to understand the types of activities which may have taken place on the land and the potential for site contamination resulting from the lands previous use/s.
- Review and analysis of regional and site-specific hydrogeological and geological data to understand the likely site conditions and potential pathways for the migration of contaminants.
- Detailed site inspection.
- Identification of potential contamination and potentially contaminating activities.

Key Findings

The analysis undertaken by Agon Environmental confirmed the following:

- The affected area has been used as a place of worship (Adelaide Hebrew Synagogue) and school since mid-1990. The school ceased operation at the site in 2011.
- Prior to the development of the school and synagogue the site appears to have been used for agricultural pursuits, albeit remaining owned by the Crown and formed part of the wider Glenside hospital grounds.

- Several potentially contaminating activities have been identified resulting from historical and current use of the land including:
 - Importation of miscellaneous full material.
 - Potential impacts to groundwater originating from off-site sources.
 - Asbestos containing material and lead paint within existing buildings.
 - Application of herbicides and pesticides.
 - Presence of an on-site transformer.

The investigations confirm that, based on site history information and the detailed site inspection, the likelihood of potential site contamination impacts is low to moderate and does not preclude the advancement of this Code Amendment. Any contamination of site soils that may be present can be appropriately remediated during the development stage and do not present an unacceptable risk.

4.2.6 Community Infrastructure Assessment

A community (social) Infrastructure analysis was undertaken to provide an overview of the community infrastructure available in the locality and provide a high-level analysis of its suitability to accommodate additional demand from development of the land.

Findings

- The affected area is well serviced by existing community infrastructure across a broad range of categories. The availability of services and facilities will satisfy local demand.
- There are good public and active transport routes servicing the affected area.
- The affected area is within primary school and secondary school catchments that have identified capacity constraints. This is not anticipated to present a substantial constraint given the availability of capacity within other nearby schools and the role that capacity management plans play in guiding investment.

4.3 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:

- Rezone the affected area from Community Facilities Zone to **Housing Diversity Neighbourhood Zone**.
- Insert the **Affordable Housing Overlay**.
- Insert the **Urban Tree Canopy Overlay**.
- Insert the **Maximum Building Height (Levels) TNV – 2 levels**
- Insert the **Maximum Building Height (Metres) TNV – 9 metres**
- Remove application of the State Heritage Place Overlay over the Affected Area.

5. References

Department of Planning, Transport and Infrastructure, 2017, *The 30-Year Plan for Greater Adelaide, 2017 Update*.

State Planning Commission, 2019, *State Planning Policies*.

Wallbridge Gilbert Aztec, 2021, *Flemington Street Glenside Code Amendment – Stormwater Report*.

Wallbridge Gilbert Aztec, 2021, *Flemington Street Glenside Code Amendment – Services Master Planning Report*.

Arborman Tree Solutions, 2021, *Preliminary Tree Assessment*.

Phil Weaver & Associates, 2021, *Traffic Assessment*.

Agon Environmental, 2021, *Site History Assessment*.

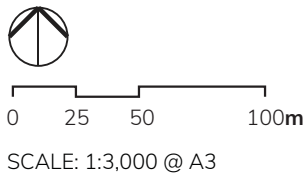
URPS, 2021, *Flemington Street Code Amendment – Community Infrastructure Report*.

Attachment A – Affected Area Mapping



AFFECTED AREA Flemington Street, Burnside

JOB REF.	21ADL-0142
PREPARED BY.	MP
DATE.	08.04.21
REVISION.	1
DATA SOURCE.	MetroMap (07.01.2021) data.sa.gov.au



- Legend**
- Affected Area
 - Main Road Network



Attachment B – Current and Proposed Code Policy

Current Zone Policy - Community Facilities Zone

Part 2 - Zones and Sub Zones

Community Facilities Zone

Assessment Provisions (AP)

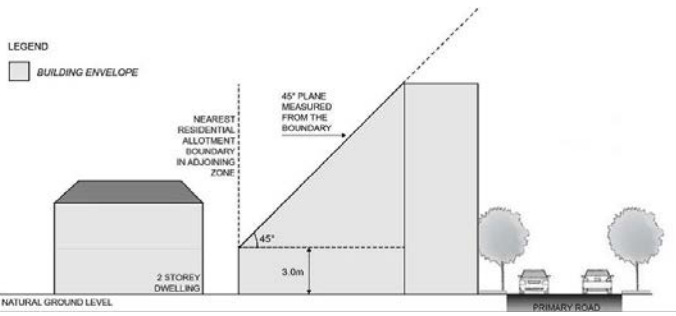

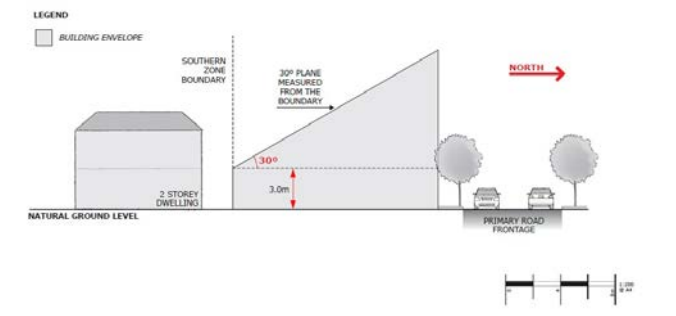

Desired Outcome (DO)

Desired Outcome	
DO 1	Provision of a range of community, educational, recreational and health care facilities.

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	
PO 1.1 Development is associated with or ancillary to the provision of community, educational, recreational and / or health care services.	DTS/DPF 1.1 Development comprises one or more of the following: <ul style="list-style-type: none"> (a) Cemetery (b) Community facility (c) Consulting room (d) Educational establishment (e) Emergency services facility (f) Health care facility (g) Hospital (h) Indoor recreation facility (i) Library (j) Office associated with community service (k) Place of worship (l) Pre-school (m) Recreation area (n) Shop
PO 1.2 Shops including restaurants are of a scale that is subordinate to the principal community use of land.	DTS/DPF 1.2 Shop gross leasable floor area does not exceed 250m ² .
PO 1.3 Offices are of a scale that is subordinate to the principal community use of land.	DTS/DPF 1.3 Office gross leasable floor area does not exceed 250m ² .
PO 1.4 Integration and coordination of land uses to enhance the accessibility and efficiency of service delivery.	DTS/DPF 1.4 None are applicable.
PO 1.5 Development avoids inhibiting or prejudicing future delivery of community, educational, recreational or health care services.	DTS/DPF 1.5 None are applicable.

PO 1.6	DTS/DPF 1.6																				
Community facilities are designed to encourage flexible and adaptable use of open space and facilities for a range of uses over time.	None are applicable.																				
PO 1.7	DTS/DPF 1.7																				
Expansion of existing community services such as educational establishments, community facilities and pre-schools in a manner which complements the scale of development envisaged by the desired outcome for the neighbourhood.	Alteration of or addition to existing educational establishments, community facilities or pre-schools where all the following are satisfied: (a) set back at least 3m from any boundary shared with a residential land use (b) building height not exceeding 1 building level (c) the total floor area of the building not exceeding 150% of the total floor area prior to the addition/alteration (d) development satisfies Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.																				
Building Height and Setbacks																					
PO 2.1	DTS/DPF 2.1																				
Building height is consistent with the maximum height expressed in any relevant <i>Building Height Technical and Numeric Variation</i> or otherwise generally consistent with the prevailing character of the locality and height of nearby buildings.	Other than on a Catalyst site in the St Andrews Hospital Precinct Subzone, development does not exceed the following building height(s): <table><tr><th>Maximum Building Height (Levels)</th></tr><tr><td>Maximum building height is 1 level</td></tr><tr><td>Maximum building height is 2 levels</td></tr><tr><td>Maximum building height is 3 levels</td></tr><tr><td>Maximum building height is 4 levels</td></tr><tr><td>Maximum building height is 5 levels</td></tr><tr><td>Maximum building height is 6 levels</td></tr><tr><td>Maximum building height is 14 levels</td></tr></table> <table><tr><th>Maximum Building Height (Metres)</th></tr><tr><td>Maximum building height is 4.5m</td></tr><tr><td>Maximum building height is 8.2m</td></tr><tr><td>Maximum building height is 9m</td></tr><tr><td>Maximum building height is 10m</td></tr><tr><td>Maximum building height is 11.5m</td></tr><tr><td>Maximum building height is 12m</td></tr><tr><td>Maximum building height is 12.5m</td></tr><tr><td>Maximum building height is 15m</td></tr><tr><td>Maximum building height is 18m</td></tr><tr><td>Maximum building height is 18.5m</td></tr><tr><td>Maximum building height is 43m</td></tr></table> In relation to DTS/DPF 2.1, in instances where: (a) more than one value is returned in the same field, refer to the <i>Maximum Building Height (Levels) Technical and Numeric Variation</i> layer or <i>Maximum Building Height (Metres) Technical and Numeric Variation</i> layer in the SA planning database to determine the applicable value relevant to the site of the proposed development (b) only one value is returned (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other (c) no value is returned (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.	Maximum Building Height (Levels)	Maximum building height is 1 level	Maximum building height is 2 levels	Maximum building height is 3 levels	Maximum building height is 4 levels	Maximum building height is 5 levels	Maximum building height is 6 levels	Maximum building height is 14 levels	Maximum Building Height (Metres)	Maximum building height is 4.5m	Maximum building height is 8.2m	Maximum building height is 9m	Maximum building height is 10m	Maximum building height is 11.5m	Maximum building height is 12m	Maximum building height is 12.5m	Maximum building height is 15m	Maximum building height is 18m	Maximum building height is 18.5m	Maximum building height is 43m
Maximum Building Height (Levels)																					
Maximum building height is 1 level																					
Maximum building height is 2 levels																					
Maximum building height is 3 levels																					
Maximum building height is 4 levels																					
Maximum building height is 5 levels																					
Maximum building height is 6 levels																					
Maximum building height is 14 levels																					
Maximum Building Height (Metres)																					
Maximum building height is 4.5m																					
Maximum building height is 8.2m																					
Maximum building height is 9m																					
Maximum building height is 10m																					
Maximum building height is 11.5m																					
Maximum building height is 12m																					
Maximum building height is 12.5m																					
Maximum building height is 15m																					
Maximum building height is 18m																					
Maximum building height is 18.5m																					
Maximum building height is 43m																					
PO 2.2	DTS/DPF 2.2																				
Buildings mitigate the visual impacts of massing on residential development within a neighbourhood-type zone.	Except in the St Andrews Hospital Precinct Subzone and the part of the WHC and Memorial Hospital Precinct Subzone north of Kermode Street, buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3m above natural ground																				

	<p>level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary or where this boundary is the primary street boundary):</p>  <p>LEGEND  BUILDING ENVELOPE</p> <p>NEAREST RESIDENTIAL ALLOTMENT BOUNDARY IN ADJOINING ZONE</p> <p>45° PLANE MEASURED FROM THE BOUNDARY</p> <p>3.0m</p> <p>NATURAL GROUND LEVEL</p> <p>2 STOREY DWELLING</p> <p>PRIMARY ROAD</p>
<p>PO 2.3</p> <p>Buildings mitigate overshadowing of residential development within a neighbourhood-type zone.</p>	<p>DTS/DPF 2.3</p> <p>Buildings on sites with a southern boundary adjoining the an allotment boundary used for residential purposes within a neighbourhood-type zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram:</p>  <p>LEGEND  BUILDING ENVELOPE</p> <p>SOUTHERN ZONE BOUNDARY</p> <p>30° PLANE MEASURED FROM THE BOUNDARY</p> <p>3.0m</p> <p>NATURAL GROUND LEVEL</p> <p>2 STOREY DWELLING</p> <p>PRIMARY ROAD FRONTAGE</p> <p>NORTH</p>
<p>PO 2.4</p> <p>Buildings are set back from all boundaries (other than street boundaries) to minimise impacts on neighbouring residential properties, including access to natural light and ventilation</p>	<p>DTS/DPF 2.4</p> <p>Buildings are set back a minimum 3m from all boundaries where the subject land abuts an allotment used for residential purposes, except where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land.</p>
<p>PO 2.5</p> <p>Buildings on an allotment fronting a road that is not a State Maintained Road, and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character.</p>	<p>DTS/DPF 2.5</p> <p>None are applicable.</p>
Advertisements	
<p>PO 3.1</p> <p>Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality.</p>	<p>DTS/DPF 3.1</p> <p>Freestanding advertisements:</p> <ul style="list-style-type: none"> (a) do not exceed 2m in height (b) do not have a sign face that exceeds 2m² per side.
Concept Plans	
<p>PO 4.1</p> <p>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the</p>	<p>DTS/DPF 4.1</p> <p>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:</p>

orderly development of land through staging of development and provision of infrastructure.	Description
	Concept Plan 75 - Warrenge Development Area Land Form / Building Module Cross Section - Warrenge
	Concept Plan 3 - Mount Barker and Littlehampton
	Concept Plan 71 - Hamley Bridge
	Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints
	Concept Plan 90 - Residential - Gardner St, Littlehampton
	Concept Plan 101 - Evanston Gardens, Evanston South, Hillier
	Concept Plan 100 - Gawler East
In relation to DTS/DPF 4.1, in instances where:	
<p>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.</p> <p>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 4.1 is met.</p>	

Table 1 - Accepted Development Classification

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

Class of Development	Accepted Development Classification Criteria
Brush fence Except where any of the following apply: <ul style="list-style-type: none"> Hazards (Flooding) Overlay Historic Area Overlay Local Heritage Place Overlay Ramsar Wetlands Overlay State Heritage Area Overlay State Heritage Place Overlay 	<ol style="list-style-type: none"> The fence is formed (wholly or partially) from brush The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels) The fence does not exceed 1m in height within 6m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved) The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas.
Building work on railway land Except where any of the following apply: <ul style="list-style-type: none"> Coastal Areas Overlay Hazards (Acid Sulfate Soils) Overlay Local Heritage Place Overlay Significant Landscape Protection Overlay State Heritage Area Overlay State Heritage Place Overlay 	<ol style="list-style-type: none"> Building work is associated with a railway It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017) It is required for the conduct or maintenance of railway activities It does not involve the clearance of native vegetation The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas.
Educational establishment Except where any of the following apply: <ul style="list-style-type: none"> Hazards (Bushfire - High Risk) Overlay Hazards (Flooding) Overlay Historic Area Overlay Local Heritage Place Overlay State Heritage Area Overlay State Heritage Place Overlay 	<ol style="list-style-type: none"> Development comprises the construction, alteration of, or addition to, a classroom or other covered outdoor educational area within the area of an existing educational establishment. The building does not exceed 1 building level. The building is setback at least 3m from any boundary. The floor area of the building does not exceed 200m². The building will not result in fewer vehicular parks on the site and off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.
Internal building work Except where any of the following apply: <ul style="list-style-type: none"> Local Heritage Place Overlay State Heritage Area Overlay State Heritage Place Overlay 	<ol style="list-style-type: none"> There will be no increase in the total floor area of the building Other than where located within the Historic Area Overlay there will be no alteration to the external appearance of the building to any significant degree There will be no alteration to the external appearance of the building where located within the Historic Area Overlay.
Partial demolition of a building or structure Except where any of the following apply: <ul style="list-style-type: none"> Historic Area Overlay Local Heritage Place Overlay State Heritage Area Overlay State Heritage Place Overlay 	None
Private bushfire shelter Except where any of the following apply: <ul style="list-style-type: none"> Coastal Areas Overlay Future Local Road Widening Overlay 	<ol style="list-style-type: none"> The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system

<ul style="list-style-type: none"> • Future Road Widening Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • River Murray Flood Plain Protection Area Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<ol style="list-style-type: none"> 3. Primary street setback - at least as far back as the building to which it is ancillary 4. Secondary street setback - at least 900mm from the boundary of the allotment 5. At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place) 6. Does not involve the clearance of native vegetation.
<p>Protective tree netting structure Except where any of the following apply:</p> <ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<ol style="list-style-type: none"> 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 2. <i>The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas</i> 3. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 4. No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated) 5. Netting visible from the outside of the protective tree netting structure is of a low light-reflective nature, and, in the case of a structure that has side netting, the side netting is of a dark colour 6. In the case of a development on a site that is within a Hazards (Bushfire - Outback) Overlay, Hazards (Bushfire - Regional) Overlay, Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire Medium - Risk) Overlay or Hazards (Bushfire - High Risk) Overlay, the protective tree netting structure provides for access to the site in accordance with the following: <ol style="list-style-type: none"> (a) no part of the protective tree netting structure (including cables and points of attachment of cables (known as 'auger' or 'anchor' points) will be within 5m of any boundary of the site; or (b) does not prevent access or movement of vehicles of 4m height and 3.5m width (or less) on any access road or track (including fire tracks) on the site 7. No part of the netting canopy of the protective tree netting structure: <ol style="list-style-type: none"> (a) will cover native vegetation; or (b) will be within 5m of a road (including any road reserve) 8. The points of attachment of any cables will not be located: <ol style="list-style-type: none"> (a) outside the boundaries of the site; or (b) within a watercourse (within the meaning of the <i>Landscape South Australia Act 2019</i>) 9. In relation to a dwelling located on an allotment adjoining the site on which the protective tree netting structure is located, the protective tree netting structure complies with the following: <ol style="list-style-type: none"> (a) if the netting canopy nearest the dwelling on the adjoining allotment is 4m or less above ground level (depending on where it is situated), no part of the netting canopy is within 10m of the dwelling (b) in any other case, no part of the netting canopy is within 15m of the dwelling.
<p>Shade sail Except where any of the following apply:</p> <ul style="list-style-type: none"> • Future Local Road Widening Overlay • Future Road Widening Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<ol style="list-style-type: none"> 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 3. Shade sail consists of permeable material 4. The total area of the sail - does not exceed 40m² 5. No part of the shade sail will be: <ol style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 6. Primary street setback - at least as far back as the building line of the building to which it is ancillary 7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m 8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary 9. Does not involve the clearance of native vegetation 10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas.
<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Local Heritage Place Overlay • State Heritage Area Overlay 	<ol style="list-style-type: none"> 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof

<ul style="list-style-type: none"> State Heritage Place Overlay 	<ol style="list-style-type: none"> 3. Panels and associated components do not overhang any part of the roof 4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system 5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street.
<p>Swimming pool or spa pool Except where any of the following apply:</p> <ul style="list-style-type: none"> Coastal Areas Overlay Future Local Road Widening Overlay Future Road Widening Overlay Hazards (Acid Sulfate Soils) Overlay Hazards (Flooding) Overlay Historic Area Overlay Local Heritage Place Overlay State Heritage Area Overlay State Heritage Place Overlay 	<ol style="list-style-type: none"> 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>. 2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 3. It is ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted 4. Allotment boundary setback - not less than 1m 5. Primary street setback - at least as far back as the building line of the building to which it is ancillary 6. Location of filtration system from a dwelling on an adjoining allotment: <ol style="list-style-type: none"> (a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise; or (b) not less than 12m in any other case. 7. Does not involve the clearance of native vegetation 8. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas.
<p>Water tank (above ground) Except where any of the following apply:</p> <ul style="list-style-type: none"> Historic Area Overlay Local Heritage Place Overlay Ramsar Wetlands Overlay State Heritage Area Overlay State Heritage Place Overlay 	<ol style="list-style-type: none"> 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 3. The tank is part of a roof drainage system 4. Total floor area - not exceeding 15m² 5. The tank is located wholly above ground 6. Tank height - does not exceed 4m above natural ground level 7. Primary street setback - at least as far back as the building line of the building to which it is ancillary 8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour 9. Does not involve the clearance of native vegetation.
<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> Coastal Areas Overlay Hazards (Acid Sulfate Soils) Overlay Ramsar Wetlands Overlay 	<ol style="list-style-type: none"> 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2. The tank (including any associated pump) is located wholly below the level of the ground 3. Does not involve the clearance of native vegetation.

Table 2 - Deemed-to-Satisfy Development Classification

The following table identifies Classes of Development that are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'. Provisions referred to in the table are Deemed-to-Satisfy Criteria. Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Class of Development	Deemed-to-Satisfy Development Classification Criteria			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>Advertisement Except where any of the following apply:</p> <ul style="list-style-type: none"> Character Preservation District Overlay Heritage Adjacency Overlay Historic Area Overlay Local Heritage Place Overlay Non-stop Corridor Overlay Significant Landscape Protection Overlay State Heritage Area Overlay State Heritage Place Overlay 	None	<p>Advertisements [Appearance] DTS/DPF 1.1, DTS/DPF 1.2, DTS/DPF 1.3, DTS/DPF 1.4</p> <p>Advertisements [Proliferation of Advertisements] DTS/DPF 2.3</p> <p>Advertisements [Advertising Content] DTS/DPF 3.1</p> <p>Advertisements [Amenity Impacts] DTS/DPF 4.1</p> <p>Advertisements [Safety] DTS/DPF 5.1, DTS/DPF 5.2, DTS/DPF 5.3, DTS/DPF 5.4, DTS/DPF 5.5, DTS/DPF 5.6</p>	None	<p>Advertising Near Signalised Intersections Overlay [Advertisements Near Signalised Intersections] DTS/DPF 1.1</p> <p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] DTS/DPF 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] DTS/DPF 1.1</p> <p>Building Near Airfields Overlay DTS/DPF 1.3</p> <p>Defence Aviation Area Overlay</p>

		Clearance from Overhead Powerlines DTS/DPF 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services] DTS/DPF 12.2		[Built Form] DTS/DPF 1.1 Future Road Widening Overlay [Future Road Widening] DTS/DPF 1.1 Gateway Overlay [Advertisements] DTS/DPF 4.1 Native Vegetation Overlay [Environmental Protection] DTS/DPF 1.1 State Significant Native Vegetation Areas Overlay [Environmental Protection] DTS/DPF 1.1
Replacement building Except where any of the following apply:	None	None	None	None
<ul style="list-style-type: none"> Coastal Areas Overlay Hazards (Bushfire - High Risk) Overlay Hazards (Bushfire - Medium Risk) Overlay Hazards (Flooding) Overlay Historic Area Overlay Local Heritage Place Overlay River Murray Flood Plain Protection Area Overlay State Heritage Area Overlay State Heritage Place Overlay 				
Temporary accommodation in an area affected by bushfire	None	None	None	None

Table 3 - Applicable Policies for Performance Assessed Development

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

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	Advertisements PO 3.1	Advertisements [Appearance] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5 Advertisements [Proliferation of Advertisements] PO 2.1, PO 2.2, PO 2.3 Advertisements [Advertising Content] PO 3.1 Advertisements [Amenity Impacts] PO 4.1 Advertisements [Safety] PO 5.1, PO 5.2, PO 5.3, PO 5.4, PO 5.5, PO 5.6 Clearance from Overhead Powerlines PO 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.2	None	Advertising Near Signalised Intersections Overlay [Advertisements Near Signalised Intersections] PO 1.1 Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1 Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1 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 2.5 Character Area Overlay [Ancillary Development] PO 4.3 Character Area Overlay [Context and Streetscape Amenity] PO 6.2 Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3 Character Preservation District

				<p>Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gateway Overlay [Advertisements] PO 4.1</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.2</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.5</p> <p>Historic Area Overlay [Ancillary development] PO 4.3</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>Local Heritage Place Overlay [Ancillary Development] PO 3.3</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p>
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				<p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Ancillary Development] PO 3.3</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6</p> <p>State Heritage Place Overlay [Ancillary Development] PO 3.3</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p>
Consulting room	<p>Land Use and Intensity PO 1.1, PO 1.4, PO 1.5, PO 1.6</p> <p>Building Height and Setbacks PO 2.1, PO 2.2, PO 2.3, PO 2.4</p> <p>Concept Plans PO 4.1</p>	<p>Design in Urban Areas [All non-residential development [Water Sensitive Design]] DTS/DPF 42.2</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</p>	<p>St Andrews Hospital Precinct Subzone [Land Use and Intensity] PO 1.1</p> <p>St Andrews Hospital Precinct Subzone [Built Form and Character] PO 2.1, PO 2.2, PO 2.3</p> <p>St Andrews Hospital Precinct Subzone [Catalyst Sites] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>St Andrews Hospital Precinct Subzone [Access] PO 4.1, PO 4.2</p> <p>WCH and Memorial Hospital Precinct Subzone [Land Use and Intensity] PO 1.1</p> <p>WCH and Memorial Hospital Precinct Subzone [Built Form and Character] PO 2.1, PO 2.2</p> <p>Neighbourhood Subzone [Land Use and Intensity] PO 1.1</p> <p>Neighbourhood Subzone [Built Form and Character] PO 2.1, PO 2.2, PO 2.3, PO 2.4</p> <p>Neighbourhood Subzone [Landscaping] PO 4.1</p>	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1</p> <p>Building Near Airfields Overlay PO 1.1, PO 1.2, PO 1.3</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Alterations and Additions] PO 3.1</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3</p> <p>Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p>

	<p>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 [Car Parking]] PO 15.1, PO 15.2</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 non-residential development [Water Sensitive Design]] DTS/DPF 42.1, PO 42.3</p> <p>Design in Urban Areas [All non-residential development [Wash-down and Waste Loading and Unloading]] PO 43.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [Hours of Operation] PO 2.1</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3</p> <p>Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.1, PO 4.2, PO 4.5, PO 4.6</p> <p>Interface between Land Uses [Air Quality] PO 5.2</p> <p>Interface between Land Uses [Light Spill] PO 6.1</p> <p>Interface between Land Uses [Solar Reflectivity / Glare] PO 7.1</p> <p>Out of Activity Centre Development PO 1.1, PO 1.2</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Movement Systems] PO 1.2, PO 1.4</p> <p>Transport, Access and Parking [Sightlines] PO 2.1, PO 2.2</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6, PO 3.7, PO 3.8, PO 3.9</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]</p>	<p>Defence Aviation Area Overlay [Built Form] PO 1.1, PO 1.2</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 6.1, PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access - Roads and Driveways] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience]</p>
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				<p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>
Demolition	None	None	None	<p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Demolition] PO 7.1, PO 7.2, PO 7.3</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Demolition] PO 6.1, PO 6.2</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Demolition] PO 6.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p>

				<p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Demolition] PO 6.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p>
Office	<p>Land Use and Intensity PO 1.1, PO 1.4, PO 1.5, PO 1.6</p> <p>Building Height and Setbacks PO 2.1, PO 2.2, PO 2.3, PO 2.4</p> <p>Concept Plans PO 4.1</p>	<p>Design in Urban Areas [All non-residential development [Water Sensitive Design]] DTS/DPF 42.2</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 [Car Parking]] PO 15.1, PO 15.2</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Overlooking/Visual Privacy]] PO 16.1</p>	<p>St Andrews Hospital Precinct Subzone [Land Use and Intensity] PO 1.1</p> <p>St Andrews Hospital Precinct Subzone [Built Form and Character] PO 2.1, PO 2.2, PO 2.3</p> <p>St Andrews Hospital Precinct Subzone [Catalyst Sites] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>St Andrews Hospital Precinct Subzone [Access] PO 4.1, PO 4.2</p> <p>WCH and Memorial Hospital Precinct Subzone [Land Use and Intensity] PO 1.1</p> <p>WCH and Memorial Hospital Precinct Subzone [Built Form and Character] PO 2.1, PO 2.2</p> <p>Neighbourhood Subzone [Land Use and Intensity] PO 1.1</p> <p>Neighbourhood Subzone [Built Form and Character] PO 2.1, PO 2.2, PO 2.3, PO 2.4</p> <p>Neighbourhood Subzone [Landscaping] PO 4.1</p>	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1</p> <p>Building Near Airfields Overlay PO 1.1, PO 1.2, PO 1.3</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Alterations and Additions] PO 3.1</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3</p> <p>Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1, PO 1.2</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character]</p>

		<p>Design in Urban Areas [All non-residential development [Water Sensitive Design]] DTS/DPF 42.1, PO 42.3</p> <p>Design in Urban Areas [All non-residential development [Wash-down and Waste Loading and Unloading]] PO 43.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [Hours of Operation] PO 2.1</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3</p> <p>Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.1, PO 4.2, PO 4.5, PO 4.6</p> <p>Interface between Land Uses [Air Quality] PO 5.2</p> <p>Interface between Land Uses [Light Spill] PO 6.1</p> <p>Interface between Land Uses [Solar Reflectivity / Glare] PO 7.1</p> <p>Out of Activity Centre Development PO 1.1, PO 1.2</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Movement Systems] PO 1.2, PO 1.4</p> <p>Transport, Access and Parking [Sightlines] PO 2.1, PO 2.2</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6, PO 3.7, PO 3.8, PO 3.9</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, PO 6.3, PO 6.4, PO 6.5, PO 6.6</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles] PO 7.1</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas] PO 9.1, PO 9.2, PO 9.3</p>	<p>PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 6.1, PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access - Roads and Driveways] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built</p>
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				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
				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 - Existing Access Points] PO 3.1
				Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1
				Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1
				Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1
				Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1
				Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1
				Key Railway Crossings Overlay [Access, Design and Function] PO 1.1
				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
				Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1
				Local Heritage Place Overlay [Conservation Works] PO 7.1
				Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1
				Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1
				Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1
				Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1
				Major Urban Transport Routes Overlay [Access - Location (Sight

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

				<p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Ramsar Wetlands Overlay [General] PO 1.1, PO 1.2, PO 1.3, PO 1.4</p> <p>Regulated and Significant Tree Overlay [Land Division] PO 3.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 4.4</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.5</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.5</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.5, PO 1.7, PO 1.8</p>
Tree-damaging activity	None	None	None	<p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Regulated and Significant Tree Overlay [Tree Retention and Health] PO 1.1, PO 1.2, PO 1.3, PO 1.4</p> <p>Regulated and Significant Tree Overlay [Ground work affecting trees] PO 2.1</p> <p>Regulated and Significant Tree Overlay [Land Division] PO 3.1</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p>
All other Code Assessed Development	All	All	All	Any relevant Overlay: All

Table 4 - Restricted Development Classification

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

Class of Development	Exclusions

Shop	<p>Any of the following:</p> <ul style="list-style-type: none"> (a) shop with a gross leasable floor area less than 1000m² (b) shop that is a restaurant.
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Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

Interpretation

A class of development listed in Column A is excluded from notification provided that it does not fall within a corresponding exclusion prescribed in Column B. In instances where development falls within multiple classes within Column A, each clause is to be read independently such that if a development is excluded from notification by any clause, it is, for the purposes of notification excluded irrespective of any other clause.

Class of Development (Column A)	Exceptions (Column B)
1. A kind of development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. Any development involving any of the following (or of any combination of any of the following): <ul style="list-style-type: none"> (a) advertisement (b) air handling unit, air conditioning system or exhaust fan (c) building work on railway land (d) community facility (e) educational establishment (f) fence (g) pre-school (h) private bushfire shelter (i) protective tree netting structure (j) recreation area (k) retaining wall (l) shade sail (m) solar photovoltaic panels (roof mounted) (n) swimming pool or spa pool (o) water tank. 	<p>Except development that exceeds the maximum building height specified in Community Facilities Zone DTS/DPF 2.1 or does not satisfy any of the following:</p> <ul style="list-style-type: none"> 1. Community Facilities Zone DTS/DPF 2.2 2. Community Facilities Zone DTS/DPF 2.3.
3. Any development involving any of the following (or of any combination of any of the following): <ul style="list-style-type: none"> (a) internal building works (b) land division (c) replacement building (d) temporary accommodation in an area affected by bushfire (e) tree damaging activity. 	None specified.
4. Consulting room.	Except where the site of the development is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone.
5. Demolition.	<p>Except any of the following:</p> <ul style="list-style-type: none"> 1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.
6. Office.	Except office that exceeds the maximum building height specified

	<p>in Community Facilities Zone DTS/DPF 2.1, or is on a Catalyst Site in the St Andrews Hospital Precinct Subzone and exceeds the maximum building height in Community Facilities Zone DTS/DPF 2.1 that applies to development not on a Catalyst Site, or does not satisfy any of the following:</p> <ol style="list-style-type: none"> 1. Community Facilities Zone DTS/DPF 1.3 2. Community Facilities Zone DTS/DPF 2.2 3. Community Facilities Zone DTS/DPF 2.3.
7. Shop.	<p>Except shop that exceeds the maximum building height specified in Community Facilities Zone DTS/DPF 2.1, or is on a Catalyst Site in the St Andrews Hospital Precinct Subzone and exceeds the maximum building height in Community Facilities Zone DTS/DPF 2.1 that applies to development not on a Catalyst Site, or does not satisfy any of the following:</p> <ol style="list-style-type: none"> 1. Community Facilities Zone DTS/DPF 1.2 2. Community Facilities Zone DTS/DPF 2.2 3. Community Facilities Zone DTS/DPF 2.3.
8. Telecommunications facility.	<p>Except telecommunications facility that:</p> <ol style="list-style-type: none"> 1. is within 50m of a neighbourhood-type zone or 2. exceeds 30m in height or 3. is on a site that is adjacent land to a site (or land) used for residential purposes.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

St Andrews Hospital Precinct Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Accommodating hospital, clinical and health training, and allied research and educational facilities, along with independent medical and allied health facilities, supported by a mix of compatible accommodation and retail activity.

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	
PO 1.1 Development is associated with or ancillary to the provision of community or health care services.	DTS/DPF 1.1 Development comprises one or more of the following: <ol style="list-style-type: none"> (a) Consulting room (b) Dwelling

	<p>(c) Educational facilities</p> <p>(d) Hospital</p> <p>(e) Office</p> <p>(f) Pre-school</p> <p>(g) Shop</p> <p>(h) Supported Accommodation</p>
<p>PO 1.2</p> <p>Small-scale shops, cafés restaurants or kiosks, located at ground or lower building floor levels to increase street level activity facing the Park Lands and service the local community.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>Residential development primarily as part of a mixed use building located on the upper floors.</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
Built Form and Character	
<p>PO 2.1</p> <p>Buildings designed to reduce the apparent bulk of large scale development to contribute to a more intimate and human-scaled environment.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p> <p>Development is designed to manage the interface with residential uses in the City Living Zone:</p> <p>(a) in relation to building proportions, massing, and overshadowing</p> <p>(b) by avoiding land uses, or intensity of land uses, that unduly impact residential amenity.</p>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
<p>PO 2.3</p> <p>Buildings adjacent to Gilles Street, Vincent Street and St John's Lane are designed to complement the streetscape character regarding scale, massing, siting, composition and form.</p>	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>
Catalyst Sites	
<p>PO 3.1</p> <p>Development on catalyst sites (sites greater than 1500m², which may include one or more allotments) is medium to high scale.</p>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>PO 3.2</p> <p>Catalyst sites should be developed to manage the interface with residential development regarding intensity of use, overshadowing, massing, building proportions and traffic to minimise impacts on residential amenity.</p>	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>
<p>PO 3.3</p> <p>The scale of development on a catalyst site should respond to its context, particularly the nature of the adjacent land uses and the interface treatments required to address impacts on sensitive uses.</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>
<p>PO 3.4</p> <p>Where there is an apparent conflict between the catalyst site provisions and Subzone, provisions (including any quantitative criteria) the catalyst site provisions will take precedence.</p>	<p>DTS/DPF 3.4</p> <p>None are applicable.</p>

Access	
PO 4.1 Vehicle access, or intensification of access, from South Terrace or Gilles Street where possible.	DTS/DPF 4.1 None are applicable.
PO4.2 Car parking located behind buildings wherever possible.	DTS/DPF 4.2 None are applicable.
Advertisements	
PO5.1 Advertisements are restrained in design, and simple in use of colour to achieve a coherent and complementary appearance.	DTS/DPF 5.1 None are applicable.

WCH and Memorial Hospital Precinct Subzone

Assessment Provisions (AP)

[Desired Outcome \(DO\)](#)

Desired Outcome	
DO 1	Provision of health care and associated facilities.

[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	
PO 1.1 Development is associated with or ancillary to the provision of health care or health related services.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Community facility (b) Consulting room (c) Educational establishment (d) Health care facility (e) Hospital (f) Office associated with community service (g) Pre-school (h) Shop associated with community services
Built Form and Character	
PO 2.1 Development adjoining King William Road (north of Kermode Street) is of a scale and designed to complement the streetscape character along King William Road.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development south of Kermode Street sited and designed to: (a) retain the set back and sense of address and open character to the Park Lands (b) provide a transition down to a low rise scale adjacent to Sir Edwin Smith Drive (c) provide an activated building interface to Kermode Street (d) ensure buildings are sited off of side and rear boundaries and avoid blank walls that will be visible from the surrounding locality (e) provide a visually interesting streetscape with buildings having a high level of fenestration, detailing and orientation towards the street (f) minimise visual impact of car parking, vehicle access and egresses by siting any new car parking away from the street frontages.	DTS/DPF 2.2 None are applicable.

Advertisements	
PO 3.1 Advertisements are restrained and discreet in design.	DTS/DPF 3.1 None are applicable.

Neighbourhood Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Community, educational and health care land uses and residential development at medium densities as an alternative land use.

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	
PO 1.1 Development is associated with or ancillary to the provision of community, educational, recreational and / or health care services.	DTS/DPF 1.1 None are applicable.
PO 1.2 Residential land uses at medium densities that provide an alternative to community, educational and health care facilities in the zone.	DTS/DPF 1.2 Development comprises one or more of the following: (a) dwelling (b) residential flat building
Built Form and Character	
PO 2.1 Buildings designed, sited and of a scale and appearance that complements the character and amenity of adjoining residential areas and buildings of heritage significance.	DTS/DPF 2.1 None are applicable.
PO 2.2 Residential development that incorporates a high standard of architectural and urban design and sustainability.	DTS/DPF 2.2 None are applicable.
PO 2.3 Residential development constructed adjacent to a residential allotment in a neighbourhood-type zone: (a) is of a bulk, height and floor space and provides a site frontage that complements the character and amenity of the locality (b) provides space around buildings to maintain and enhance the predominant character of the locality and provide opportunities for landscaping.	DTS/DPF 2.3 None are applicable.
PO 2.4 In areas where public or common open space would otherwise be deficient, residential development provides open space of a size and area sufficient to meet the recreational and lifestyle needs of residents.	DTS/DPF 2.4 None are applicable.
Building Height	
PO 3.1 Residential buildings of up to 3 storeys in height sufficiently set back	DTS/DPF 3.1 None are applicable.

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from an existing dwelling in the zone, subzone or an adjoining zone to avoid detrimental impact on those dwellings due to the height, scale or bulk of the development.	
Landscaping	
PO 4.1 Development incorporates substantial landscaping of streetscapes and unbuilt spaces.	DTS/DPF 4.1 None are applicable.

Proposed Zone Policy – Housing Diversity Neighbourhood Zone

Part 2 - Zones and Sub Zones

Housing Diversity Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Medium density housing supports a range of needs and lifestyles, located within easy reach of a diversity of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
<p>PO 1.1</p> <p>Diverse range of medium density housing and accommodation complemented by a range of compatible non-residential uses supporting an active, convenient, and walkable neighbourhood.</p>	<p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following:</p> <ul style="list-style-type: none"> (a) Ancillary accommodation (b) Consulting room (c) Community facility (d) Dwelling (e) Educational establishment (f) Office (g) Place of Worship (h) Pre-school (i) Recreation area (j) Residential flat building (k) Retirement facility (l) Shop (m) Supported accommodation.
<p>PO 1.2</p> <p>Commercial activities improve community access to services are of a scale and type to maintain residential amenity.</p>	<p>DTS/DPF 1.2</p> <p>A shop, consulting room or office (or any combination thereof) satisfies any one of the following:</p> <ul style="list-style-type: none"> (a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied: <ul style="list-style-type: none"> (i) does not exceed 50m² gross leasable floor area (ii) does not involve the display of goods in a window or about the dwelling or its curtilage (b) it reinstates a former shop, consulting room or office in an existing building (or portion of a building) and satisfies one of the following: <ul style="list-style-type: none"> (i) the building is a State or Local Heritage Place (ii) is in conjunction with a dwelling and there is no increase in the gross leasable floor area previously used for non-residential purposes (c) is located more than 500m from an Activity Centre and satisfies one of the following: <ul style="list-style-type: none"> (i) does not exceed 100m² gross leasable floor area (individually or combined, in a single building) where the site does not have a frontage to a State Maintained Road (ii) does not exceed 200m² gross leasable floor area (individually or

	<div>combined, in a single building) where the site has a frontage to a State Maintained Road</div> <div><div>(d)</div><div>the development site abuts an Activity Centre and all the following are satisfied:</div><div><div>(i)</div><div>it does not exceed 200m² gross leasable floor area (individually or combined, in a single building)</div></div><div><div>(ii)</div><div>the proposed development will not result in a combined gross leasable floor area (existing and proposed) of all shops, consulting rooms and offices that abut the Activity Centre in this zone exceeding the lesser of the following:</div><div><div>A.</div><div>50% of the existing gross leasable floor area within the Activity Centre</div></div><div><div>B.</div><div>1000m².</div></div></div></div>					
<div>PO 1.3</div> <div>Non-residential development located and designed to improve community accessibility to services, primarily in the form of:</div> <div><div>(a)</div><div>small-scale commercial uses such as offices, shops and consulting rooms</div></div> <div><div>(b)</div><div>community services such as educational establishments, community centres, places of worship, pre-schools and other health and welfare services</div></div> <div><div>(c)</div><div>services and facilities ancillary to the function or operation of supported accommodation or retirement facilities</div></div> <div><div>(d)</div><div>open space and recreation facilities.</div></div>	<div>DTS/DPF 1.3</div> <div>None are applicable.</div>					
<div>PO 1.4</div> <div>Expansion of existing community services such as educational establishments, community facilities and pre-schools in a manner which complements the scale of development envisaged by the desired outcome for the neighbourhood.</div>	<div>DTS/DPF 1.4</div> <div>Alteration of or addition to existing educational establishments, community facilities or pre-schools where all the following are satisfied:</div> <div><div>(a)</div><div>set back at least 3m from any boundary shared with a residential land use</div></div> <div><div>(b)</div><div>building height not exceeding 1 building level</div></div> <div><div>(c)</div><div>the total floor area of the building not exceeding 150% of the total floor area prior to the addition/alteration</div></div> <div><div>(d)</div><div>off-street vehicular parking exists or will be provided in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.</div></div>					
<div>PO 1.5</div> <div>Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.</div>	<div>DTS/DPF 1.5</div> <div>None are applicable.</div>					
Site Dimensions and Land Division						
<div>PO 2.1</div> <div>Allotments/sites created for residential purposes accommodate a diverse range of low to medium density housing, with higher densities closer to public open space, public transport stations and activity centres.</div>	<div>DTS/DPF 2.1</div> <div>Development will not result in more than 1 dwelling on an existing allotment</div> <div>or</div> <div>Allotments/sites for residential purposes accord with the following:</div> <div><div>(a)</div><div>site areas (or allotment areas in the case of land division) are not less than the following (average site area per dwelling, including common areas, applies for group dwellings or dwellings within a residential flat building):</div></div> <table><tr><th>Minimum Site Area</th></tr><tr><td>Minimum site area for a group dwelling is 250 sqm; residential flat building is 250 sqm</td></tr><tr><td>Minimum site area for a detached dwelling is 150 sqm; semi-detached dwelling is 150 sqm; row dwelling is 150 sqm; group dwelling is 150 sqm; residential flat building is 150 sqm</td></tr><tr><td>Minimum site area for a detached dwelling is 160 sqm; semi-detached dwelling is 160 sqm; row dwelling is 160 sqm; group dwelling is 160 sqm; residential flat building is 160 sqm</td></tr><tr><td>Minimum site area for a detached dwelling is 200 sqm; semi-detached dwelling is 180 sqm; row dwelling is 120 sqm; group dwelling is 150 sqm; residential flat building is 80</td></tr></table>	Minimum Site Area	Minimum site area for a group dwelling is 250 sqm; residential flat building is 250 sqm	Minimum site area for a detached dwelling is 150 sqm; semi-detached dwelling is 150 sqm; row dwelling is 150 sqm; group dwelling is 150 sqm; residential flat building is 150 sqm	Minimum site area for a detached dwelling is 160 sqm; semi-detached dwelling is 160 sqm; row dwelling is 160 sqm; group dwelling is 160 sqm; residential flat building is 160 sqm	Minimum site area for a detached dwelling is 200 sqm; semi-detached dwelling is 180 sqm; row dwelling is 120 sqm; group dwelling is 150 sqm; residential flat building is 80
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	sqm																										
	Minimum site area for a detached dwelling is 200 sqm; semi-detached dwelling is 200 sqm; row dwelling is 200 sqm; group dwelling is 200 sqm; residential flat building is 200 sqm																										
	Minimum site area for a detached dwelling is 230 sqm; semi-detached dwelling is 230 sqm; row dwelling is 230 sqm; group dwelling is 230 sqm; residential flat building is 200 sqm																										
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	Minimum site area for a detached dwelling is 250 sqm; semi-detached dwelling is 220 sqm; row dwelling is 170 sqm; group dwelling is 200 sqm; residential flat building is 150 sqm																										
	Minimum site area for a detached dwelling is 250 sqm; semi-detached dwelling is 250 sqm; row dwelling is 150 sqm; group dwelling is 175 sqm; residential flat building is 175 sqm																										
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	Minimum site area for a detached dwelling is 270 sqm; semi-detached dwelling is 270 sqm; row dwelling is 180 sqm; group dwelling is 200 sqm; residential flat building is 200 sqm																										
	Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 220 sqm; row dwelling is 180 sqm; group dwelling is 275 sqm; residential flat building is 200 sqm																										
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	Minimum site area for a detached dwelling is 330 sqm; semi-detached dwelling is 300 sqm; row dwelling is 200 sqm; group dwelling is 200 sqm																										
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	(b) site frontages (or allotment frontages in the case of land division) are not less than:																										
	<table> <tr> <th colspan="2">Minimum Frontage</th></tr> <tr> <td>Minimum frontage for a group dwelling is 20m; residential flat building is 20m</td><td></td></tr> <tr> <td>Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 8m; group dwelling is 20m; residential flat building is 20m</td><td></td></tr> <tr> <td>Minimum frontage for a detached dwelling is 7.5m; semi-detached dwelling is 7m; row dwelling is 6m; group dwelling is 22m; residential flat building is 22m</td><td></td></tr> <tr> <td>Minimum frontage for a detached dwelling is 8m; semi-detached dwelling is 7m; row dwelling is 5m; group dwelling is 15m; residential flat building is 15m</td><td></td></tr> <tr> <td>Minimum frontage for a detached dwelling is 8m; semi-detached dwelling is 8m; row dwelling is 6m; group dwelling is 18m; residential flat building is 18m</td><td></td></tr> <tr> <td>Minimum frontage for a detached dwelling is 8m; semi-detached dwelling is 8m; row dwelling is 7m; group dwelling is 16m; residential flat building is 16m</td><td></td></tr> <tr> <td>Minimum frontage for a detached dwelling is 8m; semi-detached dwelling is 8m; row dwelling is 8m; group dwelling is 13m; residential flat building is 13m</td><td></td></tr> <tr> <td>Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 6m; row dwelling is 7m; group dwelling is 12m; residential flat building is 22m</td><td></td></tr> <tr> <td>Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 7m; row dwelling is 7m; group dwelling is 15m; residential flat building is 15m</td><td></td></tr> <tr> <td>Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 8m; row dwelling is 5m; group dwelling is 18m; residential flat building is 18m</td><td></td></tr> <tr> <td>Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 8m; row dwelling is 7m; group dwelling is 15m; residential flat building is 15m</td><td></td></tr> <tr> <td>Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 8m; row</td><td></td></tr> </table>	Minimum Frontage		Minimum frontage for a group dwelling is 20m; residential flat building is 20m		Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 8m; group dwelling is 20m; residential flat building is 20m		Minimum frontage for a detached dwelling is 7.5m; semi-detached dwelling is 7m; row dwelling is 6m; group dwelling is 22m; residential flat building is 22m		Minimum frontage for a detached dwelling is 8m; semi-detached dwelling is 7m; row dwelling is 5m; group dwelling is 15m; residential flat building is 15m		Minimum frontage for a detached dwelling is 8m; semi-detached dwelling is 8m; row dwelling is 6m; group dwelling is 18m; residential flat building is 18m		Minimum frontage for a detached dwelling is 8m; semi-detached dwelling is 8m; row dwelling is 7m; group dwelling is 16m; residential flat building is 16m		Minimum frontage for a detached dwelling is 8m; semi-detached dwelling is 8m; row dwelling is 8m; group dwelling is 13m; residential flat building is 13m		Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 6m; row dwelling is 7m; group dwelling is 12m; residential flat building is 22m		Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 7m; row dwelling is 7m; group dwelling is 15m; residential flat building is 15m		Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 8m; row dwelling is 5m; group dwelling is 18m; residential flat building is 18m		Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 8m; row dwelling is 7m; group dwelling is 15m; residential flat building is 15m		Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 8m; row	
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<div>PO 2.2</div> <div>Development creating new allotments/sites in conjunction with retention of an existing dwelling ensures the site of the existing dwelling remains fit for purpose.</div>	<div>DTS/DPF 2.2</div> <div>Where the site of a dwelling does not comprise an entire allotment:<div><div>(a)the balance of the allotment accords with the requirements specified in Housing Diversity Neighbourhood Zone DTS/DPF 2.1</div><div>(b)if there is an existing dwelling on the allotment that will remain on the allotment after completion of the development it will not contravene:<div><div>(i)private open space requirements specified in Design in Urban Areas Table 1 - Private Open Space</div><div>(ii)car parking requirements specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.</div></div></div></div></div>
Building Height	
<div>PO 3.1</div> <div>Building height is consistent with the form expressed in any relevant Maximum Building Height Levels Technical and Numeric Variation and Maximum Building Height Metres Technical and Numeric Variation, and is otherwise generally low rise, or complements the height of nearby buildings.</div>	<div>DTS/DPF 3.1</div> <div>Building height (excluding garages, carports and outbuildings) is no greater than:<div><div>(a)the following:<div><div>Maximum Building Height (Metres)</div><div>Maximum building height is 8m</div><div>Maximum building height is 8.5m</div><div>Maximum building height is 9m</div><div>Maximum building height is 10m</div><div>Maximum building height is 12m</div><div>Maximum building height is 12.5m</div><div>Maximum building height is 16.5m</div><div>Maximum building height is 11m</div><div>Maximum Building Height (Levels)</div><div>Maximum building height is 1 level</div><div>Maximum building height is 2 levels</div><div>Maximum building height is 3 levels</div><div>Maximum building height is 4 levels</div></div></div><div>(b)in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a maximum height of 9m.</div></div></div>

	<p>In relation to DTS/DPF 3.1, in instances where:</p> <p>(c) more than one value is returned in the same field, refer to the <i>Maximum Building Height (Levels) Technical and Numeric Variation</i> layer or <i>Maximum Building Height (Meters) Technical and Numeric Variation</i> layer in the SA planning database to determine the applicable value relevant to the site of the proposed development</p> <p>(d) only one value is returned for DTS/DPF 3.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.</p>
Primary Street Setback	
<p>PO 4.1</p> <p>Buildings are set back from primary street boundaries to contribute to the existing/emerging pattern of street setbacks in the streetscape.</p>	<p>DTS/DPF 4.1</p> <p>The building line of a building set back from the primary street boundary not less than 3m.</p>
Secondary Street Setback	
<p>PO 5.1</p> <p>Buildings are set back from secondary street boundaries to achieve a pattern of separation between building walls and public thoroughfares and to reinforce streetscape character.</p>	<p>DTS/DPF 5.1</p> <p>Buildings walls are set back at least 900mm from the boundary of the allotment with the secondary street frontage, or if a dwelling on any adjoining allotment is closer to the secondary street than 0.9m, the distance of that dwelling from the boundary with the secondary street (being, if relevant, the lesser of the 2 distances).</p>
Boundary Walls	
<p>PO 6.1</p> <p>Dwelling boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining residential properties.</p>	<p>DTS/DPF 6.1</p> <p>Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur on only one side boundary and satisfy (a) or (b) below:</p> <p>(a) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height</p> <p>(b) side boundary walls do not:</p> <ul style="list-style-type: none"> (i) exceed 3m in height from the top of footings (ii) exceed 11.5m in length (iii) when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary (iv) encroach within 3m of any other existing or proposed boundary walls on the subject land.
<p>PO 6.2</p> <p>Dwellings in a semi-detached, row or terrace arrangements maintain space between buildings consistent with a suburban streetscape character.</p>	<p>DTS/DPF 6.2</p> <p>Dwelling walls in a semi-detached, row or terrace arrangement are set back at least 900mm from side boundaries shared with allotments outside the development site.</p>
Side Boundary Setback	
<p>PO 7.1</p> <p>Buildings walls are set back from side boundaries to provide:</p> <p>(a) separation between dwellings in a way that complements the established character of the locality</p> <p>(b) access to natural light and ventilation for neighbours.</p>	<p>DTS/DPF 7.1</p> <p>Other than walls located on a side boundary, building walls are set back from side boundaries:</p> <p>(a) at least 900mm for a wall height less than 3m</p> <p>(b) at least 900mm m plus 1/3 of the wall height above 3m.</p>
Rear Boundary Setback	
<p>PO 8.1</p> <p>Dwelling walls are set back from rear boundaries to provide:</p> <p>(a) separation between dwellings in a way that complements the established</p>	<p>DTS/DPF 8.1</p> <p>Dwelling walls are set back from the rear boundary at least:</p> <p>(a) 3m for the first building level or 0m where the rear boundary abuts a laneway</p>

<div>character of the locality</div> <div>(b)access to natural light and ventilation for neighbours</div> <div>(c)open space recreational opportunities</div> <div>(d)space for landscaping and vegetation.</div>	<div>(b)5m for any second building level</div> <div>(c)5m plus any increase in wall height over 7m for buildings of 3 building levels and above..</div>							
Concept Plans								
<div>PO 9.1</div> <div>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.</div>	<div>DTS/DPF 9.1</div> <div>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:</div> <table><thead><tr><th>Description</th></tr></thead><tbody><tr><td>Concept Plan 2 - Hurling Drive, Mount Barker</td></tr><tr><td>Concept Plan 3 - Mount Barker and Littlehampton</td></tr><tr><td>Concept Plan 1 - Hawthorn Road South Mount Barker</td></tr><tr><td>Concept Plan 82 - Hackney</td></tr><tr><td>Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints</td></tr><tr><td>Concept Plan 93 - Noarlunga Centre</td></tr></tbody></table> <div>In relation to DTS/DPF 9.1, in instances where:</div> <div>(a)one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.</div> <div>(b)in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 9.1 is met.</div>	Description	Concept Plan 2 - Hurling Drive, Mount Barker	Concept Plan 3 - Mount Barker and Littlehampton	Concept Plan 1 - Hawthorn Road South Mount Barker	Concept Plan 82 - Hackney	Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints	Concept Plan 93 - Noarlunga Centre
Description								
Concept Plan 2 - Hurling Drive, Mount Barker								
Concept Plan 3 - Mount Barker and Littlehampton								
Concept Plan 1 - Hawthorn Road South Mount Barker								
Concept Plan 82 - Hackney								
Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints								
Concept Plan 93 - Noarlunga Centre								
Ancillary buildings and structures								
<div>PO 10.1</div> <div>Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties.</div>	<div>DTS/DPF 10.1</div> <div>Ancillary buildings:</div> <div>(a)are ancillary to a dwelling erected on the same site</div> <div>(b)have a floor area not exceeding 60m²</div> <div>(c)are not constructed, added to or altered so that any part is situated:<div>(i)in front of any part of the building line of the dwelling to which it is ancillary or</div><div>(ii)within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</div></div> <div>(d)in the case of a garage or carport, the garage or carport:<div>(i)is set back at least 5.5m from the boundary of the primary street</div><div>(ii)when facing a primary street or secondary street, has a total door / opening not exceeding:<div>A.for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser</div><div>B.for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width</div></div></div> <div>(e)if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:<div>(i)a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and</div><div>(ii)the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</div></div> <div>(f)if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary</div> <div>(g)will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure</div> <div>(h)have a wall height (or post height) not exceeding 3m</div> <div>(i)have a roof height where no part of the roof is more than 5m above the natural ground level</div> <div>(j)if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour</div> <div>(k)retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:</div>							

	<p>(i) a total area as determined by the following table:</p> <table border="1"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th><th>Minimum percentage of site</th></tr> </thead> <tbody> <tr> <td><150</td><td>10%</td></tr> <tr> <td>150-200</td><td>15%</td></tr> <tr> <td>201-450</td><td>20%</td></tr> <tr> <td>>450</td><td>25%</td></tr> </tbody> </table> <p>(ii) the amount of existing soft landscaping prior to the development occurring.</p>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										
<p>PO 10.2</p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.</p>	<p>DTS/DPF 10.2</p> <p>Ancillary buildings and structures do not result in:</p> <p>(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space</p> <p>(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.</p>										
Advertisements											
<p>PO 11.1</p> <p>Advertisements identify the associated business activity, and do not detract from the residential character of the locality.</p>	<p>DTS/DPF 11.1</p> <p>Advertisements relating to a lawful business activity associated with a residential use do not exceed 0.3m² and mounted flush with a wall or fence.</p>										

Table 1 - Accepted Development Classification

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

Class of Development	Accepted Development Classification Criteria
<p>Air handling unit, air conditioning system or exhaust fan</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> Local Heritage Place Overlay State Heritage Area Overlay State Heritage Place Overlay 	<ol style="list-style-type: none"> The item will be installed on or within an existing dwelling. The item being installed does not encroach on a public street. If the associated building is in a Historic Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street.
<p>Brush fence</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> Hazards (Flooding) Overlay 	<ol style="list-style-type: none"> The fence is formed (wholly or partially) from brush. The fence does not exceed 2.1 metres in height (measured from the lower of the 2 adjoining finished ground levels).

Housing Diversity Neighbourhood Zone – Development Classification

Table 1 - Accepted Development Classification

Does not require Planning Consent where meets specified criterion

- Air handling unit, air conditioning system or exhaust fan
- Brush fence
- Building work on railway land
- Carport
- Internal building work
- Outbuilding
- Partial demolition of a building or structure
- Private bushfire shelter
- Shade sail
- Solar photovoltaic panels (roof mounted)
- Swimming pool or spa pool
- Verandah
- Water tank (above ground)
- Water tank (underground)

Table 2 - Deemed-to-Satisfy Development Classification

Planning Consent required for the following land uses. Relevant authority is obliged to grant consent where application meets the numerical and prescriptive requirements of the Planning and Design Code.

- Ancillary Accommodation
- Carport
- Detached Dwelling
- Dwelling Addition
- Dwelling or residential flat building undertaken by:

Subject to meeting the numerical and prescriptive requirements. Where compliance is not met, the application will be treated as Performance Assessed.

Housing Diversity Neighbourhood Zone – Development Classification

<ul style="list-style-type: none"> (a) the South Australian Housing Trust (b) a provider registered under the Community Housing National Law • Land Division • Outbuilding • Replacement Building • Row Dwelling • Semi-detached Dwelling • Temporary accommodation • Verandah 	
---	--

Table 3 – Applicable Policies for Performance Assessed Development

Planning Consent required for the following land uses. Relevant authority required to make an assessment of a development on its merits against the Code and can either approve or refuse an application.

<ul style="list-style-type: none"> • Ancillary Accommodation • Carport • Demolition • Detached Dwelling • Dwelling Addition • Dwelling or residential flat building undertaken by: <ul style="list-style-type: none"> (c) the South Australian Housing Trust (d) a provider registered under the Community Housing National Law • Fence • Group Dwelling • Land Division • Outbuilding

Housing Diversity Neighbourhood Zone – Development Classification

- Residential Flat Building
- Retaining wall
- Row Dwelling
- Semi-detached dwelling
- Tree-damaging Activity
- Verandah
- All other Code Assessed Development

Table 4 – Restricted Development Classification

Applications assessed by the State Planning Commission against the provision of Practice Directions and the Planning and Design Code.

- Shop (unless it has a gross leasable floor area less than 1000m² or is a restaurant.

A copy of the full code policy can be found at: https://code.plan.sa.gov.au/home/browse_the_planning_and_design_code?code=browse

Proposed Overlays Policy

Part 3 - Overlays

Urban Tree Canopy Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome

DO 1	Residential development preserves and enhances urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature																												
PO 1.1 Trees are planted or retained to contribute to an urban tree canopy.	DTS/DPF 1.1 Tree planting is provided in accordance with the following: <table><tr><th>Site size per dwelling (m²)</th><th>Tree size* and number required per dwelling</th></tr><tr><td><450</td><td>1 small tree</td></tr><tr><td>450-800</td><td>1 medium tree or 2 small trees</td></tr><tr><td>>800</td><td>1 large tree or 2 medium trees or 4 small trees</td></tr></table> *refer Table 1 Tree Size <table><tr><th colspan="4">Table 1 Tree Size</th></tr><tr><th>Tree size</th><th>Mature height (minimum)</th><th>Mature spread (minimum)</th><th>Soil area around tree within development site (minimum)</th></tr><tr><td>Small</td><td>4 m</td><td>2m</td><td>10m² and min. dimension of 1.5m</td></tr><tr><td>Medium</td><td>6 m</td><td>4 m</td><td>30m² and min. dimension of 2m</td></tr><tr><td>Large</td><td>12 m</td><td>8m</td><td>60m² and min. dimension of 4m</td></tr></table> The discount in Column D of Table 2 discounts the number of trees required to be planted in DTS/DPF 1.1 where existing tree(s) are retained on the subject land that meet the criteria in Columns A, B and C of Table 2, and are not a species identified in Regulation 3F(4)(b) of the Planning Development and Infrastructure (General) Regulations 2017.	Site size per dwelling (m ²)	Tree size* and number required per dwelling	<450	1 small tree	450-800	1 medium tree or 2 small trees	>800	1 large tree or 2 medium trees or 4 small trees	Table 1 Tree Size				Tree size	Mature height (minimum)	Mature spread (minimum)	Soil area around tree within development site (minimum)	Small	4 m	2m	10m ² and min. dimension of 1.5m	Medium	6 m	4 m	30m ² and min. dimension of 2m	Large	12 m	8m	60m ² and min. dimension of 4m
Site size per dwelling (m ²)	Tree size* and number required per dwelling																												
<450	1 small tree																												
450-800	1 medium tree or 2 small trees																												
>800	1 large tree or 2 medium trees or 4 small trees																												
Table 1 Tree Size																													
Tree size	Mature height (minimum)	Mature spread (minimum)	Soil area around tree within development site (minimum)																										
Small	4 m	2m	10m ² and min. dimension of 1.5m																										
Medium	6 m	4 m	30m ² and min. dimension of 2m																										
Large	12 m	8m	60m ² and min. dimension of 4m																										

Table 2 Tree Discounts			
Retained tree height (Column A)	Retained tree spread (Column B)	Retained soil area around tree within development site (Column C)	Discount applied (Column D)
4-6m	2-4m	10m ² and min. dimension of 1.5m	2 small trees (or 1 medium tree)
6-12m	4-8m	30m ² and min. dimension of 3m	2 medium trees (or 4 small trees)
>12m	>8m	60m ² and min. dimension of 6m	2 large trees (or 4 medium trees, or 8 small trees)
<p>Note: In order to satisfy DTS/DPF 1.1, payment may be made in accordance with a relevant off-set scheme established by the Minister under section 197 of the Planning, Development and Infrastructure Act 2016, provided the provisions and requirements of that scheme are satisfied. For the purposes of section 102(4) of the Planning, Development and Infrastructure Act 2016, an applicant may elect for any of the matters in DTS/DPF 1.1 to be reserved.</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

Affordable Housing Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Affordable housing is integrated with residential and mixed use development.
DO 2	Affordable housing caters for a variety of household structures.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Division	
PO 1.1 Development comprising 20 or more dwellings / allotments incorporates affordable housing.	DTS/DPF 1.1 Development results in 0-19 additional allotments / dwellings.
PO 1.2 Development comprising 20 or more dwellings or residential allotments provides housing suited to a range of incomes including households with low to moderate incomes.	DTS/DPF 1.2 Development comprising 20 or more dwellings / or residential allotments includes a minimum of 15% affordable housing except where: <ul style="list-style-type: none"> (a) it can be demonstrated that any shortfall in affordable housing has been provided in a previous stage of development or (b) it can be demonstrated that any shortfall in affordable housing will be accommodated in a subsequent stage or stages of development.
PO 1.3 Affordable housing is distributed throughout the development to avoid an overconcentration.	DTS/DPF 1.3 None are applicable.
Built Form and Character	
PO 2.1 Affordable housing is designed to complement the design and character of residential development within the locality.	DTS/DPF 2.1 None are applicable.
Affordable Housing Incentives	
PO 3.1	DTS/DPF 3.1

<p>To support the provision of affordable housing, minimum allotment sizes may be reduced below the minimum allotment size specified in a zone while providing allotments of a suitable size and dimension to accommodate dwellings with a high standard of occupant amenity.</p>	<p>The minimum site area specified for a dwelling can be reduced by up to 20%, or the maximum density per hectare increased by up to 20%, where it is to be used to accommodate affordable housing except where the development is located within the Character Area Overlay or Historic Area Overlay.</p>
<p>PO 3.2</p> <p>To support the provision of affordable housing, building heights may be increased above the maximum specified in a zone.</p>	<p>DTS/DPF 3.2</p> <p>Where a building incorporates dwellings above ground level and includes at least 15% affordable housing, the maximum building height specified in any relevant zone policy can be increased by 1 building level in the:</p> <ul style="list-style-type: none"> (a) Business Neighbourhood Zone (b) City Living Zone (c) Established Neighbourhood Zone (d) General Neighbourhood Zone (e) Hills Neighbourhood Zone (f) Housing Diversity Neighbourhood Zone (g) Neighbourhood Zone (h) Master Planned Neighbourhood Zone (i) Master Planned Renewal Zone (j) Master Planned Township Zone (k) Rural Neighbourhood Zone (l) Suburban Business Zone (m) Suburban Neighbourhood Zone (n) Township Neighbourhood Zone (o) Township Zone (p) Urban Renewal Neighbourhood Zone (q) Waterfront Neighbourhood Zone <p>and up to 30% in any other zone, except where:</p> <ul style="list-style-type: none"> (a) the development is located within the Character Area Overlay or Historic Area Overlay or (b) other height incentives already apply to the development.
<p>Movement and Car Parking</p>	
<p>PO 4.1</p> <p>Sufficient car parking is provided to meet the needs of occupants of affordable housing.</p>	<p>DTS/DPF 4.1</p> <p>Dwellings constituting affordable housing are provided with car parking in accordance with the following:</p> <ul style="list-style-type: none"> (a) 0.3 car parks per dwelling within a building which incorporates dwellings located above ground level within either: <ul style="list-style-type: none"> (i) 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service⁽²⁾ (ii) is within 400 metres of a bus interchange⁽¹⁾ (iii) is within 400 metres of an O-Bahn interchange⁽¹⁾ (iv) is within 400 metres of a passenger rail station⁽¹⁾ (v) is within 400 metres of a passenger tram station⁽¹⁾ (vi) is within 400 metres of the Adelaide Parklands. <p>or</p>

	<p>(b) 1 carpark per dwelling for any other dwelling.</p> <p>[NOTE(S): (1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles. (2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.]</p>
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Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Development for the purposes of the provision of affordable housing (applying the criteria determined under regulation 4 of the <i>South Australian Housing Trust Regulations 2010</i>).	Minister responsible for administering the <i>South Australian Housing Trust Act 1995</i> .	To provide direction on the conditions required to secure the provision of dwellings or allotments for affordable housing.	Development of a class to which Schedule 9 clause 3 item 20 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Airport Building Heights (Regulated) Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Management of potential impacts of buildings and generated emissions to maintain operational and safety requirements of registered and certified commercial and military airfields, airports, airstrips and helicopter landing sites.

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

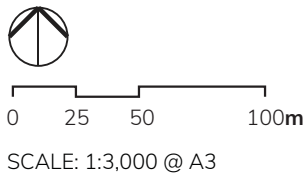
Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance
---------------------	---

Proposed Mapping Amendments



CURRENT ZONING Flemington Street, Burnside

JOB REF.	21ADL-0142
PREPARED BY.	MP
DATE.	08.04.21
REVISION.	1
DATA SOURCE.	MetroMap (07.01.2021) data.sa.gov.au



- Legend**
- Affected Area
 - Zone Boundary





PROPOSED ZONING Flemington Street, Burnside

JOB REF.	21ADL-0142
PREPARED BY.	MP
DATE.	22.04.21
REVISION.	2
DATA SOURCE.	MetroMap (07.01.2021) data.sa.gov.au



0 25 50 100m

SCALE: 1:3,000 @ A3

Legend

- Affected Area
- Zone Boundary





AFFORDABLE HOUSING OVERLAY

Flemington Street, Burnside

JOB REF.	21ADL-0142
PREPARED BY.	MP
DATE.	22.09.21
REVISION.	1
DATA SOURCE.	MetroMap (05.04.2021) data.sa.gov.au

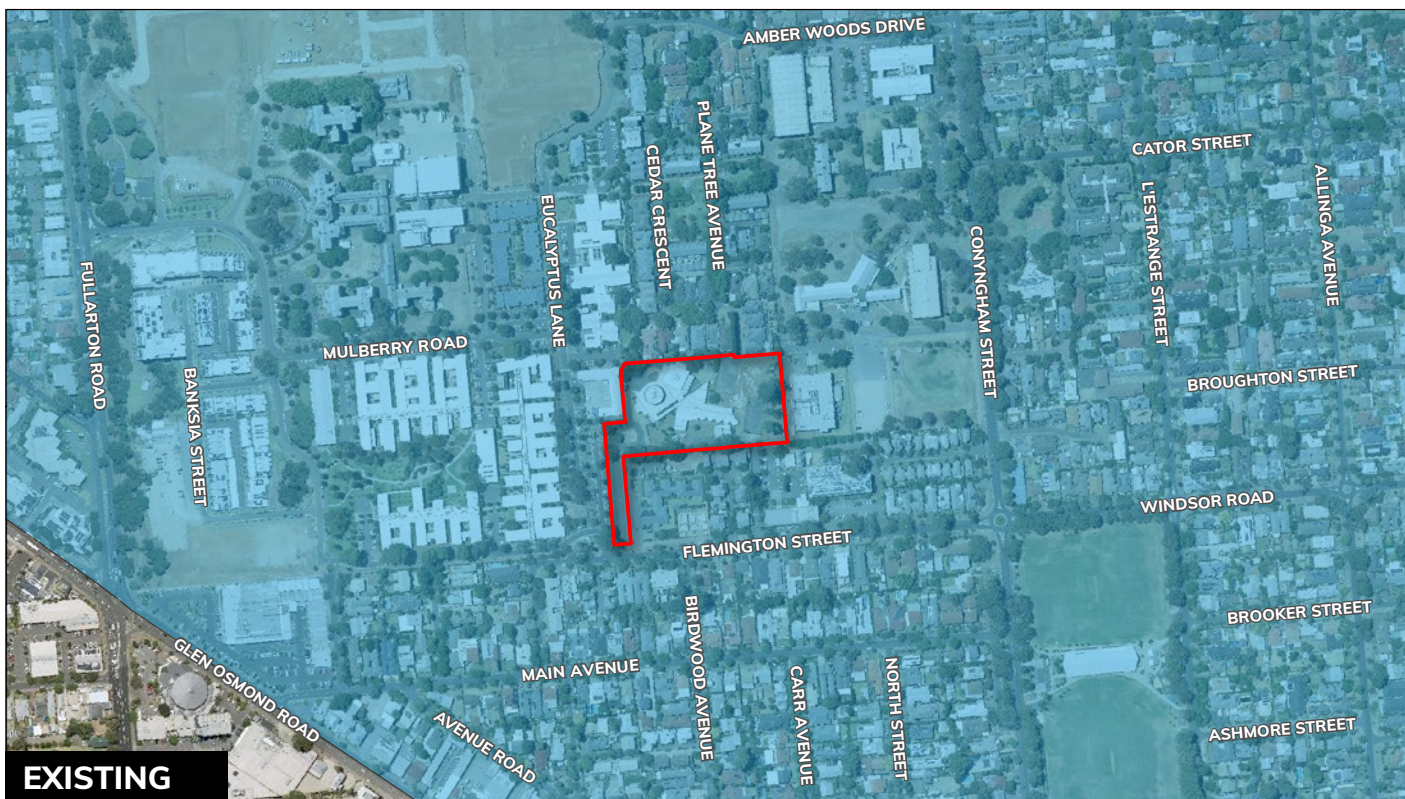


0 75 150 300m

SCALE: 1:7,000 @ A4



URPS



HAZARDS (FLOODING - EVIDENCE REQUIRED) OVERLAY

Flemington Street, Burnside

JOB REF. 21ADL-0142
 PREPARED BY. MP
 DATE. 22.09.21
 REVISION. 1
 DATA SOURCE. MetroMap (05.04.2021)
 data.sa.gov.au

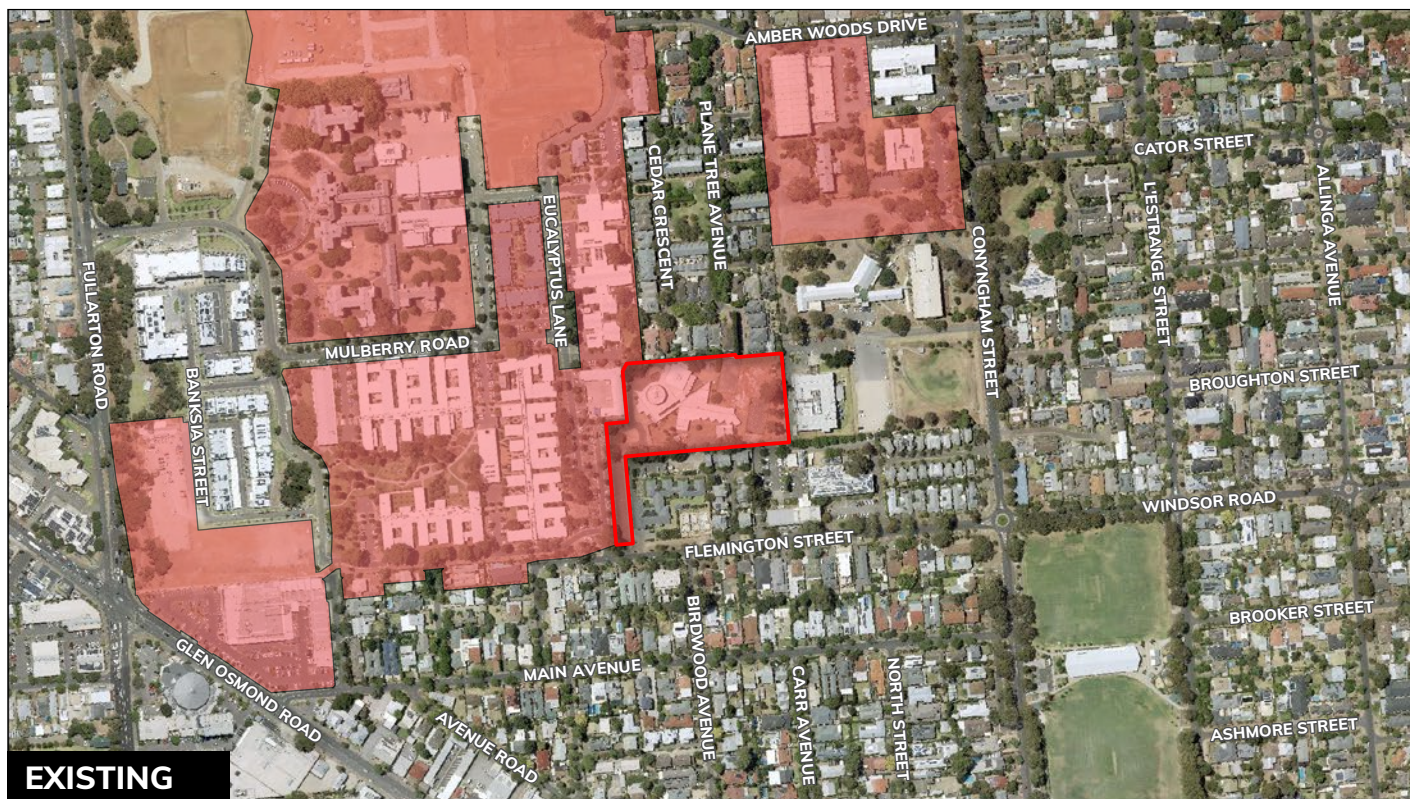


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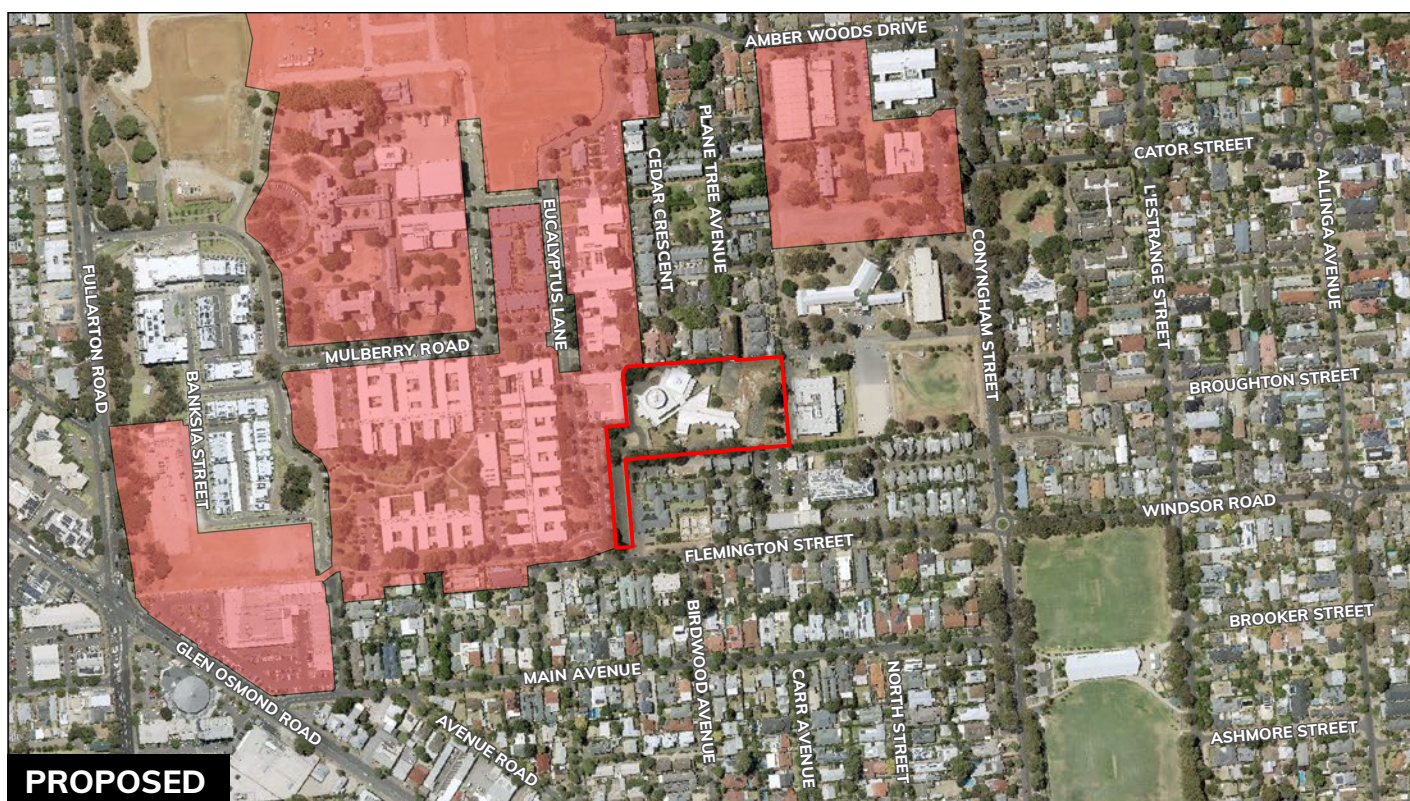
SCALE: 1:7,000 @ A4



URPS



EXISTING



PROPOSED

STATE HERITAGE PLACE OVERLAY

Flemington Street, Burnside

JOB REF.	21ADL-0142
PREPARED BY.	MP
DATE.	22.09.21
REVISION.	1
DATA SOURCE.	MetroMap (05.04.2021) data.sa.gov.au

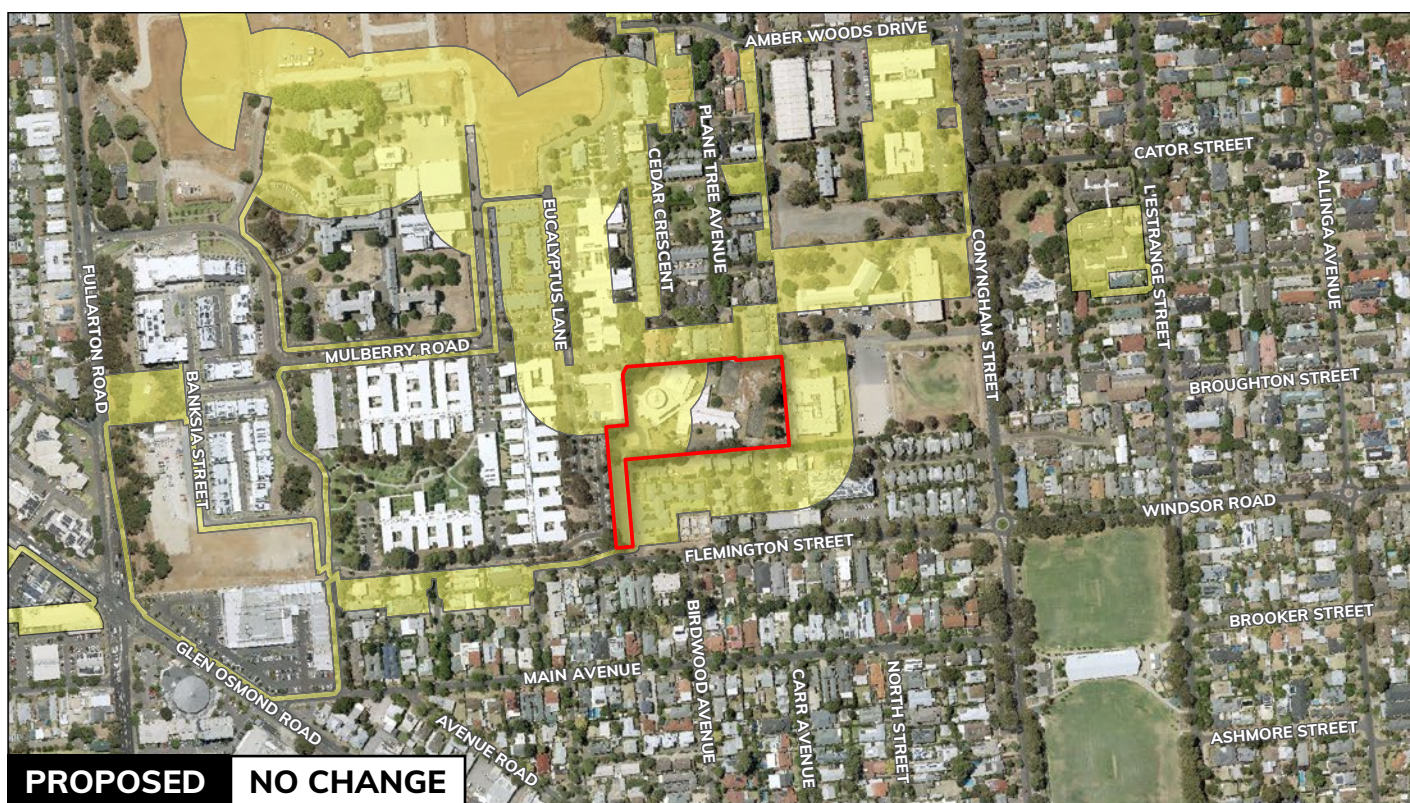


0 75 150 300m

SCALE: 1:7,000 @ A4



URPS



HERITAGE ADJACENCY OVERLAY

Flemington Street, Burnside

JOB REF.	21ADL-0142
PREPARED BY.	MP
DATE.	22.09.21
REVISION.	1
DATA SOURCE.	MetroMap (05.04.2021) data.sa.gov.au

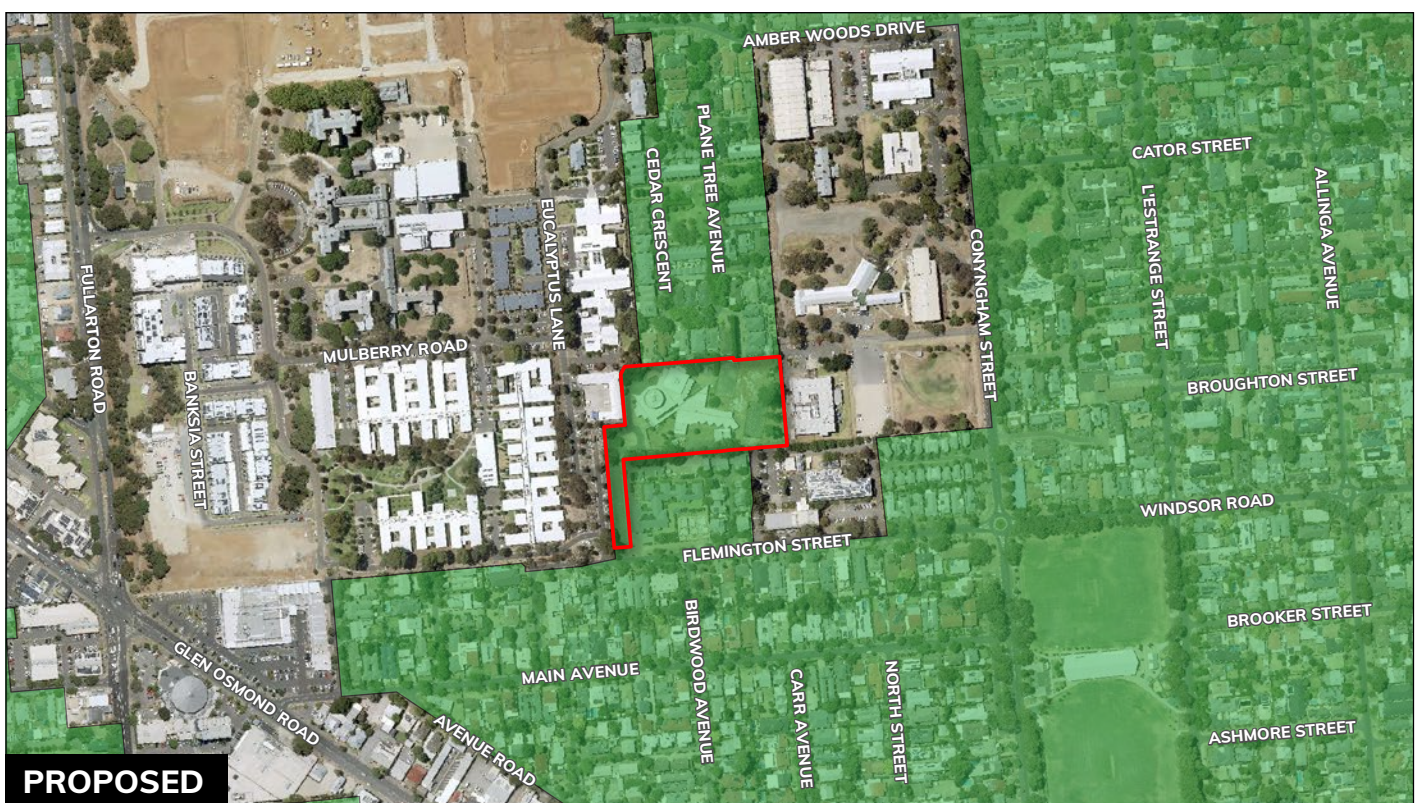
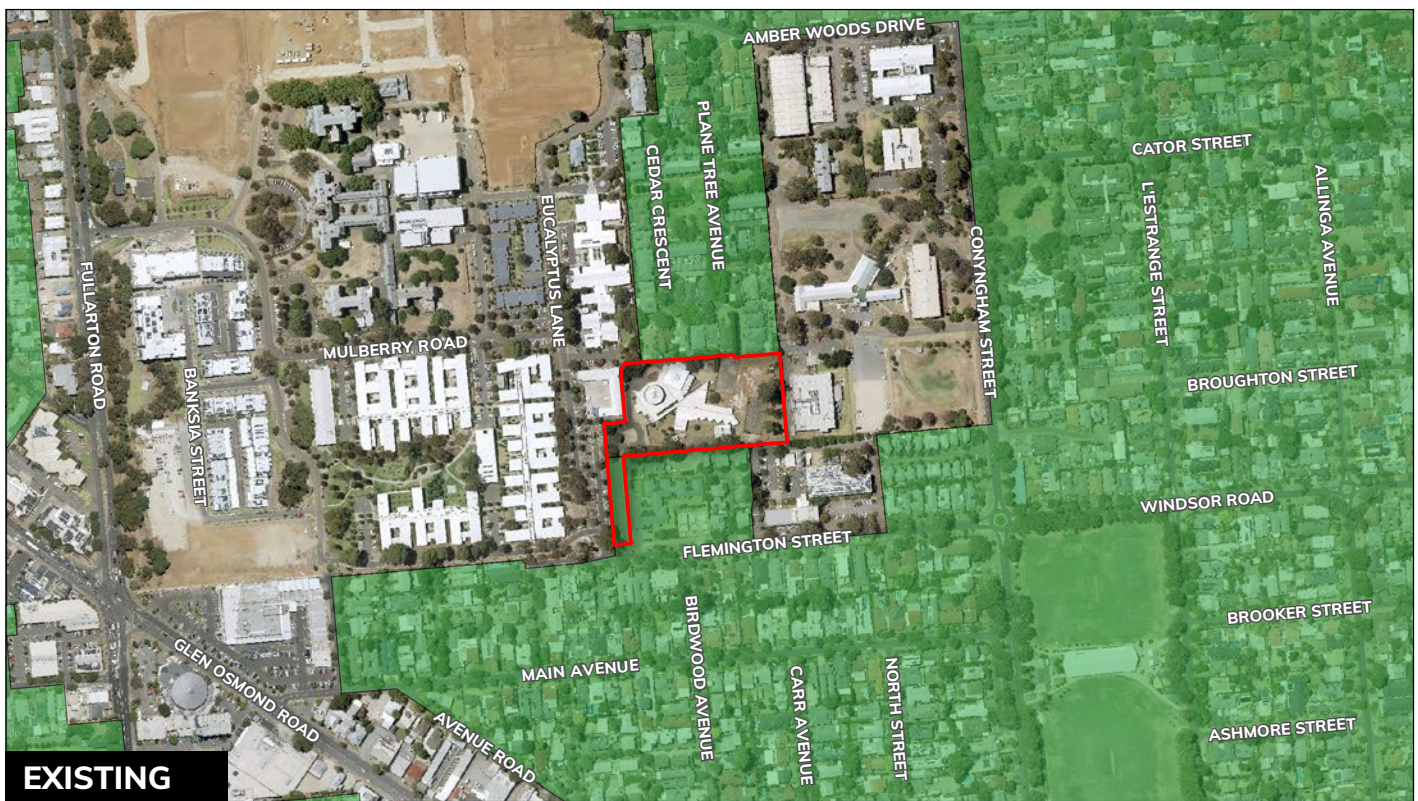


0 75 150 300m

SCALE: 1:7,000 @ A4



URPS



URBAN TREE CANOPY OVERLAY

Flemington Street, Burnside

JOB REF.	21ADL-0142
PREPARED BY.	MP
DATE.	22.09.21
REVISION.	1
DATA SOURCE.	MetroMap (05.04.2021) data.sa.gov.au

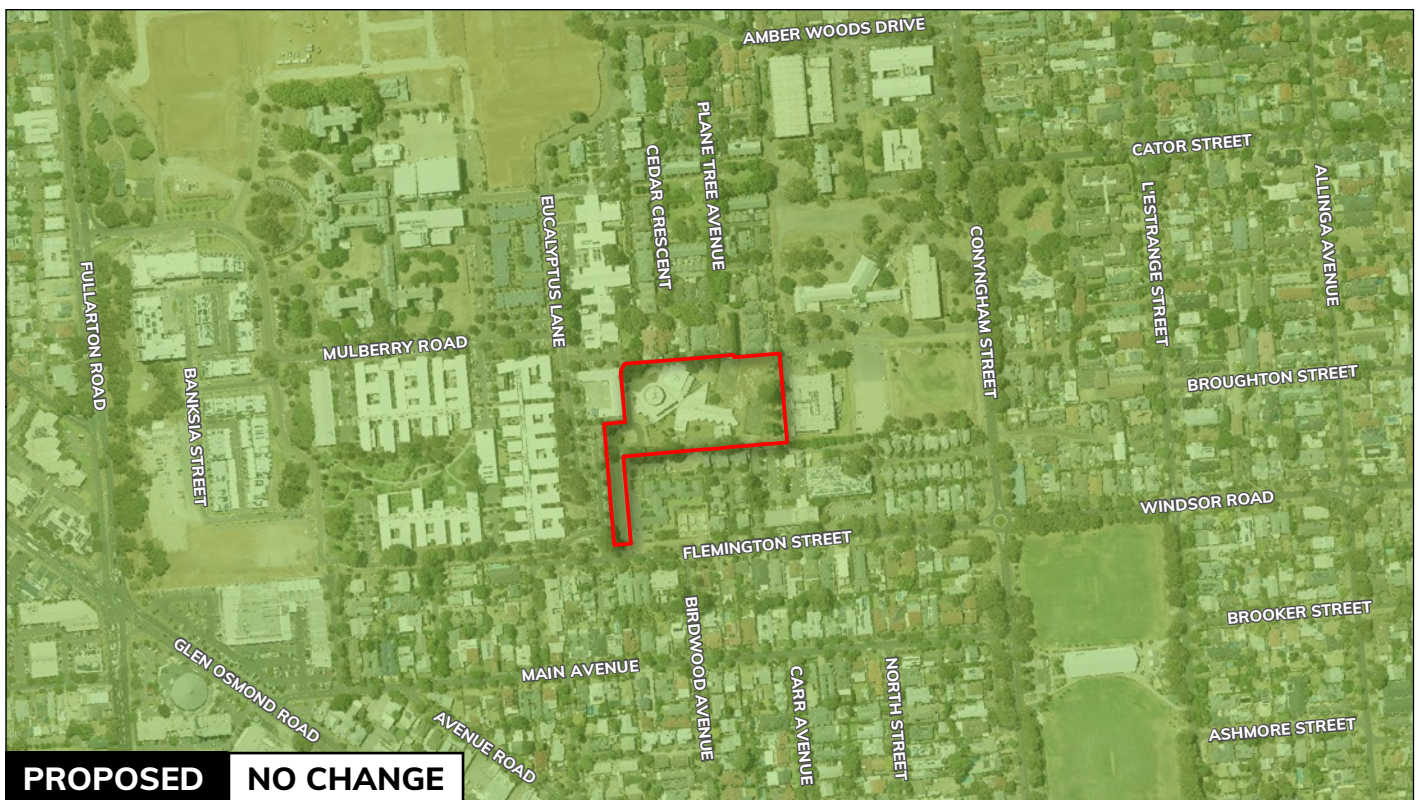


0 75 150 300m

SCALE: 1:7,000 @ A4



URPS



REGULATED AND SIGNIFICANT TREE OVERLAY

Flemington Street, Burnside

JOB REF.	21ADL-0142
PREPARED BY.	MP
DATE.	22.09.21
REVISION.	1
DATA SOURCE.	MetroMap (05.04.2021) data.sa.gov.au

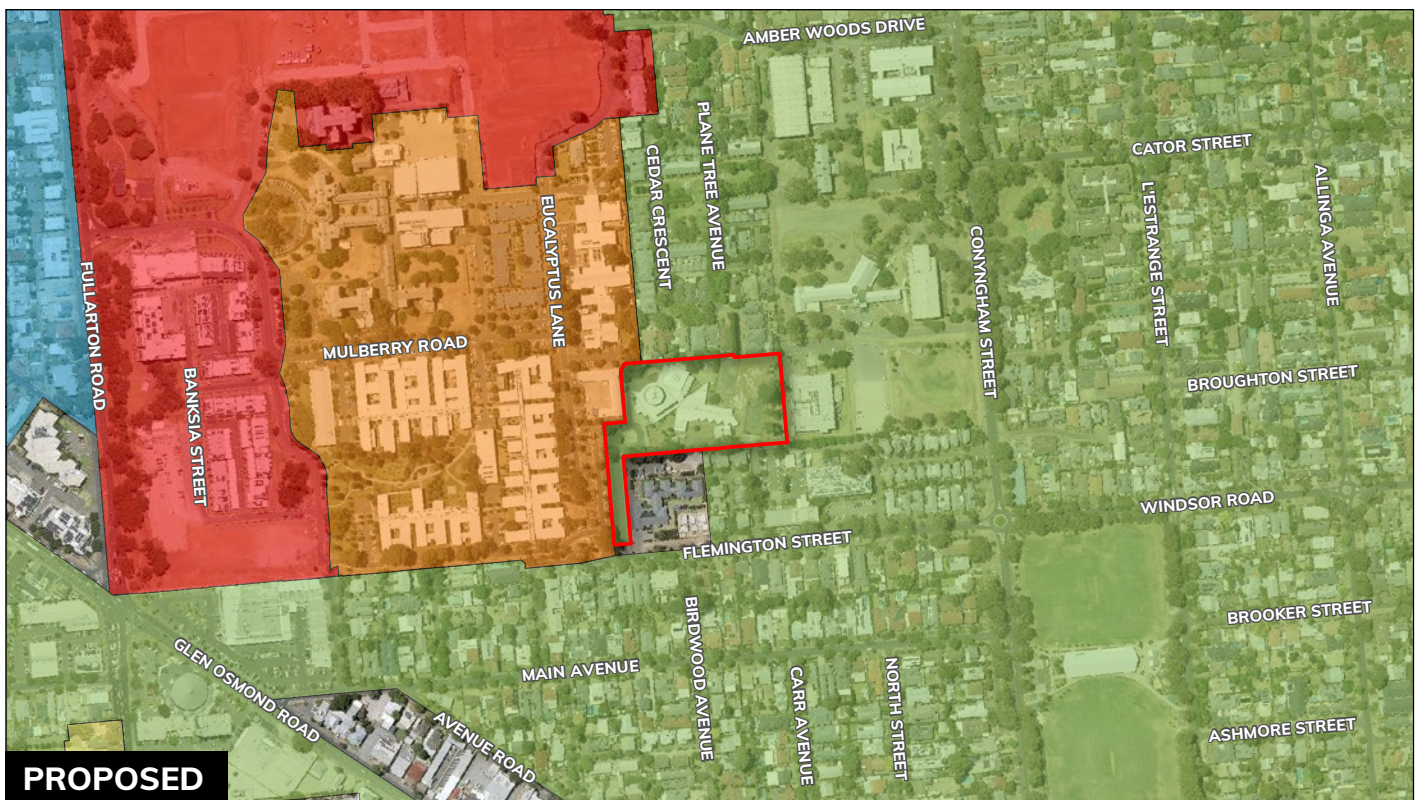
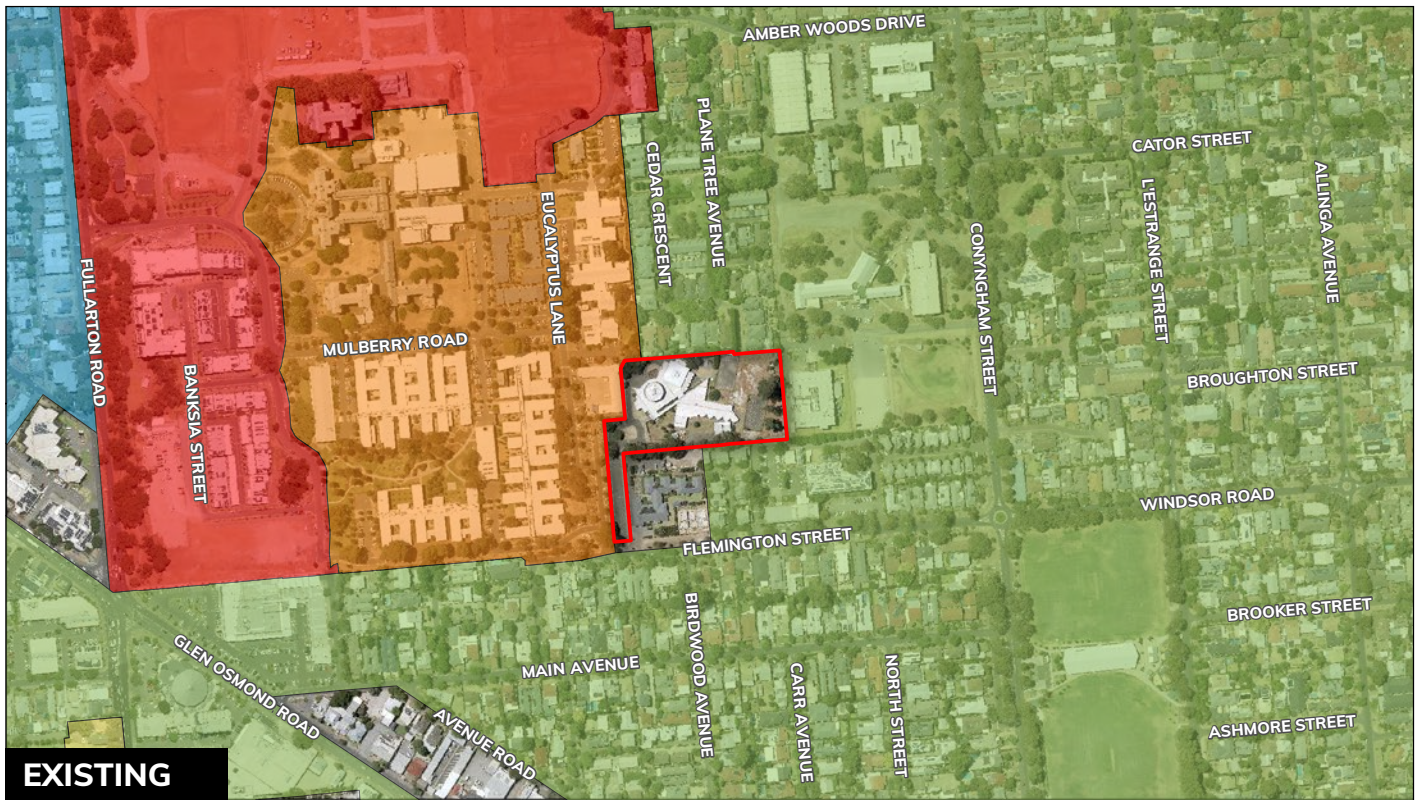


0 75 150 300m

SCALE: 1:7,000 @ A4



URPS



MAXIMUM BUILDING HEIGHTS (LEVELS)

Flemington Street, Burnside

JOB REF.	21ADL-0142
PREPARED BY.	MP
DATE.	30.09.21
REVISION.	1
DATA SOURCE.	MetroMap (05.04.2021) data.sa.gov.au

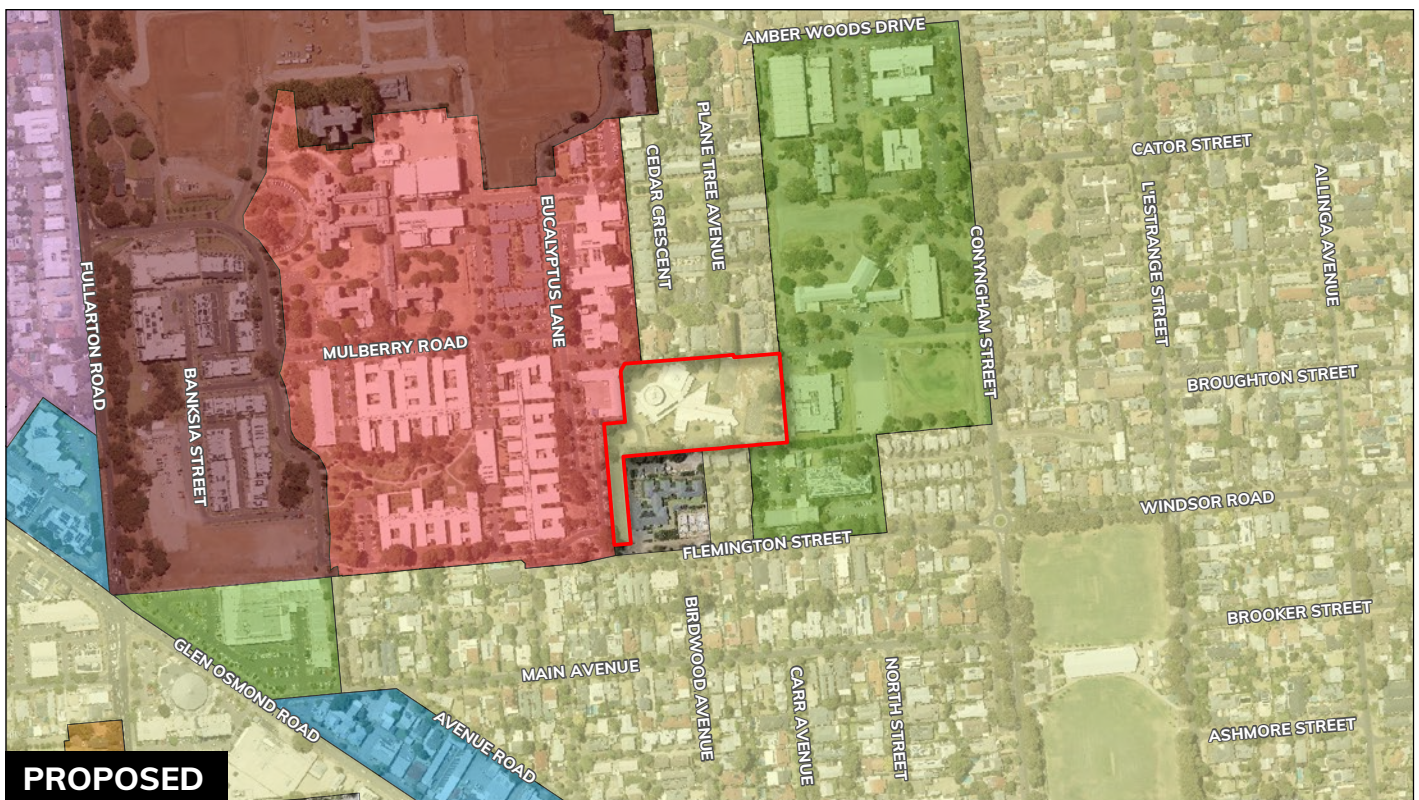
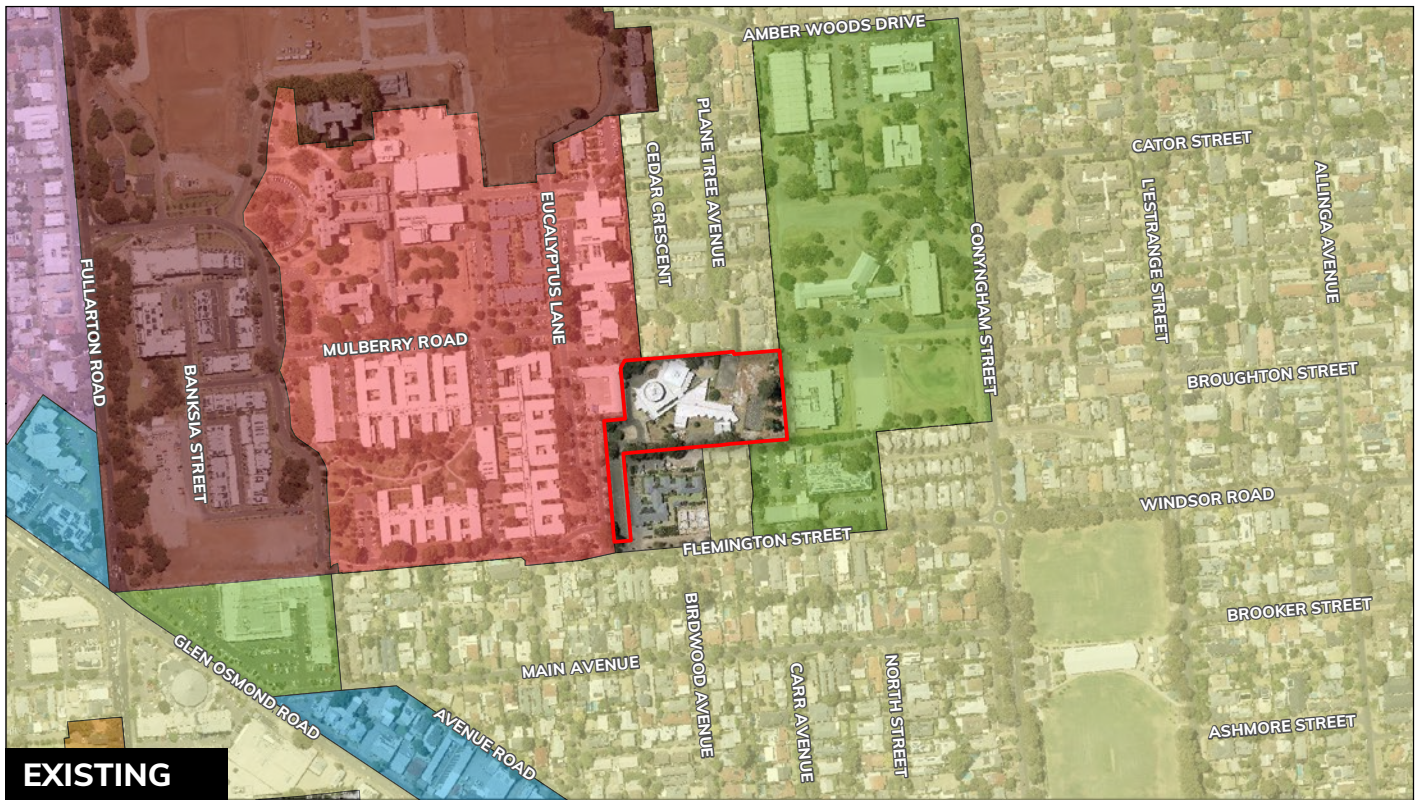


0 75 150 300m

SCALE: 1:7,000 @ A4

Maximum Height (levels)

- 1 Level
- 2 Levels
- 3 Levels
- 5 Levels
- 8 Levels



MAXIMUM BUILDING HEIGHTS (METRES)

Flemington Street, Burnside

JOB REF. 21ADL-0142
 PREPARED BY. MP
 DATE. 30.09.21
 REVISION. 1
 DATA SOURCE. MetroMap (05.04.2021)
 data.sa.gov.au



0 75 150 300m

SCALE: 1:7,000 @ A4

Maximum Height (metres)

8m	11.5m
8.5m	18.5m
9m	29m



URPS

Attachment C – Strategic Planning Outcomes

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.

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:

- SPP 1: Integrated Planning
- SPP 6: Housing Supply and Diversity
- SPP 7: Cultural Heritage

SPP 1: Integrated Planning:

Objective: To apply the principles of integrated planning to shape cities and regions in a way that enhances our liveability, economic prosperity and sustainable future.

- 1.1 An adequate supply of land (well serviced by infrastructure) is available that can accommodate housing and employment growth over the relevant forecast period.
- 1.3 Plan growth in areas of the state that is connected to and integrated with, existing and proposed public transport routes, infrastructure, services and employment lands.
- 1.7 Regenerate neighbourhoods to improve the quality and diversity of housing in appropriate locations supported by infrastructure, services and facilities.

Code Amendment

Outcome: The Code Amendment seeks to rezone some 1.4ha of land for the purpose of accommodating a medium density residential outcome. As described in the supporting traffic and utility services reports, the land is conveniently serviced by existing infrastructure.

Whilst the affected area includes the Adelaide Synagogue, this occupies just 30% of the development area, with the balance of the land accommodating the former Massada College school. The Code Amendment will provide the policy framework to deliver the regeneration of the site.

SPP 6: Housing Supply and Diversity

Objective: To promote the development of a well-serviced and sustainable housing and land choices where and when required.

- 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.

- 6.2 The timely supply of land for housing that is integrated with, and connected to, the range of services, facilities, public transport and infrastructure needed to support liveable and walkable neighbourhoods.
- 6.3 Develop healthy neighbourhoods that include diverse housing options; enable access to local shops, community facilities and infrastructure; promote active travel and public transport use; and provide quality open space, recreation and sporting facilities.
- 6.6 A diverse range of housing types within residential areas that provide choice for different household types, life stages and lifestyle choices.
- 6.8 Ensure a minimum of 15% of new housing in all significant developments that meets the criteria for affordable housing.

Code Amendment

Outcome: The Code Amendment will see the provision of a medium density residential outcome in a key strategic location. The land is conveniently located in proximity of services and well serviced by existing infrastructure without the need for substantial upgrade.

It is noted that the Code Amendment includes the insertion of the *Affordable Housing Overlay* which will provide opportunity for the delivery of a range of housing options.

SPP 7: Cultural Heritage

Objective: To protect and conserve heritage places and areas for the benefit of our present and future generations.

- 7.3 Recognise and protect places and areas of acknowledged heritage value for future generations.

Code Amendment

Outcome: SAPPA identifies the affected area within the State Heritage Place Overlay. It is noted that the Affected Area does not contain a place registered under the *Heritage Places Act 1993*. As such, the application of this Overlay appears anomalous.

2. Regional Plans

The Regional Plan

The key policies and targets of 30-Year Plan for Greater Adelaide – 2017 Update which are most relevant to this Code Amendment are:

- Transit corridors, growth areas and activity centres
- Housing mix, affordability and competitiveness

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

Regional Plan: 30-Year Plan for Greater Adelaide – 2017 Update:

Policy Theme: Transit corridors, growth areas and activity centres.

Policy 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.

Policy 2 Increase residential and mixed use development in the walking catchment of:

- strategic activity centres
- appropriate transit corridors
- strategic railway stations.

Policy 4 Ensure that the bulk of new residential development in Greater Adelaide is low to medium rise with high rise limited to the CBD, parts of the Park Lands frame, significant urban boulevards, and other strategic locations where the interface with lower rise areas can be managed.

Code Amendment

Outcome: The Code Amendment will deliver a low-medium rise, medium-density residential outcome within the existing built-up area of Glenside. The Affected Area is in close proximity to a major public transport corridor (bus) and key supporting services.

Policy Theme: Housing mix, affordability and competitiveness.

Policy 36 Increase housing supply near jobs, services and public transport to improve affordability and provide opportunities for people to reduce their transport costs.

Policy 37 Facilitate a diverse range of housing types and tenures (including affordable housing) through increased policy flexibility in residential and mixed-use areas, including:

- 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
- small lot housing types
- in-fill housing and renewal opportunities.

Policy 42 Provide for the integration of affordable housing with other housing to help build social capital.

Code Amendment

Outcome: The Code Amendment specifically delivers an infill housing outcome in proximity of services, jobs and public transport. The proposal includes the insertion of the Affordable Housing Overlay to increase opportunity for various housing forms to occur.

Attachment D – Investigations

- Traffic and Transport Assessment
- Significant/Regulated Tree Assessment
- Stormwater Assessment
- Utility Services Assessment
- Preliminary Site Investigations
- Community Infrastructure Assessment

Traffic and Transport Assessment

Please see Traffic and Transport Assessment Report under separate cover at Code Amendment Consultation Documents https://plan.sa.gov.au/have_your_say/general_consultations

Significant/Regulated Tree Assessment

Please see Significant/Regulated Tree Assessment Report under separate cover at Code Amendment Consultation Documents https://plan.sa.gov.au/have_your_say/general_consultations

Stormwater Assessment

Please see Stormwater Assessment Report under separate cover at Code Amendment Consultation Documents https://plan.sa.gov.au/have_your_say/general_consultations

Utility Services Assessment

Please see Utility Services Assessment Report under separate cover at Code Amendment Consultation Documents https://plan.sa.gov.au/have_your_say/general_consultations

Preliminary Site Investigations

Please see Preliminary Site Investigations Report under separate cover at Code Amendment Consultation Documents https://plan.sa.gov.au/have_your_say/general_consultations

Community Infrastructure Assessment

Please see Community Infrastructure Assessment Report under separate cover at Code Amendment Consultation Documents https://plan.sa.gov.au/have_your_say/general_consultations

