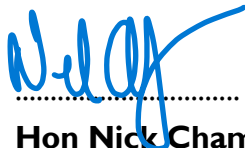


# Miscellaneous Technical Enhancement Code Amendment

By the State Planning Commission

## THE AMENDMENT

Adopted by:



**Hon Nick Champion**

Minister for Trade and Investment

Minister for Planning

b/423



# Miscellaneous Technical Enhancement Code Amendment

## Preamble

The amendment instructions below reflect the proposed changes to the Planning and Design Code (the Code) as outlined in the Miscellaneous Technical Enhancement Code Amendment (the Code Amendment) released for public consultation. Changes were made to the Code Amendment by the Designated Entity as a result of public consultation (outlined in the Engagement Report furnished to the Minister for Planning by the Designated Entity under section 73(7) of the *Planning, Development and Infrastructure Act 2016* [the Act]).

The amendment instructions contained in **Attachment 1** incorporate these changes.

Key changes to the consultation version of the Code Amendment include:

## Rules of Interpretation

- Providing further clarification regarding the nature of recurring spatial maintenance updates, including the spatial layers which may be updated and the circumstances for which such updates would take place be included in Part 1 – Rules of Interpretation.

## Public Notification

- Inclusion of a new administrative Definition for ‘excluded building’ to support the refinement of the exception clause relating to demolition in public notification tables and ensure that the policy clause does not inadvertently undo the intent to notify applications that involve the demolition of State and/or Local Heritage Places.

## Building Height Measurement Point

- Maintaining the current position of the operational Code i.e., that building height is measured from the lower of finished or natural ground level.

## Restricted Development

- Reinstate land division as a restricted form of development in the Productive Rural Landscape Zone and Rural Zone where the Limited Land Division Overlay applies.
- Refinements to policy within the Rural Shack Settlement Zone to make clear the limited circumstances in which a land division may be considered appropriate within the Zone.

### **Assessment Pathways: Decks**

- Further policy refinements to the proposed policy provisions for decks to address floor height, retention of soft landscaping, and height and nature of privacy screening treatments.

### **Overlay Relevance: Minor Development Types**

- Removal or addition of Overlays from the list of exclusions for particular development types where requested by feedback and considered appropriate.
- Reinstating current Overlay exclusions for particular developments where located within the Coastal Areas Overlay to minimise the impact of development in sensitive areas.
- Application of relevant policies from certain Overlays to a development type where an exclusion has been removed to ensure that the matters addressed by the Overlay are taken into consideration.

### **Definitions: Adult Entertainment Premises**

- Inclusion of a Land Use Definition for 'Adult Entertainment Premises' to ensure that where an existing approval exists for a Licensed Premises, the use of such premises for adult entertainment will trigger a change of use.

## **Amendment Instructions**

The following amendment instructions (at the time of drafting) relate to the Planning and Design Code, version 2023.4 published on 16 March 2023. Where amendments to the Code have been published after this date, consequential changes to the following amendment instructions will be made as necessary to give effect to this Code Amendment. The Minister specifies under section 73(12)(c) of the Act that this Code Amendment will take effect on the day that it is deployed into both the electronic Planning and Design Code and the South Australian Property and Planning Atlas.

### **Instructions**

Amend the Code in accordance with the instructions contained in **Attachment 1** below:

## Attachment 1: Amendment Instructions

### Note:

Changes proposed by the Code Amendment are outlined as follows:

- Proposed Code changes are in *italics*
- Deletion shown by red text with strikethrough e.g., ~~remove text~~
- Amendments to sections shown by green text with underline e.g., add text
- Post consultation changes in policy will have the section highlighted as shown
- Renumbering to meet Code list numbering rules will be made as necessary where list numbering is incorrect (or out of logical order) following implementation into the Code.

## 2.3.1 Part 1 – Rules of Interpretation

### 2.3.1.1 Application of Spatial Policy Relevant to the Site of the Development

In Part 1 – Rules of Interpretation, before the section titled ‘Definitions and other rules of interpretation’ insert the following heading and accompanying text:

#### ***Application of Spatially Based Policies and Rules***

*Where a zone, subzone, overlay or technical and numeric variation (TNV) does not spatially apply to the whole of a site that is the subject of the development application, the spatially based rules of the zone (including assessment pathway exclusions), subzone, overlay or TNV are only applicable to the portion of the site to which the zone, subzone, overlay or TNV spatially covers. Reference to the South Australian Property and Planning Atlas of the SA planning database will be made to determine whether a zone, subzone, overlay or TNV is relevant to the site of the proposed development application.*

### 2.3.1.2 Spatial maintenance updates – comprising minor or operational amendments

In Part 1 – Rules of Interpretation, under the heading “Spatial information and electronic databases and files” before the section titled “Interpretation” insert the following heading and accompanying text:

#### ***Cadastral updates***

*The zones, subzones and overlays of the Code are referenced to the cadastral boundaries shown in SAPPA. In the majority of cases a zone, subzone or overlay boundary is directly aligned with a cadastral boundary. In the case of roads the zone, subzone or overlay boundaries are often aligned with the centreline of that road.*

*When cadastral boundaries are resurveyed and amended by the Surveyor-General there are often boundaries that are, as a result, found to be incorrectly spatially located and as a result of the re-survey, are represented in SAPPA in a different geographic location.*

*Where the spatial application of the boundary of a zone, subzone or overlay is directly aligned or linked with the cadastre (being a parcel boundary or some other point or position within a parcel) and the cadastre is amended by the Surveyor-General resulting in the movement of a cadastral boundary, the spatial application of the boundary of the zone, subzone or overlay will also move proportionate with the amended cadastre. This ensures that the existing approved spatial application of the boundary of the zone, subzone or overlay with the cadastre is maintained.”*

**Ministerial determinations**

(1) Pursuant to section 71(e) of the Act and subject to subclause (2), the Minister may alter the spatial application of an overlay referred to in column 1 of the table set out at the end of this clause if the Minister is satisfied that the alteration is an update described in column 2 of the table.

(2) An alteration under subclause (1) may take effect by:

- (a) the Minister publishing or specifying a new map or maps that satisfy any requirements specified by the Chief Executive or Commission under section 49 or 51 of the Act; and
- (b) the Minister ensuring that the map or maps will form part of the SA planning data base; and
- (c) the Minister ensuring that notification of the alteration is:
  - (i) published on the SA planning portal; and
  - (ii) included in the table in Part 13.

**Table**

<b>Overlay</b>	<b>Nature of updates</b>
Advertising Near Signalised Intersections	The overlay may be updated due to the creation, alteration or removal of a signalised intersection on a State Maintained Road.
Future Local Road Widening	The overlay may be updated due to a new plan of division deposited in the Land Titles Office that affects one or more existing allotments in the overlay.  Note: The Minister should consider not using this process if the change is due to a council seeking road widening in 2 or more locations.
Future Road Widening	The overlay may be updated due to: <ul style="list-style-type: none"> <li>(a) an update to the Metropolitan Adelaide Road Widening Plan; or</li> <li>(b) a new plan of division deposited in the Land Titles Office that affects one or more existing allotments in the overlay.</li> </ul>
Heritage Adjacency	The overlay may be updated due to: <ul style="list-style-type: none"> <li>(a) a change to the application of the Local Heritage Place Overlay or the State Heritage Place Overlay because of the creation, alteration or removal of a parcel containing a heritage item; or</li> <li>(b) a new plan of division deposited in the Land Titles Office that affects one or more existing allotments in the overlay.</li> </ul>
Key Outback and Rural Routes	The overlay may be updated due to:

<b>Overlay</b>	<b>Nature of updates</b>
	<p>(a) the creation, alteration or removal of a State Maintained Road identified for the purposes of the overlay; or</p> <p>(b) a new plan of division deposited in the Land Titles Office that affects one or more existing allotments in the overlay.</p>
<b>Key Railway Crossings</b>	The overlay may be updated due to the creation, alteration or removal of a railway crossing on a State Maintained Road.
<b>Major Urban Transport Routes</b>	<p>The overlay to be updated due to:</p> <p>(a) the creation, alteration or removal of a State Maintained Road identified for the purposes of the overlay; or</p> <p>(b) a new plan of division deposited in the Land Titles Office that affects one or more existing allotments in the overlay.</p>
<b>Non-stop Corridors</b>	<p>The overlay to be updated due to:</p> <p>(a) the creation, alteration or removal of a State Maintained Road identified for the purposes of the overlay; or</p> <p>(b) a new plan of division deposited in the Land Titles Office that affects one or more existing allotments in the overlay.</p>
<b>Traffic Generating Development</b>	The overlay may be updated due to the creation, alteration or removal of a major urban transport route or an urban transport route.
<b>Urban Transport Routes</b>	<p>The overlay may be updated due to:</p> <p>(a) the creation, alteration or removal of a State Maintained Road identified for the purposes of the overlay; or</p> <p>(b) a new plan of division deposited in the Land Titles Office that affects one or more existing allotments in the overlay.</p>

## 2.3.2 Part 2 – Zones and Sub Zones

### 2.3.2.1 Conservation Zone - land division - PO 2.1 – Policy

Within the Conservation Zone, amend PO 2.1 to the following:

*Land division supports the management or improvement of the natural environment including avoiding:*

- (a) further fragmentation of land that may reduce effective management of the environment

- (b) parcel arrangements that increase direct property access to waterfront areas (including access via a public reserve)
- (c) additional allotments with frontage to the coast or River Murray.

### **2.3.2.2 Conservation Zone - land division – DTS/DPF 2.1 - Policy**

Within the Conservation Zone, amend DTS/DPF 2.1(b) as follows:

- (b) for a boundary realignment that does not result in any additional allotments with frontage or direct access to the coast or River Murray (including access via a public reserve) and will satisfy one of the following:

### **2.3.2.3 Master Planned Zones – Site Dimensions and Land Division – Policy Review**

Within the Master Planned Township Zone and Master Planned Neighbourhood Zone, amend PO 11.3 as follows:

*Sites for residential purposes are consistent with an authorised plan of division, Concept Plan or master plan.*

### **2.3.2.4 Rural Zone – Detached Dwelling – Interface Between Land Uses – Linkages**

Within the Rural Zone, amend Table 3 – Applicable Policies for Performance Assessed Development for a detached dwelling by including following policy linkages:

*General Development Policies – Interface between Land Uses [Interface with Rural Activities]: PO 9.1, PO 9.2, PO 9.3, PO 9.4, PO 9.5, PO 9.6, PO 9.7*

Within the Productive Rural Landscape Zone, amend Table 3 – Applicable Policies for Performance Assessed Development for a detached dwelling by including following policy linkages:

*General Development Policies – Interface between Land Uses [Interface with Rural Activities]: PO 9.1, PO 9.2, PO 9.3, PO 9.4, PO 9.5, PO 9.6, PO 9.7*

### **2.3.2.5 Rural Zone – Detached Dwelling – Linkages**

Within the Rural Zone, amend Table 3 – Applicable Policies for Performance Assessed Development for a detached dwelling by:



Removing Rural Zone [Dwellings] ~~PO 5.4~~

and

Including Rural Zone [Dwellings] PO 5.3

### 2.3.2.6 Rural Zone – Land Division / Boundary Realignment - Linkages

Within the Rural Zone, amend Table 3 – Applicable Policies for Performance Assessed Development for ‘land division’ by including the following policy linkage:

Rural Zone: PO 11.3

### 2.3.2.7 Urban Corridor Zones – Primary Road Corridor – Policy Review

Within the Urban Corridor (Boulevard) Zone, Urban Corridor (Business) Zone, Urban Corridor (Main Street) Zone, and Urban Corridor (Living) Zone, replace reference to:

“primary road”, “primary road corridor”, “primary road / public transport corridor”

with

~~“primary road corridor (i.e., a State maintained road)”~~

“primary road corridor (e.g., a State maintained road or a road with similar attributes)”

Except where mentioned in the below instructions:

Within the Urban Corridor (Boulevard) Zone, PO 1.3, PO 1.5, DTS/DPF 1.5, PO 2.4 replace reference to:

primary road corridor

With

primary street frontage

Within the Urban Corridor (Business) Zone, PO 1.4, PO 1.5, DTS/DPF 1.5, PO 2.3 replace reference to:

primary road corridor

With

primary street frontage

Within the Urban Corridor (Living) Zone, PO 2.2, PO 6.2 replace reference to:

primary road corridor

With

primary street frontage

Within the Urban Corridor (Main Street) Zone, DTS/DPF 1.3 replace reference to:

primary road corridor

With

primary street frontage

### 2.3.2.8 Urban Corridor Zones – Side Boundary Setback – Policy Review

Within the Urban Corridor (Living) Zone PO 2.4, Urban Corridor (Business) Zone PO 2.6 and Urban Corridor (Boulevard) Zone PO 2.6 replace the following words:

*Buildings set back from side boundaries (other than street and zone boundaries) to provide separation between buildings in a way that complements the established character of the locality and enables access to natural sunlight and ventilation for neighbouring buildings.*

With

*Buildings are:*

- (a) sited on side boundaries for parts of the building located towards the front part of the allotment to achieve a continuity of street façade to the street*
- (b) setback from side boundaries for parts of the building located behind the street facing elements, to enable building separation to provide access to natural ventilation and sunlight.*

### 2.3.2.9 Restricted Development Classification – Table 4

Within the Limited Dwelling Overlay, amend PO 1.1 with the following:

<p><b>PO 1.1</b>  <i>Development does not result in the establishment of <u>a new dwelling</u> <del>an additional dwelling</del>.</i></p>	<p><b>DTS/DPF 1.1</b>  <i>A new dwelling replaces an existing dwelling within the same allotment.</i></p>
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Within the Deferred Urban Zone, create new PO 2.3 and DTS/DPF 2.3 to the following:

<p><b>PO 2.3</b></p> <p><i>Dwellings provide a convenient base for landowners to conduct and manage commercial scale primary production and rural related value adding activities without compromising the continued or future use of the allotment.</i></p>	<p><b>DTS/DPF 2.3</b></p> <p><b>Dwellings:</b></p> <ul style="list-style-type: none"> <li>a) <i>are located on an allotment used for and is ancillary to primary production and/or primary production related value-adding activities</i></li> <li>b) <i>will not result in more than one dwelling on an allotment.</i></li> </ul>
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Within the Significant Interface Management Overlay, amend PO 1.1 and DTS/DPF 1.1 with the following:

Land Use and Intensity	
<p><b>PO 1.1</b></p> <p>Intensification of sensitive uses and / or sensitive receivers, <u>inclusive of land division for either purpose</u>, is not undertaken to avoid increasing resident or community exposure to potential adverse hazards or emissions unless:</p> <ul style="list-style-type: none"> <li>a) each source of adverse hazard or emission has ceased operation</li> </ul> <p>or</p> <ul style="list-style-type: none"> <li>b) it can be demonstrated that the site of the proposed development is not unreasonably impacted by the hazard or emissions from a relevant source, including as a result of environmental or operational improvements that have been or will be made to reduce the hazard or emissions from each source to an acceptable level.</li> </ul>	<p><b>DTS/DPF 1.1</b></p> <p>Development does not comprise a sensitive use, sensitive receiver <u>and / or land division for a sensitive use or sensitive receiver purpose</u> unless:</p> <ul style="list-style-type: none"> <li>a) it is a replacement dwelling where the total floor area is no greater than the existing or previous dwelling</li> <li>b) each source of hazard and /or emissions has ceased to operate or has been superseded by another use such that it cannot be revived.</li> </ul>

Within the Rural Zone, amend Table 4 – Restricted Development Classification for land division with the following:

Class of Development	Exclusions
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<p><b>Land Division</b> creating additional allotments for <u>sensitive use or sensitive receiver</u> residential purposes within the Significant Interface Management Overlay</p>	<p>None specified</p>
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Within the Hills Face Zone, amend PO 3.1 and DTS/DPF 3.1 with the following:

<p>PO 3.1 Excavation and/or filling of land outside townships and urban areas is:</p> <ul style="list-style-type: none"> <li>a) kept to a minimum so as to preserve the natural form of the land and native vegetation</li> <li>b) only undertaken in order to reduce the visual impact of buildings, including structures, or in order to construct water storage facilities for use on the allotment.</li> <li>c) <u>directly required for the portion of a building that is fully underground, an underground dwelling, pool, underground tank, cellar, pipeline or waste disposal and treatment system.</u></li> </ul>	<p>DTS/DPF 3.1 The depth of earthworks does not exceed:</p> <ul style="list-style-type: none"> <li>a) in the case of excavation, 2m <u>below natural ground level.</u></li> <li>b) in the case of filling of land, 1m <u>above natural ground level.</u></li> </ul>
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Within the Hills Face Zone, create new PO 14.1 & DTS/DPF 14.1 and PO 14.2 & DTS/DPF 14.2 to the following:

<p style="text-align: center;"><i>Land Division</i></p>	
<p><i>PO 14.1 Land division does not result in the creation of an additional allotment.</i></p>	<p><i>DTS/DPF 14.1 No additional allotments are created.</i></p>
<p><i>PO 14.2 Land division involving boundary realignments occurs only where it supports the management or improvement of the natural environment including avoiding:</i></p> <ul style="list-style-type: none"> <li><i>a) further fragmentation of land that may reduce effective management of the environment or</i></li> </ul>	<p><i>DTS/DPF 14.2 Land division involving boundary realignment that will satisfy one of the following</i></p> <ul style="list-style-type: none"> <li><i>a) is for the creation of a public road or a public reserve</i></li> <li><i>b) is to remove an anomaly in existing boundaries with respect to the location of existing buildings or structures</i></li> </ul>

<i>diminishing the natural character of the area</i>	<i>c) is for the management of existing native vegetation</i>
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Within the Rural Shack Settlement Zone, amend PO 4.1 with the following:

<p><b>PO 4.1</b>  <del>Allotments are of suitable size and dimension to contribute to a pattern of development that is consistent with the shack settlement.</del>  <u>Land division achieves the following:</u></p> <ul style="list-style-type: none"> <li>a) <u>where applicable, is consistent with value in the Minimum Site Area Technical and Numeric Variation layer in the SA planning database and of suitable size and dimension to contribute to a pattern of development that is consistent with the shack settlement</u> or</li> <li>b) <u>only creates an allotment to accommodate an existing dwelling</u> or</li> <li>c) <u>is for the purpose of creating a public road or a public reserve</u> or</li> <li>d) <u>is a minor boundary realignment for the purpose of removing an anomaly in the current boundaries with respect to the location of existing buildings or structures and where no additional allotments are created partly or wholly in the zone</u></li> </ul>	<p><b>DTS/DPF 4.1</b>  Development accords with the following:</p> <ul style="list-style-type: none"> <li>a) no additional allotments are created or</li> <li>b) site areas (or allotment areas in the case of land division) are not less than:   Minimum Site Area TNV</li> </ul> <p><i>In relation to DTS/DPF 4.1, in instances where:</i></p> <ul style="list-style-type: none"> <li>c) more than one value is returned in the same field, refer to the Minimum Site Area Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development</li> <li>d) no value is returned for DTS/DPF 4.1(b) (i.e., there is a blank field), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy unless DTS/DPF 4.1(a) is met.</li> </ul>
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Within the identified zones below, amend Table 4 – Restricted Development Classification to the following

Note: if a zone Table 4 – Restricted Development Classification is not present below, then no changes are proposed as part of this Code Amendment

**Capital City Zone**

Class of Development	Exclusions
<i>Special Industry</i> <i>Industry</i>	<i>Light Industry</i>

**City Main Street Zone**

Class of Development	Exclusions
<i>Special Industry</i> <i>Industry</i>	<i>Light Industry</i>

**Conservation Zone**

Class of Development	Exclusions
Dwelling	Any of the following: a) detached dwelling in the <b>Dwelling Subzone</b> and will not result in more than one dwelling per allotment b) detached dwelling that will replace an existing lawfully erected dwelling c) detached dwelling in the <b>Small Scale Settlement Subzone</b> and will not result in more than one dwelling on an allotment.
Land division	Any of the following: a) land division that meets Conservation Zone DTS / DPF 2.1 b) land division in the <b>Visitor Experience Subzone</b> to create an allotment with an area of 5ha or more for existing tourist accommodation c) land division in the <b>Small Scale Settlement Subzone</b> .

Tourist accommodation	Any of the following: a) tourist accommodation in the <b>Visitor Experience Subzone</b> b) tourist accommodation in a reserve constituted under the <i>National Parks and Wildlife Act 1972</i> and the relevant reserve plan of management prepared in accordance with that Act identifies tourist accommodation as an envisaged land use.
Renewable energy facility	<del>None specified</del> <u>Any of the following:</u>  (a) <u>solar photovoltaic panels (roof or ground mounted).</u> (b) <u>Battery Storage Facility</u>  <u>For Domestic use (i.e., principally used to supply and/or store electricity to the existing use of land)</u>
All forms of development in the Shack Relocation Subzone	Demolition

**Deferred Urban Zone**

Class of Development	Exclusions
<u>None specified</u>	<u>None specified</u>
<del>Dwelling</del>	<del>Detached dwelling that will not result in more than one dwelling on an allotment.</del>
<del>Land division</del>	<del>Land division that does not create additional allotments other than for the purpose of providing public infrastructure.</del>

**Employment Zone**

Class of Development	Exclusions
<u>Special Industry</u> <del>Industry</del>	<del>Light Industry</del>
Shop	Any of the following: a) shop with a gross leasable floor area less than 1000m <sup>2</sup> b) shop that is a bulky goods outlet

	<p>c) shop that is ancillary to a light industry on the same allotment</p> <p>d) shop located in the Retail Activity Centre Subzone</p> <p>e) shop located in the Roadside Service Centre Subzone.</p>
<i>Waste reception, storage, treatment or disposal</i>	<i>None specified</i>
<i>Wrecking yard</i>	<i>None specified</i>

### Employment (Bulk Handling) Zone

Class of Development	Exclusions
<i>None specified</i>	<i>None specified</i>
<i>Dwelling</i>	<i>Dwelling that is ancillary to a non-residential land use and will not result in more than one dwelling on an allotment.</i>

### Hills Face Zone

Class of Development	Exclusions
Caravan and tourist park	
Dwelling	Detached dwelling that does not result in more than one dwelling on an allotment.
Educational establishment	
Electricity generating station	
<i>Excavation</i>	<p><i>Any of the following:</i></p> <p><i>a) excavation where the depth of the excavation is less than 2m below natural ground level</i></p> <p><i>b) excavation that is directly required for the portion of a building that is fully underground, an underground dwelling, pool, underground tank, cellar, pipeline or waste disposal and treatment system.</i></p>
<i>Filling</i>	<p><i>Any of the following:</i></p> <p><i>a) filling where the height of fill is less than 1m above natural ground level</i></p>



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	<del>b) filling that is directly required for an underground dwelling, underground tank, or cellar.</del>
Horticulture involving olive growing	
Special Industry Industry	Light Industry
Intensive animal husbandry	
Land division	<u>land division that is a boundary realignment</u>
Landfill	
Prescribed mining operations	
Renewable energy facility	<del>Solar photovoltaic panels (roof mounted)</del>  <u>Any of the following:</u>  <u>(a) solar photovoltaic panels (roof or ground mounted).</u> <u>(b) Battery Storage Facility</u>  <u>For Domestic use (i.e., principally used to supply and/or store electricity to the existing use of land)</u>
Residential flat building	
Telecommunications facility	
Transport depot	
Waste reception, storage, treatment or disposal	
Wrecking yard	

**Local Activity Centre Zone**

Class of Development	Exclusions
<u>Special Industry</u>  <del>Industry</del>	<del>Light Industry</del>

**Productive Rural Landscape Zone**

Class of Development	Exclusions
Land Division within the Limited Land Division Overlay	Land division that involves any of the following:  a) is a boundary realignment

	b) is located in The Cedars Subzone.
Shop	Any of the following: c) shop located in The Cedars Subzone d) shop that is ancillary to and located on the same allotment or adjoining allotment used for primary production or value adding and offers for sale or consumption produce or goods that are primarily sourced, produced or manufactured on the same allotment or from the region e) shop that has a gross leasable floor area less than 1000m <sup>2</sup> f) shop that is a restaurant.
Special industry	
Wind farm	

### Resource Extraction Zone

Class of Development	Exclusions
<i>None specified</i>	<i>None specified</i>
<i>Dwelling</i>	<i>Dwelling that will replace an existing lawfully erected dwelling.</i>
<i>Land division</i>	<i>Land division that is a boundary realignment.</i>

### Rural Zone

Class of Development	Exclusions
Commercial forestry within the Kangaroo Island Subzone	None specified
<i>Dwelling within the Limited Dwelling Overlay</i>	<i>Dwelling that will replace an existing lawfully erected dwelling.</i>
Land Division within the Limited Land Division Overlay	Any of the following: a) land division that is a boundary realignment b) land division that is creating an additional allotment to accommodate an existing dwelling within the Dwelling Excision Overlay.

Land Division creating additional allotments for residential purposes within the Significant Interface Management Overlay	None specified
Renewable energy facility within any of the following: a) Significant Landscape Protection Overlay b) Character Preservation Area Overlay	<del>Roof mounted solar photovoltaic panels.</del> <u>Any of the following:</u>  (a) <u>solar photovoltaic panels (roof or ground mounted).</u> (b) <u>Battery Storage Facility</u>  <u>For Domestic use (i.e., principally used to supply and/or store electricity to the existing use of land)</u>
Shop	Any of the following: a) shop that is ancillary to and located on an allotment used for primary production and / or rural based industries and offers for sale or consumption produce or goods that are primarily sourced, produced or manufactured on the same allotment or adjacent allotments b) shop that has a gross leasable floor area less than 1000m2 c) shop that is a restaurant.

**Rural Horticulture Zone**

Class of Development	Exclusions
<del>Dwelling within the Limited Dwelling Overlay</del>	<del>Dwelling that will replace an existing lawfully erected dwelling.</del>
Shop	Any of the following: a) shop that is ancillary to and located on the same allotment or adjoining allotment used for primary production or value adding and offers for sale or consumption produce or goods that are primarily sourced, produced or manufactured on the same allotment or adjoining allotments b) shop that has a gross leasable floor area less than 1000m2 c) shop that is a restaurant.

**Rural Intensive Enterprise Zone**

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Class of Development	Exclusions
<u>None specified</u>	<u>None specified</u>
<del>Dwelling</del>	<p>Any of the following:</p> <ul style="list-style-type: none"> <li><del>c) dwelling that will replace an existing lawfully erected dwelling</del></li> <li><del>d) dwelling that is a manager's residence.</del></li> </ul>

**Rural Shack Settlement Zone**

Class of Development	Exclusions
<u>None specified</u>	<u>None specified</u>
<del>Dwelling</del>	<del>Detached dwelling that will not result in more than one dwelling on an allotment.</del>
<del>Land division</del>	<p>Any of the following:</p> <ul style="list-style-type: none"> <li><del>a) land division that creates an allotment to accommodate an existing dwelling</del></li> <li><del>b) land division for the purpose of creating a public road or a public reserve</del></li> <li><del>c) land division that is a minor boundary realignment for the purpose of removing an anomaly in the current boundaries with respect to the location of existing buildings or structures and where no additional allotments are created partly or wholly in the zone.</del></li> </ul>

**Strategic Innovation Zone**

Class of Development	Exclusions
<u>Special Industry</u> <del>Industry</del>	<del>Light Industry</del>
Shop	<p>Any of the following:</p> <ul style="list-style-type: none"> <li>a) shop with a gross leasable floor area less than 1000m<sup>2</sup></li> <li>a) shop located within the Rehabilitation Subzone</li> </ul>

	<ul style="list-style-type: none"> <li>b) shop located within the Repatriation Subzone</li> <li>c) shop located within the Flinders Subzone</li> <li>d) shop located within the Activity Node Subzone</li> <li>e) shop that is a restaurant.</li> </ul>
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**Suburban Activity Centre Zone**

Class of Development	Exclusions
<u>Special Industry</u> <del>Industry</del>	<del>Light Industry</del>

**Suburban Business Zone**

Class of Development	Exclusions
<u>Special Industry</u>	
Shop	Any of the following: <ul style="list-style-type: none"> <li>a) shop with a gross leasable floor area less than 1000m<sup>2</sup></li> <li>b) shop that is a restaurant.</li> </ul>

**Suburban Main Street Zone**

Class of Development	Exclusions
<u>Special Industry</u> <del>Industry</del>	<del>Light Industry</del>

**Township Zone**

Class of Development	Exclusions
<u>Special Industry</u> <del>Industry</del>	<del>Light Industry</del>

**Township Activity Centre Zone**

Class of Development	Exclusions
<u>Special Industry</u> <del>Industry</del>	<del>Light Industry</del>

**Township Main Street Zone**

Class of Development	Exclusions
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<u>Special Industry</u> Industry	<del>Light Industry</del>
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**Urban Activity Centre Zone**

Class of Development	Exclusions
<u>Special Industry</u> Industry	<del>Light Industry</del>

**2.3.2.10 Notification Tables**

Within the Golf Course Estate Zone, amend DTS/DPF 9.1(e) by replacing the text:

~~'11m'~~

With

'11.5m'

Within the Neighbourhood Zone, amend DTS/DPF 10.1(e) by replacing the text

~~'11m'~~

With

'11.5m'

Within the Township Zone, amend DTS/DPF 2.7(b) by replacing the text

~~'8m'~~

With

'11.5m'

Within the Rural Settlement Zone, amend DTS/DPF 2.5(b) by replacing the text

~~'8m'~~

With

'11.5m'

Within every list zone below, amend Table 5 – Procedural Matters (PM) Notification as described below:

Affected Zone	Amendment
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All Zones	<p>In Part 2 – Zones and Subzones – in relation to ‘Table 5 – Procedural Matters (PM) – Notification’ insert the following text immediately after the last paragraph of the ‘Interpretation’ section:</p> <p><i><u>‘A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.’</u></i></p>
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Adelaide Park Land Zone	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, correct the list numbering in Column A to be in numeric order.</p>
Adelaide Park Land Zone	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clauses 2</b> and <b>2. Demolition</b> [now clause 4 following renumbering] (in Column A):</p> <p><del><i>‘Except any of the following:</i></del></p> <p><del><i>1. the demolition of a State or Local Heritage Place</i></del></p> <p><del><i>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.’</i></del></p> <p>With:</p> <p><i><u>‘Except any of the following:</u></i></p> <p><i><u>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u></i></p> <p><i><u>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).’</u></i></p>
Adelaide Park Lands Zone	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 3</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <p><del><i>— outbuilding associated with open space maintenance</i></del></p> <p>(b) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <i><u>air handling unit, air conditioning system or exhaust fan</u></i></li> <li>- <i><u>deck</u></i></li> <li>- <i><u>land division</u></i></li> <li>- <i><u>outbuilding</u></i></li> <li>- <i><u>pergola</u></i></li> <li>- <i><u>private bushfire shelter</u></i></li> <li>- <i><u>swimming pool or spa pool</u></i></li> <li>- <i><u>verandah</u></i></li> <li>- <i><u>water tank.</u></i></li> </ul>

	(c) renumber list in alphabetical order as required				
Adelaide Park Lands Zone	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 2</b>. <b>Demolition</b> [now clause 4 following renumbering]:</p> <table border="1"> <thead> <tr> <th>Class of Development (Column A)</th> <th>Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td><u>5. Railway line.</u></td> <td><u>Except where located outside of a rail corridor or rail reserve.</u></td> </tr> </tbody> </table> <p>And renumber subsequent clauses in Column A as required.</p>	Class of Development (Column A)	Exceptions (Column B)	<u>5. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>
Class of Development (Column A)	Exceptions (Column B)				
<u>5. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>				

Business Neighbourhood Zone	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 2</b> (in Column A):</p> <p><del><i>'Except development involving any of the following:</i></del></p> <p><del><i>1. residential flat building(s) of 3 more more building levels</i></del></p> <p><del><i>2. the demolition of a State or Local Heritage Place</i></del></p> <p><del><i>3. the demolition of a building (except an ancillary building) in a Historic Area Overlay.'</i></del></p> <p>With:</p> <p><u><i>'Except development involving any of the following:</i></u></p> <p><u><i>1. residential flat building(s) of 3 or more building levels</i></u></p> <p><u><i>2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</i></u></p> <p><u><i>3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).'</i></u></p>
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Business Neighbourhood Zone	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 3</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <ul style="list-style-type: none"> <li><del><i>— air handling unit, air conditioning system or exhaust fan</i></del></li> <li><del><i>— building work on railway land</i></del></li> <li><del><i>— carport</i></del></li> <li><del><i>— deck</i></del></li> <li><del><i>— fence</i></del></li> <li><del><i>— outbuilding</i></del></li> <li><del><i>— pergola</i></del></li> <li><del><i>— private bushfire shelter</i></del></li> </ul>
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	<p><del>— retaining wall</del>  <del>— shade sail</del>  <del>— solar photovoltaic panels (roof mounted)</del>  <del>— swimming pool or spa pool</del>  <del>— verandah</del>  <del>— water tank</del></p> <p>(b) renumber list in alphabetical order as required</p>
<p>Business Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 5</b> in Column A by:</p> <p>(a) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u>air handling unit, air conditioning system or exhaust fan</u></li> <li>- <u>carport</u></li> <li>- <u>deck</u></li> <li>- <u>fence</u></li> <li>- <u>outbuilding</u></li> <li>- <u>pergola</u></li> <li>- <u>private bushfire shelter</u></li> <li>- <u>retaining wall</u></li> <li>- <u>shade sail</u></li> <li>- <u>solar photovoltaic panels (roof mounted)</u></li> <li>- <u>swimming pool or spa pool</u></li> <li>- <u>verandah</u></li> <li>- <u>water tank</u></li> </ul> <p>(b) renumber list in alphabetical order as required</p>
<p>Business Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 6</b> (in Column A):</p> <p><del>'Except any of the following:</del></p> <p><del>1. the demolition of a State or Local Heritage Place</del>  <del>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.'</del></p> <p>With:</p> <p><u>'Except any of the following:</u></p> <p>1. <u>the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u>  2. <u>the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).'</u></p>
<p>Business Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 6</b>:</p>

	Class of Development (Column A)	Exceptions (Column B)
	<u>7. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>

Capital City Zone	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clauses 2 and 5</b> (in Column A):</p> <p><del><i>‘Except any of the following:</i></del></p> <p><del><i>1. the demolition of a State or Local Heritage Place</i></del></p> <p><del><i>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.’</i></del></p> <p>With:</p> <p><u><i>‘Except any of the following:</i></u></p> <ol style="list-style-type: none"> <li><u><i>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</i></u></li> <li><u><i>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).’</i></u></li> </ol>
Capital City Zone	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 3</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <ul style="list-style-type: none"> <li><del><i>— air handling unit, air conditioning system or exhaust fan</i></del></li> <li><del><i>— fence</i></del></li> <li><del><i>— retaining wall</i></del></li> <li><del><i>— shade sail</i></del></li> <li><del><i>— solar photovoltaic panels (roof mounted)</i></del></li> <li><del><i>— water tank</i></del></li> </ul> <p>(b) renumber list in alphabetical order as required</p>
Capital City Zone	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 4</b> in Column A by:</p> <p>(a) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u><i>air handling unit, air conditioning system or exhaust fan</i></u></li> <li>- <u><i>carport</i></u></li> <li>- <u><i>deck</i></u></li> <li>- <u><i>fence</i></u></li> <li>- <u><i>land division</i></u></li> </ul>

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	<ul style="list-style-type: none"> <li>- <u>outbuilding</u></li> <li>- <u>pergola</u></li> <li>- <u>private bushfire shelter</u></li> <li>- <u>retaining wall</u></li> <li>- <u>shade sail</u></li> <li>- <u>solar photovoltaic panels (roof mounted)</u></li> <li>- <u>swimming pool or spa pool</u></li> <li>- <u>verandah</u></li> <li>- <u>water tank</u></li> </ul> <p>(b) renumber list in alphabetical order as required</p>				
<p>Capital City Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 5</b>:</p> <table border="1" data-bbox="616 768 1412 976"> <thead> <tr> <th data-bbox="616 768 1015 864">Class of Development (Column A)</th> <th data-bbox="1015 768 1412 864">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="616 864 1015 976"><u>6. Railway line.</u></td> <td data-bbox="1015 864 1412 976"><u>Except where located outside of a rail corridor or rail reserve.</u></td> </tr> </tbody> </table>	Class of Development (Column A)	Exceptions (Column B)	<u>6. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>
Class of Development (Column A)	Exceptions (Column B)				
<u>6. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>				

<p>Caravan and Tourist Park Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 2</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <ul style="list-style-type: none"> <li><del>— air handling unit, air conditioning system or exhaust fan</del></li> <li><del>— building work on railway land</del></li> <li><del>— carport</del></li> <li><del>— fence</del></li> <li><del>— outbuilding</del></li> <li><del>— private bushfire shelter</del></li> <li><del>— retaining wall</del></li> <li><del>— shade sail</del></li> <li><del>— solar photovoltaic panels (roof mounted)</del></li> <li><del>— swimming pool or spa pool</del></li> <li><del>— verandah</del></li> <li><del>— water tank</del></li> </ul> <p>(b) renumber list in alphabetical order as required</p>
<p>Caravan and Tourist Park Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clauses 2</b> (in Column A):</p>

	<p><del>'2. development that does not satisfy Caravan and Tourist Park Zone DTS/DPF 2.5.'</del></p> <p>With</p> <p><u>'2. does not satisfy Caravan and Tourist Park Zone DTS/DPF 2.5.'</u></p>		
<p>Caravan and Tourist Park Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 3</b> in Column A by:</p> <p>(a) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u>air handling unit, air conditioning system or exhaust fan</u></li> <li>- <u>carport</u></li> <li>- <u>deck</u></li> <li>- <u>fence</u></li> <li>- <u>outbuilding</u></li> <li>- <u>pergola</u></li> <li>- <u>private bushfire shelter</u></li> <li>- <u>retaining wall</u></li> <li>- <u>shade sail</u></li> <li>- <u>solar photovoltaic panels (roof mounted)</u></li> <li>- <u>swimming pool or spa pool</u></li> <li>- <u>verandah</u></li> <li>- <u>water tank</u></li> </ul> <p>(b) renumber list in alphabetical order as required</p>		
<p>Caravan and Tourist Park Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clauses 4</b> (in Column A):</p> <p><del>'Except any of the following:</del></p> <p><del>1. the demolition of a State or Local Heritage Place</del></p> <p><del>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.'</del></p> <p>With:</p> <p><u>'Except any of the following:</u></p> <p>1. <u>the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u></p> <p>2. <u>the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).'</u></p>		
<p>Caravan and Tourist Park Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 5</b>:</p> <table border="1" style="width: 100%; background-color: black; color: white;"> <thead> <tr> <th style="width: 50%;">Class of Development</th> <th style="width: 50%;">Exceptions</th> </tr> </thead> </table>	Class of Development	Exceptions
Class of Development	Exceptions		

	(Column A)	(Column B)
	<u>6. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>
And renumber subsequent clauses in Column A as required.		

City Living Zone	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 2</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <ul style="list-style-type: none"> <li><del>— carport</del></li> <li><del>— fence</del></li> <li><del>— outbuilding</del></li> <li><del>— retaining wall</del></li> <li><del>— shade sail</del></li> <li><del>— solar photovoltaic panels (roof mounted)</del></li> <li><del>— swimming pool or spa pool</del></li> <li><del>— verandah</del></li> <li><del>— water tank</del></li> </ul> <p>(b) renumber list in alphabetical order as required</p>
City Living Zone	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 4</b> in Column A by:</p> <p>(a) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u>air handling unit, air conditioning system or exhaust fan</u></li> <li>- <u>carport</u></li> <li>- <u>deck</u></li> <li>- <u>fence</u></li> <li>- <u>outbuilding</u></li> <li>- <u>pergola</u></li> <li>- <u>private bushfire shelter</u></li> <li>- <u>retaining wall</u></li> <li>- <u>shade sail</u></li> <li>- <u>solar photovoltaic panels (roof mounted)</u></li> <li>- <u>swimming pool or spa pool</u></li> <li>- <u>verandah</u></li> <li>- <u>water tank</u></li> </ul> <p>(b) renumber list in alphabetical order as required</p>
City Living Zone	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clauses 5</b> (in Column A):</p>

	<p><del>'Except any of the following:</del></p> <p><del>1. the demolition of a State or Local Heritage Place</del></p> <p><del>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.'</del></p> <p>With:</p> <p><u>'Except any of the following:</u></p> <p>1. <u>the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u></p> <p>2. <u>the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).'</u></p>				
<p>City Living Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 5</b>:</p> <table border="1" data-bbox="616 808 1414 1016"> <thead> <tr> <th data-bbox="616 808 1015 902">Class of Development (Column A)</th> <th data-bbox="1015 808 1414 902">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="616 902 1015 1016"><u>6. Railway line.</u></td> <td data-bbox="1015 902 1414 1016"><u>Except where located outside of a rail corridor or rail reserve.</u></td> </tr> </tbody> </table>	Class of Development (Column A)	Exceptions (Column B)	<u>6. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>
Class of Development (Column A)	Exceptions (Column B)				
<u>6. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>				

<p>City Main Street Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clauses 2 and 5</b> (in Column A):</p> <p><del>'Except any of the following:</del></p> <p><del>1. the demolition of a State or Local Heritage Place</del></p> <p><del>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.'</del></p> <p>With:</p> <p><u>'Except any of the following:</u></p> <p>1. <u>the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u></p> <p>2. <u>the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).'</u></p>
<p>City Main Street Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 3</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <p><del>— air handling unit, air conditioning system or exhaust fan</del></p> <p><del>— demolition</del></p>

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	<p><del>— shade sail</del>  <del>— solar photovoltaic panels (roof mounted)</del>  <del>— water tank</del></p> <p>(b) renumber list in alphabetical order as required</p>				
<p>City Main Street Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 4</b> in Column A by:</p> <p>(a) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u>air handling unit, air conditioning system or exhaust fan</u></li> <li>- <u>carport</u></li> <li>- <u>deck</u></li> <li>- <u>fence</u></li> <li>- <u>land division</u></li> <li>- <u>outbuilding</u></li> <li>- <u>pergola</u></li> <li>- <u>private bushfire shelter</u></li> <li>- <u>retaining wall</u></li> <li>- <u>shade sail</u></li> <li>- <u>solar photovoltaic panels (roof mounted)</u></li> <li>- <u>swimming pool or spa pool</u></li> <li>- <u>verandah</u></li> <li>- <u>water tank</u></li> </ul> <p>(b) renumber list in alphabetical order as required</p>				
<p>City Main Street Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 5</b>:</p> <table border="1" data-bbox="616 1339 1414 1552"> <thead> <tr> <th data-bbox="616 1339 1015 1435">Class of Development (Column A)</th> <th data-bbox="1015 1339 1414 1435">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="616 1435 1015 1552"><u>6. Railway line.</u></td> <td data-bbox="1015 1435 1414 1552"><u>Except where located outside of a rail corridor or rail reserve.</u></td> </tr> </tbody> </table>	Class of Development (Column A)	Exceptions (Column B)	<u>6. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>
Class of Development (Column A)	Exceptions (Column B)				
<u>6. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>				
<p>City Riverbank Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clauses 2 and 5</b> (in Column A):</p> <p><del>‘Except any of the following:</del></p> <p><del>1. the demolition of a State or Local Heritage Place</del></p> <p><del>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.’</del></p> <p>With:</p>				

	<p><u>'Except any of the following:</u></p> <ol style="list-style-type: none"> <li>1. <u>the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u></li> <li>2. <u>the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).'</u></li> </ol>		
<p>City Riverbank Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 3</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <ul style="list-style-type: none"> <li><del>— <u>air handling unit, air conditioning system or exhaust fan</u></del></li> <li><del>— <u>demolition</u></del></li> <li><del>— <u>fence</u></del></li> <li><del>— <u>retaining wall</u></del></li> <li><del>— <u>shade sail</u></del></li> <li><del>— <u>solar photovoltaic panels (roof mounted)</u></del></li> <li><del>— <u>water tank</u></del></li> </ul> <p>(b) renumber list in alphabetical order as required</p>		
<p>City Riverbank Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 4</b> in Column A by:</p> <p>(a) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u>air handling unit, air conditioning system or exhaust fan</u></li> <li>- <u>carport</u></li> <li>- <u>deck</u></li> <li>- <u>fence</u></li> <li>- <u>outbuilding</u></li> <li>- <u>pergola</u></li> <li>- <u>private bushfire shelter</u></li> <li>- <u>retaining wall</u></li> <li>- <u>shade sail</u></li> <li>- <u>solar photovoltaic panels (roof mounted)</u></li> <li>- <u>swimming pool or spa pool</u></li> <li>- <u>verandah</u></li> <li>- <u>water tank</u></li> </ul> <p>(b) renumber list in alphabetical order as required</p>		
<p>City Riverbank Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 5</b>:</p> <table border="1" style="width: 100%; background-color: black; color: white;"> <thead> <tr> <th style="text-align: center;">Class of Development (Column A)</th> <th style="text-align: center;">Exceptions (Column B)</th> </tr> </thead> </table>	Class of Development (Column A)	Exceptions (Column B)
Class of Development (Column A)	Exceptions (Column B)		



	<u>6. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>
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Coastal Waters and Offshore Islands Zone	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 2</b> in Column A by:</p> <p>(a) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u>carport</u></li> <li>- <u>deck</u></li> <li>- <u>outbuilding</u></li> <li>- <u>land division</u></li> <li>- <u>pergola</u></li> <li>- <u>swimming pool or spa pool</u></li> <li>- <u>verandah</u></li> </ul> <p>(b) renumber list in alphabetical order as required</p>					
Coastal Waters and Offshore Islands Zone	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 3</b> (in Column A):</p> <p><del>'Except any of the following:</del></p> <p><del>1. the demolition of a State or Local Heritage Place</del></p> <p><del>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.'</del></p> <p>With:</p> <p><u>'Except any of the following:</u></p> <p>1. <u>the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u></p> <p>2. <u>the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).'</u></p>					
Coastal Waters and Offshore Islands Zone	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 3</b>:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: black; color: white;"> <th style="text-align: center;">Class of Development (Column A)</th> <th style="text-align: center;">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;"><u>4. Railway line.</u></td> <td style="text-align: center;"><u>Except where located outside of a rail corridor or rail reserve.</u></td> </tr> </tbody> </table>		Class of Development (Column A)	Exceptions (Column B)	<u>4. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>
Class of Development (Column A)	Exceptions (Column B)					
<u>4. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>					

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<p>Community Facilities Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 2</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <ul style="list-style-type: none"> <li><del>— air handling unit, air conditioning system or exhaust fan</del></li> <li><del>— building work on railway land</del></li> <li><del>— fence</del></li> <li><del>— private bushfire shelter</del></li> <li><del>— retaining wall</del></li> <li><del>— shade sail</del></li> <li><del>— solar photovoltaic panels (roof mounted)</del></li> <li><del>— swimming pool or spa pool</del></li> <li><del>— water tank</del></li> </ul> <p>(b) renumber list in alphabetical order as required</p>
<p>Community Facilities Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 3</b> in Column A by:</p> <p>(a) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u>air handling unit, air conditioning system or exhaust fan</u></li> <li>- <u>carport</u></li> <li>- <u>deck</u></li> <li>- <u>fence</u></li> <li>- <u>outbuilding</u></li> <li>- <u>pergola</u></li> <li>- <u>private bushfire shelter</u></li> <li>- <u>retaining wall</u></li> <li>- <u>shade sail</u></li> <li>- <u>solar photovoltaic panels (roof mounted)</u></li> <li>- <u>swimming pool or spa pool</u></li> <li>- <u>verandah</u></li> <li>- <u>water tank</u></li> </ul> <p>(b) renumber list in alphabetical order as required</p>
<p>Community Facilities Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 5</b> (in Column A):</p> <p><del>'Except any of the following:</del></p> <ul style="list-style-type: none"> <li><del>1. the demolition of a State or Local Heritage Place</del></li> <li><del>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.'</del></li> </ul> <p>With:</p> <p><u>'Except any of the following:</u></p>

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	<p>1. <u>the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u></p> <p>2. <u>the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).</u></p>				
<p>Community Facilities Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 6</b>:</p> <table border="1" data-bbox="616 544 1414 757"> <thead> <tr> <th data-bbox="616 544 1015 640">Class of Development (Column A)</th> <th data-bbox="1015 544 1414 640">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="616 640 1015 757">7. <u>Railway line.</u></td> <td data-bbox="1015 640 1414 757"><u>Except where located outside of a rail corridor or rail reserve.</u></td> </tr> </tbody> </table> <p>And renumber subsequent clauses in Column A as required.</p>	Class of Development (Column A)	Exceptions (Column B)	7. <u>Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>
Class of Development (Column A)	Exceptions (Column B)				
7. <u>Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>				

<p>Conservation Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 2</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <ul style="list-style-type: none"> <li><del>— building work on railway land</del></li> <li><del>— demolition</del></li> </ul> <p>(b) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u>deck</u></li> <li>- <u>land division</u></li> <li>- <u>pergola</u></li> <li>- <u>swimming pool or spa pool</u></li> <li>- <u>verandah</u></li> </ul> <p>(c) renumber list in alphabetical order as required</p>
<p>Conservation Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 3</b> (in Column A):</p> <p><del>‘Except any of the following:</del></p> <ul style="list-style-type: none"> <li><del>1. the demolition of a State or Local Heritage Place</del></li> <li><del>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.’</del></li> </ul> <p>With:</p> <p><u>‘Except any of the following:</u></p> <ul style="list-style-type: none"> <li>1. <u>the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u></li> </ul>

	<p>2. <u>the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).</u>'</p>				
<p>Conservation Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 3</b>:</p> <table border="1" data-bbox="616 477 1412 689"> <thead> <tr> <th data-bbox="616 477 1015 568">Class of Development (Column A)</th> <th data-bbox="1015 477 1412 568">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="616 568 1015 689"> <p>4. <u>Railway line.</u></p> </td> <td data-bbox="1015 568 1412 689"> <p><u>Except where located outside of a rail corridor or rail reserve.</u></p> </td> </tr> </tbody> </table>	Class of Development (Column A)	Exceptions (Column B)	<p>4. <u>Railway line.</u></p>	<p><u>Except where located outside of a rail corridor or rail reserve.</u></p>
Class of Development (Column A)	Exceptions (Column B)				
<p>4. <u>Railway line.</u></p>	<p><u>Except where located outside of a rail corridor or rail reserve.</u></p>				

<p>Deferred Urban Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 2</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:  <del>— building work on railway land</del></p> <p>(b) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u>deck</u></li> <li>- <u>pergola</u></li> <li>- <u>retaining wall</u></li> </ul> <p>(c) renumber list in alphabetical order as required</p>
<p>Deferred Urban Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 3</b> (in Column A):</p> <p><del>'Except any of the following:</del></p> <p><del>1. the demolition of a State or Local Heritage Place</del></p> <p><del>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.'</del></p> <p>With:</p> <p><u>'Except any of the following:</u></p> <p>1. <u>the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u></p> <p>2. <u>the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).'</u></p>
<p>Deferred Urban Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the</p>

	<p>following additional class of development and corresponding exception in a new row immediately after <b>clause 3</b>:</p> <table border="1"> <thead> <tr> <th style="background-color: black; color: white;">Class of Development (Column A)</th> <th style="background-color: black; color: white;">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td><u>4. Railway line.</u></td> <td><u>Except where located outside of a rail corridor or rail reserve.</u></td> </tr> </tbody> </table>	Class of Development (Column A)	Exceptions (Column B)	<u>4. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>
Class of Development (Column A)	Exceptions (Column B)				
<u>4. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>				

<p>Employment Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 2</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <ul style="list-style-type: none"> <li><del>— air handling unit, air conditioning system or exhaust fan</del></li> <li><del>— building work on railway land</del></li> <li><del>— carport</del></li> <li><del>— fence</del></li> <li><del>— outbuilding</del></li> <li><del>— retaining wall</del></li> <li><del>— shade sail</del></li> <li><del>— solar photovoltaic panels (roof mounted)</del></li> <li><del>— verandah</del></li> <li><del>— water tank</del></li> </ul> <p>(b) renumber list in alphabetical order as required</p>
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<p>Employment Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 4</b> in Column A by:</p> <p>(a) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u>air handling unit, air conditioning system or exhaust fan</u></li> <li>- <u>carport</u></li> <li>- <u>deck</u></li> <li>- <u>fence</u></li> <li>- <u>outbuilding</u></li> <li>- <u>pergola</u></li> <li>- <u>private bushfire shelter</u></li> <li>- <u>retaining wall</u></li> <li>- <u>shade sail</u></li> <li>- <u>solar photovoltaic panels (roof mounted)</u></li> <li>- <u>swimming pool or spa pool</u></li> <li>- <u>verandah</u></li> <li>- <u>water tank</u></li> </ul> <p>(b) renumber list in alphabetical order as required</p>
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<p>Employment Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 5</b> (in Column A):</p> <p><del><i>‘Except any of the following:</i></del></p> <p><del><i>1. the demolition of a State or Local Heritage Place</i></del></p> <p><del><i>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.’</i></del></p> <p>With:</p> <p><u><i>‘Except any of the following:</i></u></p> <p><u><i>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</i></u></p> <p><u><i>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).’</i></u></p>								
<p>Employment Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert:</p> <p>(a) the following additional class of development and corresponding exception in a new row immediately after <b>clause 4</b>:</p> <table border="1" data-bbox="616 1059 1414 1238"> <thead> <tr> <th data-bbox="616 1059 1015 1155">Class of Development (Column A)</th> <th data-bbox="1015 1059 1414 1155">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="616 1155 1015 1238"><u><i>5. Building for the purposes of railway activities.</i></u></td> <td data-bbox="1015 1155 1414 1238"><u><i>None specified</i></u></td> </tr> </tbody> </table> <p>(b) the following additional class of development and corresponding exception in a new row immediately after <b>clause 5</b>:</p> <table border="1" data-bbox="616 1368 1414 1581"> <thead> <tr> <th data-bbox="616 1368 1015 1464">Class of Development (Column A)</th> <th data-bbox="1015 1368 1414 1464">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="616 1464 1015 1581"><u><i>7. Railway line.</i></u></td> <td data-bbox="1015 1464 1414 1581"><u><i>Except where located outside of a rail corridor or rail reserve.</i></u></td> </tr> </tbody> </table> <p>(c) renumber clauses in Column A as required.</p>	Class of Development (Column A)	Exceptions (Column B)	<u><i>5. Building for the purposes of railway activities.</i></u>	<u><i>None specified</i></u>	Class of Development (Column A)	Exceptions (Column B)	<u><i>7. Railway line.</i></u>	<u><i>Except where located outside of a rail corridor or rail reserve.</i></u>
Class of Development (Column A)	Exceptions (Column B)								
<u><i>5. Building for the purposes of railway activities.</i></u>	<u><i>None specified</i></u>								
Class of Development (Column A)	Exceptions (Column B)								
<u><i>7. Railway line.</i></u>	<u><i>Except where located outside of a rail corridor or rail reserve.</i></u>								

<p>Employment (Bulk Handling) Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 2</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <p><del><i>— building work on railway land</i></del></p>
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	<p>(b) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u>deck</u></li> <li>- <u>land division</u></li> <li>- <u>pergola</u></li> <li>- <u>private bushfire shelter</u></li> <li>- <u>retaining wall</u></li> <li>- <u>shade sail</u></li> <li>- <u>swimming pool or spa pool</u></li> </ul> <p>(c) renumber list in alphabetical order as required</p>								
<p>Employment (Bulk Handling) Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 4</b> (in Column A):</p> <p><del>‘Except any of the following:</del></p> <p><del>1. the demolition of a State or Local Heritage Place</del></p> <p><del>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.’</del></p> <p>With:</p> <p><u>‘Except any of the following:</u></p> <p>1. <u>the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u></p> <p>2. <u>the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).’</u></p>								
<p>Employment (Bulk Handling) Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert:</p> <p>(a) the following additional class of development and corresponding exception in a new row immediately after <b>clause 3</b>:</p> <table border="1" data-bbox="616 1440 1414 1619"> <thead> <tr> <th style="background-color: black; color: white;">Class of Development (Column A)</th> <th style="background-color: black; color: white;">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td><u>4. Building for the purposes of railway activities.</u></td> <td><u>None specified</u></td> </tr> </tbody> </table> <p>(b) the following additional class of development and corresponding exception in a new row immediately after <b>clause 4</b>:</p> <table border="1" data-bbox="616 1753 1414 1962"> <thead> <tr> <th style="background-color: black; color: white;">Class of Development (Column A)</th> <th style="background-color: black; color: white;">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td><u>6. Railway line.</u></td> <td><u>Except where located outside of a rail corridor or rail reserve.</u></td> </tr> </tbody> </table> <p>(c) renumber clauses in Column A as required.</p>	Class of Development (Column A)	Exceptions (Column B)	<u>4. Building for the purposes of railway activities.</u>	<u>None specified</u>	Class of Development (Column A)	Exceptions (Column B)	<u>6. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>
Class of Development (Column A)	Exceptions (Column B)								
<u>4. Building for the purposes of railway activities.</u>	<u>None specified</u>								
Class of Development (Column A)	Exceptions (Column B)								
<u>6. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>								

<p>Employment (Enterprise) Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 2</b> in Column A by:</p> <p>(a) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u>deck</u></li> <li>- <u>fence</u></li> <li>- <u>pergola</u></li> <li>- <u>private bushfire shelter</u></li> <li>- <u>swimming pool or spa pool</u></li> </ul> <p>(b) renumber list in alphabetical order as required</p>						
<p>Employment (Enterprise) Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 4</b> (in Column A):</p> <p><del>‘Except any of the following:</del></p> <p><del>1. the demolition of a State or Local Heritage Place</del></p> <p><del>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.’</del></p> <p>With:</p> <p><u>‘Except any of the following:</u></p> <p><u>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u></p> <p><u>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).’</u></p>						
<p>Employment (Enterprise) Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert:</p> <p>(a) the following additional class of development and corresponding exception in a new row immediately after <b>clause 3</b>:</p> <table border="1" data-bbox="616 1592 1414 1767"> <thead> <tr> <th style="background-color: black; color: white;">Class of Development (Column A)</th> <th style="background-color: black; color: white;">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td><u>4. Building for the purposes of railway activities.</u></td> <td><u>None specified</u></td> </tr> </tbody> </table> <p>(b) the following additional class of development and corresponding exception in a new row immediately after <b>clause 5</b>:</p> <table border="1" data-bbox="616 1906 1414 1995"> <thead> <tr> <th style="background-color: black; color: white;">Class of Development (Column A)</th> <th style="background-color: black; color: white;">Exceptions (Column B)</th> </tr> </thead> </table>	Class of Development (Column A)	Exceptions (Column B)	<u>4. Building for the purposes of railway activities.</u>	<u>None specified</u>	Class of Development (Column A)	Exceptions (Column B)
Class of Development (Column A)	Exceptions (Column B)						
<u>4. Building for the purposes of railway activities.</u>	<u>None specified</u>						
Class of Development (Column A)	Exceptions (Column B)						



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	<p><u>7. Railway line.</u></p>	<p><u>Except where located outside of a rail corridor or rail reserve.</u></p>
<p>(c) renumber clauses in Column A as required.</p>		

<p>Established Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 2</b> (in Column A):</p> <p><del>‘Except development involving any of the following:</del></p> <p><del>1. residential flat building(s) of 3 or more building levels</del></p> <p><del>2. the demolition of a State or Local Heritage Place</del></p> <p><del>3. the demolition of a building (except an ancillary building) in a Historic Area Overlay.’</del></p> <p>With:</p> <p><u>‘Except development involving any of the following:</u></p> <p><u>1. residential flat building(s) of 3 or more building levels</u></p> <p><u>2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u></p> <p><u>3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).’</u></p>
<p>Established Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 3</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <ul style="list-style-type: none"> <li><del>— air handling unit, air conditioning system or exhaust fan</del></li> <li><del>— building work on railway land</del></li> <li><del>— carport</del></li> <li><del>— deck</del></li> <li><del>— fence</del></li> <li><del>— outbuilding</del></li> <li><del>— pergola</del></li> <li><del>— private bushfire shelter</del></li> <li><del>— retaining wall</del></li> <li><del>— shade sail</del></li> <li><del>— solar photovoltaic panels (roof mounted)</del></li> <li><del>— swimming pool or spa pool</del></li> <li><del>— verandah</del></li> <li><del>— water tank</del></li> </ul> <p>(b) renumber list in alphabetical order as required</p>

<p>Established Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 5</b> in Column A by:</p> <p>(a) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u>air handling unit, air conditioning system or exhaust fan</u></li> <li>- <u>carport</u></li> <li>- <u>deck</u></li> <li>- <u>fence</u></li> <li>- <u>outbuilding</u></li> <li>- <u>pergola</u></li> <li>- <u>private bushfire shelter</u></li> <li>- <u>retaining wall</u></li> <li>- <u>shade sail</u></li> <li>- <u>solar photovoltaic panels (roof mounted)</u></li> <li>- <u>swimming pool or spa pool</u></li> <li>- <u>verandah</u></li> <li>- <u>water tank</u></li> </ul> <p>(b) renumber list in alphabetical order as required</p>				
<p>Established Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 6</b> (in Column A):</p> <p><del>‘Except any of the following:</del></p> <ol style="list-style-type: none"> <li><del>1. the demolition of a State or Local Heritage Place</del></li> <li><del>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.’</del></li> </ol> <p>With:</p> <p><u>‘Except any of the following:</u></p> <ol style="list-style-type: none"> <li><u>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u></li> <li><u>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).’</u></li> </ol>				
<p>Established Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 6</b>:</p> <table border="1" data-bbox="616 1787 1410 2002"> <thead> <tr> <th data-bbox="616 1787 1015 1883">Class of Development (Column A)</th> <th data-bbox="1015 1787 1410 1883">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="616 1883 1015 2002"><u>7. Railway line.</u></td> <td data-bbox="1015 1883 1410 2002"><u>Except where located outside of a rail corridor or rail reserve.</u></td> </tr> </tbody> </table>	Class of Development (Column A)	Exceptions (Column B)	<u>7. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>
Class of Development (Column A)	Exceptions (Column B)				
<u>7. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>				

<p>General Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 2</b> (in Column A):</p> <p><del><i>'Except development involving any of the following:</i></del></p> <p><del><i>1. residential flat building(s) of 3 or more building levels</i></del></p> <p><del><i>2. the demolition of a State or Local Heritage Place</i></del></p> <p><del><i>3. the demolition of a building (except an ancillary building) in a Historic Area Overlay.'</i></del></p> <p>With:</p> <p><u><i>'Except development involving any of the following:</i></u></p> <p><u><i>1. residential flat building(s) of 3 or more building levels</i></u></p> <p><u><i>2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</i></u></p> <p><u><i>3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).'</i></u></p>
<p>General Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 3</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <ul style="list-style-type: none"> <li><del><i>— air handling unit, air conditioning system or exhaust fan</i></del></li> <li><del><i>— building work on railway land</i></del></li> <li><del><i>— carport</i></del></li> <li><del><i>— deck</i></del></li> <li><del><i>— fence</i></del></li> <li><del><i>— outbuilding</i></del></li> <li><del><i>— pergola</i></del></li> <li><del><i>— private bushfire shelter</i></del></li> <li><del><i>— retaining wall</i></del></li> <li><del><i>— shade sail</i></del></li> <li><del><i>— solar photovoltaic panels (roof mounted)</i></del></li> <li><del><i>— swimming pool or spa pool</i></del></li> <li><del><i>— verandah</i></del></li> <li><del><i>— water tank</i></del></li> </ul> <p>(b) renumber list in alphabetical order as required</p>
<p>General Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 5</b> in Column A by:</p> <p>(a) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u><i>air handling unit, air conditioning system or exhaust fan</i></u></li> <li>- <u><i>carport</i></u></li> </ul>

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	<ul style="list-style-type: none"> <li>- <u>deck</u></li> <li>- <u>fence</u></li> <li>- <u>outbuilding</u></li> <li>- <u>pergola</u></li> <li>- <u>private bushfire shelter</u></li> <li>- <u>retaining wall</u></li> <li>- <u>shade sail</u></li> <li>- <u>solar photovoltaic panels (roof mounted)</u></li> <li>- <u>swimming pool or spa pool</u></li> <li>- <u>verandah</u></li> <li>- <u>water tank</u></li> </ul> <p>(b) renumber list in alphabetical order as required</p>				
<p>General Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 7</b> (in Column A):</p> <p><del>‘Except any of the following:</del></p> <p><del>1. the demolition of a State or Local Heritage Place</del></p> <p><del>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.’</del></p> <p>With:</p> <p><u>‘Except any of the following:</u></p> <p>1. <u>the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u></p> <p>2. <u>the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).’</u></p>				
<p>General Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 7</b>:</p> <table border="1" data-bbox="616 1449 1414 1668"> <thead> <tr> <th data-bbox="616 1449 1016 1543">Class of Development (Column A)</th> <th data-bbox="1016 1449 1414 1543">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="616 1543 1016 1668"><u>8. Railway line.</u></td> <td data-bbox="1016 1543 1414 1668"><u>Except where located outside of a rail corridor or rail reserve.</u></td> </tr> </tbody> </table>	Class of Development (Column A)	Exceptions (Column B)	<u>8. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>
Class of Development (Column A)	Exceptions (Column B)				
<u>8. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>				
<p>Golf Course Estate Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 2</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <p><del>— air handling unit, air conditioning system or exhaust fan</del></p>				

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	<ul style="list-style-type: none"> <li><del>— building work on railway land</del></li> <li><del>— carport</del></li> <li><del>— deck</del></li> <li><del>— fence</del></li> <li><del>— outbuilding</del></li> <li><del>— pergola</del></li> <li><del>— private bushfire shelter</del></li> <li><del>— shade sail</del></li> <li><del>— solar photovoltaic panels (roof mounted)</del></li> <li><del>— swimming pool or spa pool</del></li> <li><del>— verandah</del></li> <li><del>— water tank</del></li> </ul> <p>(b) renumber list in alphabetical order as required</p>
<p>Golf Course Estate Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 5</b> in Column A by:</p> <p>(a) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u>air handling unit, air conditioning system or exhaust fan</u></li> <li>- <u>carport</u></li> <li>- <u>deck</u></li> <li>- <u>fence</u></li> <li>- <u>outbuilding</u></li> <li>- <u>pergola</u></li> <li>- <u>private bushfire shelter</u></li> <li>- <u>retaining wall</u></li> <li>- <u>shade sail</u></li> <li>- <u>solar photovoltaic panels (roof mounted)</u></li> <li>- <u>swimming pool or spa pool</u></li> <li>- <u>verandah</u></li> <li>- <u>water tank</u></li> </ul> <p>(b) renumber list in alphabetical order as required</p>
<p>Golf Course Estate Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 4</b> (in Column A):</p> <p><del>'Except any of the following:</del></p> <ol style="list-style-type: none"> <li><del>1. the demolition of a State or Local Heritage Place</del></li> <li><del>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.'</del></li> </ol> <p>With:</p> <p><u>'Except any of the following:</u></p> <ol style="list-style-type: none"> <li><u>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u></li> </ol>

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	2. <u>the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).</u>				
Golf Course Estate Zone	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 4</b>:</p> <table border="1" data-bbox="616 477 1414 689"> <thead> <tr> <th data-bbox="616 477 1015 568">Class of Development (Column A)</th> <th data-bbox="1015 477 1414 568">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="616 568 1015 689"><u>5. Railway line.</u></td> <td data-bbox="1015 568 1414 689"><u>Except where located outside of a rail corridor or rail reserve.</u></td> </tr> </tbody> </table>	Class of Development (Column A)	Exceptions (Column B)	<u>5. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>
Class of Development (Column A)	Exceptions (Column B)				
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Hills Face Zone	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 2</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <ul style="list-style-type: none"> <li><del>— carport</del></li> <li><del>— deck</del></li> <li><del>— farming</del></li> <li><del>— fence</del></li> <li><del>— outbuilding</del></li> <li><del>— pergola</del></li> <li><del>— private bushfire shelter</del></li> <li><del>— shade sail</del></li> <li><del>— solar photovoltaic panels (roof mounted)</del></li> <li><del>— swimming pool or spa pool</del></li> <li><del>— verandah</del></li> <li><del>— water tank</del></li> </ul> <p>(b) renumber list in alphabetical order as required</p>
Hills Face Zone	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 2</b> (in Column A):</p> <p><del>‘Except any of the following:</del></p> <ul style="list-style-type: none"> <li><del>1. any building that is not a dwelling or ancillary to a dwelling</del></li> <li><del>2. building exceeding 5m in height</del></li> <li><del>3. building having a wall or post height exceeding 3m</del></li> <li><del>4. fence having a height exceeding 2.1m.’</del></li> </ul> <p>With:</p> <p><u>‘Except any of the following:</u></p> <ul style="list-style-type: none"> <li><u>1. any building that is not a dwelling or ancillary to a dwelling</u></li> </ul>

	<p>2. <u>development where the building height exceeds 5m</u>          3. <u>development with a wall height or post height that exceeds 3m above natural ground level'</u></p>		
<p>Hills Face Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 3</b> in Column A by:</p> <p>(a) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u>air handling unit, air conditioning system or exhaust fan</u></li> <li>- <u>carport</u></li> <li>- <u>deck</u></li> <li>- <u>fence</u></li> <li>- <u>land division</u></li> <li>- <u>outbuilding</u></li> <li>- <u>pergola</u></li> <li>- <u>private bushfire shelter</u></li> <li>- <u>retaining wall</u></li> <li>- <u>shade sail</u></li> <li>- <u>solar photovoltaic panels (roof mounted)</u></li> <li>- <u>swimming pool or spa pool</u></li> <li>- <u>verandah</u></li> <li>- <u>water tank</u></li> </ul> <p>(b) renumber list in alphabetical order as required</p>		
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<p>Hills Face Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 4</b>:</p> <table border="1" style="width: 100%; background-color: black; color: white;"> <thead> <tr> <th style="width: 60%;">Class of Development</th> <th style="width: 40%;">Exceptions</th> </tr> </thead> </table>	Class of Development	Exceptions
Class of Development	Exceptions		

	(Column A)	(Column B)
	<u>5. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>

Hills Neighbourhood Zone	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 2</b> (in Column A):</p> <p><del>'Except development involving any of the following:</del></p> <p><del>1. residential flat building(s) of 3 or more building levels</del></p> <p><del>2. the demolition of a State or Local Heritage Place</del></p> <p><del>3. the demolition of a building (except an ancillary building) in a Historic Area Overlay.'</del></p> <p>With:</p> <p><u>'Except development involving any of the following:</u></p> <p><u>1. residential flat building(s) of 3 or more building levels</u></p> <p><u>2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u></p> <p><u>3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).'</u></p>
Hills Neighbourhood Zone	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 3</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <ul style="list-style-type: none"> <li><del>— air handling unit, air conditioning system or exhaust fan</del></li> <li><del>— building work on railway land</del></li> <li><del>— carport</del></li> <li><del>— deck</del></li> <li><del>— fence</del></li> <li><del>— outbuilding</del></li> <li><del>— pergola</del></li> <li><del>— private bushfire shelter</del></li> <li><del>— shade sail</del></li> <li><del>— solar photovoltaic panels (roof mounted)</del></li> <li><del>— swimming pool or spa pool</del></li> <li><del>— verandah</del></li> <li><del>— water tank</del></li> </ul> <p>(b) renumber list in alphabetical order as required</p>
Hills Neighbourhood Zone	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed</p>



	<p>development that are excluded from notification, amend <b>clause 5</b> in Column A by:</p> <p>(a) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u>air handling unit, air conditioning system or exhaust fan</u></li> <li>- <u>carport</u></li> <li>- <u>deck</u></li> <li>- <u>fence</u></li> <li>- <u>outbuilding</u></li> <li>- <u>pergola</u></li> <li>- <u>private bushfire shelter</u></li> <li>- <u>shade sail</u></li> <li>- <u>solar photovoltaic panels (roof mounted)</u></li> <li>- <u>swimming pool or spa pool</u></li> <li>- <u>verandah</u></li> <li>- <u>water tank</u></li> </ul> <p>(b) renumber list in alphabetical order as required</p>				
<p>Hills Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 6</b> (in Column A):</p> <p><del><i>‘Except any of the following:</i></del></p> <p><del><i>1. the demolition of a State or Local Heritage Place</i></del></p> <p><del><i>2. the demolition of a building (except an ancillary building in a Historic Area Overlay).’</i></del></p> <p>With:</p> <p><u><i>‘Except any of the following:</i></u></p> <p><u><i>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</i></u></p> <p><u><i>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).’</i></u></p>				
<p>Hills Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 6</b>:</p> <table border="1" data-bbox="616 1704 1414 1917"> <thead> <tr> <th data-bbox="616 1704 1015 1800">Class of Development (Column A)</th> <th data-bbox="1015 1704 1414 1800">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="616 1800 1015 1917"><u><i>7. Railway line.</i></u></td> <td data-bbox="1015 1800 1414 1917"><u><i>Except where located outside of a rail corridor or rail reserve.</i></u></td> </tr> </tbody> </table> <p>And renumber subsequent clauses in Column A as required.</p>	Class of Development (Column A)	Exceptions (Column B)	<u><i>7. Railway line.</i></u>	<u><i>Except where located outside of a rail corridor or rail reserve.</i></u>
Class of Development (Column A)	Exceptions (Column B)				
<u><i>7. Railway line.</i></u>	<u><i>Except where located outside of a rail corridor or rail reserve.</i></u>				

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<p>Home Industry Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 2</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <ul style="list-style-type: none"> <li><del>— air handling unit, air conditioning system or exhaust fan</del></li> <li><del>— building work on railway land</del></li> <li><del>— carport</del></li> <li><del>— fence</del></li> <li><del>— outbuilding</del></li> <li><del>— private bushfire shelter</del></li> <li><del>— retaining wall</del></li> <li><del>— shade sail</del></li> <li><del>— solar photovoltaic panels (roof mounted)</del></li> <li><del>— swimming pool or spa pool</del></li> <li><del>— verandah</del></li> <li><del>— water tank</del></li> </ul> <p>(b) renumber list in alphabetical order as required</p>
<p>Home Industry Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 3</b> in Column A by:</p> <p>(a) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u>air handling unit, air conditioning system or exhaust fan</u></li> <li>- <u>carport</u></li> <li>- <u>deck</u></li> <li>- <u>fence</u></li> <li>- <u>outbuilding</u></li> <li>- <u>pergola</u></li> <li>- <u>private bushfire shelter</u></li> <li>- <u>retaining wall</u></li> <li>- <u>shade sail</u></li> <li>- <u>solar photovoltaic panels (roof mounted)</u></li> <li>- <u>swimming pool or spa pool</u></li> <li>- <u>verandah</u></li> <li>- <u>water tank</u></li> </ul> <p>(b) renumber list in alphabetical order as required</p>
<p>Home Industry Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 4</b> (in Column A):</p> <p><del>‘Except any of the following:</del></p> <p><del>1. the demolition of a State or Local Heritage Place</del></p>

	<p><del>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.'</del></p> <p>With:</p> <p><u>'Except any of the following:</u></p> <ol style="list-style-type: none"> <li>1. <u>the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u></li> <li>2. <u>the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).'</u></li> </ol>				
Home Industry Zone	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 4</b>:</p> <table border="1" data-bbox="616 734 1414 945"> <thead> <tr> <th data-bbox="616 734 1015 831">Class of Development (Column A)</th> <th data-bbox="1015 734 1414 831">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="616 831 1015 945">5. <u>Railway line.</u></td> <td data-bbox="1015 831 1414 945"><u>Except where located outside of a rail corridor or rail reserve.</u></td> </tr> </tbody> </table>	Class of Development (Column A)	Exceptions (Column B)	5. <u>Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>
Class of Development (Column A)	Exceptions (Column B)				
5. <u>Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>				

Housing Diversity Neighbourhood Zone	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 2</b> (in Column A):</p> <p><del>'Except development involving any of the following:</del></p> <ol style="list-style-type: none"> <li><del>1. residential flat building(s) of 3 storeys or greater</del></li> <li><del>2. the demolition of a State or Local Heritage Place</del></li> <li><del>3. the demolition of a building (except an ancillary building) in a Historic Area Overlay.'</del></li> </ol> <p>With:</p> <p><u>'Except development involving any of the following:</u></p> <ol style="list-style-type: none"> <li>1. <u>residential flat building(s) of 3 or more building levels</u></li> <li>2. <u>the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u></li> <li>3. <u>the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).'</u></li> </ol>
Housing Diversity Neighbourhood Zone	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 3</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <ul style="list-style-type: none"> <li><del>— air handling unit, air conditioning system or exhaust fan</del></li> <li><del>— building work on railway land</del></li> </ul>

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	<ul style="list-style-type: none"> <li><del>— carport</del></li> <li><del>— deck</del></li> <li><del>— demolition</del></li> <li><del>— fence</del></li> <li><del>— outbuilding</del></li> <li><del>— pergola</del></li> <li><del>— private bushfire shelter</del></li> <li><del>— retaining wall</del></li> <li><del>— shade sail</del></li> <li><del>— solar photovoltaic panels (roof mounted)</del></li> <li><del>— swimming pool or spa pool</del></li> <li><del>— verandah</del></li> <li><del>— water tank</del></li> </ul> <p>(b) renumber list in alphabetical order as required</p>
<p>Housing Diversity Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 6</b> in Column A by:</p> <p>(a) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u>air handling unit, air conditioning system or exhaust fan</u></li> <li>- <u>carport</u></li> <li>- <u>deck</u></li> <li>- <u>fence</u></li> <li>- <u>outbuilding</u></li> <li>- <u>pergola</u></li> <li>- <u>private bushfire shelter</u></li> <li>- <u>retaining wall</u></li> <li>- <u>shade sail</u></li> <li>- <u>solar photovoltaic panels (roof mounted)</u></li> <li>- <u>swimming pool or spa pool</u></li> <li>- <u>verandah</u></li> <li>- <u>water tank</u></li> </ul> <p>(b) renumber list in alphabetical order as required</p>
<p>Housing Diversity Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 7</b> (in Column A):</p> <p><del>‘Except any of the following:</del></p> <ul style="list-style-type: none"> <li><del>1. the demolition of a State or Local Heritage Place</del></li> <li><del>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.’</del></li> </ul> <p>With:</p> <p><u>‘Except any of the following:</u></p> <ul style="list-style-type: none"> <li><u>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u></li> </ul>

	<p>2. <u>the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).</u>'</p>				
<p>Housing Diversity Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 7</b>:</p> <table border="1" data-bbox="619 479 1418 687"> <thead> <tr> <th data-bbox="619 479 1018 568">Class of Development (Column A)</th> <th data-bbox="1026 479 1418 568">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="619 580 1018 687"> <p>8. <u>Railway line.</u></p> </td> <td data-bbox="1026 580 1418 687"> <p><u>Except where located outside of a rail corridor or rail reserve.</u></p> </td> </tr> </tbody> </table>	Class of Development (Column A)	Exceptions (Column B)	<p>8. <u>Railway line.</u></p>	<p><u>Except where located outside of a rail corridor or rail reserve.</u></p>
Class of Development (Column A)	Exceptions (Column B)				
<p>8. <u>Railway line.</u></p>	<p><u>Except where located outside of a rail corridor or rail reserve.</u></p>				

<p>Infrastructure Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 2</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <ul style="list-style-type: none"> <li><del>— air handling unit, air conditioning system or exhaust fan</del></li> <li><del>— building work on railway land</del></li> <li><del>— fence</del></li> <li><del>— solar photovoltaic panels (roof mounted)</del></li> <li><del>— water tank</del></li> </ul> <p>(b) renumber list in alphabetical order as required</p>
<p>Infrastructure Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 3</b> in Column A by:</p> <p>(a) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u>air handling unit, air conditioning system or exhaust fan</u></li> <li>- <u>carport</u></li> <li>- <u>deck</u></li> <li>- <u>fence</u></li> <li>- <u>land division</u></li> <li>- <u>outbuilding</u></li> <li>- <u>pergola</u></li> <li>- <u>private bushfire shelter</u></li> <li>- <u>retaining wall</u></li> <li>- <u>shade sail</u></li> <li>- <u>solar photovoltaic panels (roof mounted)</u></li> <li>- <u>swimming pool or spa pool</u></li> <li>- <u>verandah</u></li> <li>- <u>water tank</u></li> </ul>

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	(b) renumber list in alphabetical order as required								
Infrastructure Zone	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 4</b> (in Column A):</p> <p><del><i>‘Except any of the following:</i></del></p> <p><del><i>1. the demolition of a State or Local Heritage Place</i></del></p> <p><del><i>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.’</i></del></p> <p>With:</p> <p><u><i>‘Except any of the following:</i></u></p> <p><u><i>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</i></u></p> <p><u><i>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).’</i></u></p>								
Infrastructure Zone	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert:</p> <p>(a) the following additional class of development and corresponding exception in a new row immediately after <b>clause 3</b>:</p> <table border="1" data-bbox="616 1122 1414 1301"> <thead> <tr> <th data-bbox="616 1122 1015 1211">Class of Development (Column A)</th> <th data-bbox="1015 1122 1414 1211">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="616 1211 1015 1301"><u><i>4. Building for the purposes of railway activities.</i></u></td> <td data-bbox="1015 1211 1414 1301"><u><i>None specified</i></u></td> </tr> </tbody> </table> <p>(b) the following additional class of development and corresponding exception in a new row immediately after <b>clause 4</b>:</p> <table border="1" data-bbox="616 1435 1414 1648"> <thead> <tr> <th data-bbox="616 1435 1015 1525">Class of Development (Column A)</th> <th data-bbox="1015 1435 1414 1525">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="616 1525 1015 1648"><u><i>6. Railway line.</i></u></td> <td data-bbox="1015 1525 1414 1648"><u><i>Except where located outside of a rail corridor or rail reserve.</i></u></td> </tr> </tbody> </table> <p>(c) renumber clauses in Column A as required.</p>	Class of Development (Column A)	Exceptions (Column B)	<u><i>4. Building for the purposes of railway activities.</i></u>	<u><i>None specified</i></u>	Class of Development (Column A)	Exceptions (Column B)	<u><i>6. Railway line.</i></u>	<u><i>Except where located outside of a rail corridor or rail reserve.</i></u>
Class of Development (Column A)	Exceptions (Column B)								
<u><i>4. Building for the purposes of railway activities.</i></u>	<u><i>None specified</i></u>								
Class of Development (Column A)	Exceptions (Column B)								
<u><i>6. Railway line.</i></u>	<u><i>Except where located outside of a rail corridor or rail reserve.</i></u>								

Infrastructure (Airfield) Zone	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 2</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p>
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	<ul style="list-style-type: none"> <li><del>— air handling unit, air conditioning system or exhaust fan</del></li> <li><del>— building work on railway land</del></li> <li><del>— carport</del></li> <li><del>— demolition</del></li> <li><del>— fence</del></li> <li><del>— outbuilding</del></li> <li><del>— private bushfire shelter</del></li> <li><del>— shade sail</del></li> <li><del>— solar photovoltaic panels (roof mounted)</del></li> <li><del>— verandah</del></li> <li><del>— water tank</del></li> </ul> <p>(b) renumber list in alphabetical order as required</p>
<p>Infrastructure (Airfield) Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 3</b> in Column A by:</p> <p>(a) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u>air handling unit, air conditioning system or exhaust fan</u></li> <li>- <u>carport</u></li> <li>- <u>deck</u></li> <li>- <u>fence</u></li> <li>- <u>land division</u></li> <li>- <u>outbuilding</u></li> <li>- <u>pergola</u></li> <li>- <u>private bushfire shelter</u></li> <li>- <u>retaining wall</u></li> <li>- <u>shade sail</u></li> <li>- <u>solar photovoltaic panels (roof mounted)</u></li> <li>- <u>swimming pool or spa pool</u></li> <li>- <u>verandah</u></li> <li>- <u>water tank</u></li> </ul> <p>(b) renumber list in alphabetical order as required</p>
<p>Infrastructure (Airfield) Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 4</b> (in Column A):</p> <p><del>‘Except any of the following:</del></p> <ul style="list-style-type: none"> <li><del>1. the demolition of a State or Local Heritage Place</del></li> <li><del>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.’</del></li> </ul> <p>With:</p> <p><u>‘Except any of the following:</u></p> <ul style="list-style-type: none"> <li>1. <u>the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u></li> </ul>

	<p>2. <u>the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).</u></p>				
<p>Infrastructure (Airfield) Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 4</b>:</p> <table border="1" data-bbox="616 479 1414 685"> <thead> <tr> <th data-bbox="616 479 1015 568">Class of Development (Column A)</th> <th data-bbox="1015 479 1414 568">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="616 568 1015 685"> <p>5. <u>Railway line.</u></p> </td> <td data-bbox="1015 568 1414 685"> <p><u>Except where located outside of a rail corridor or rail reserve.</u></p> </td> </tr> </tbody> </table>	Class of Development (Column A)	Exceptions (Column B)	<p>5. <u>Railway line.</u></p>	<p><u>Except where located outside of a rail corridor or rail reserve.</u></p>
Class of Development (Column A)	Exceptions (Column B)				
<p>5. <u>Railway line.</u></p>	<p><u>Except where located outside of a rail corridor or rail reserve.</u></p>				

<p>Infrastructure (Ferry and Marina Facilities) Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 2</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <ul style="list-style-type: none"> <li><del>— air handling unit, air conditioning system or exhaust fan</del></li> <li><del>— building work on railway land</del></li> <li><del>— fence</del></li> <li><del>— shade sail</del></li> <li><del>— solar photovoltaic panels (roof mounted)</del></li> <li><del>— water tank</del></li> </ul> <p>(b) replace the word: <del>'storage'</del> with <u>'store'</u></p> <p>(c) renumber list in alphabetical order as required</p>
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<p>Infrastructure (Ferry and Marina Facilities) Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 3</b> in Column A by:</p> <p>(a) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u>air handling unit, air conditioning system or exhaust fan</u></li> <li>- <u>carport</u></li> <li>- <u>deck</u></li> <li>- <u>fence</u></li> <li>- <u>outbuilding</u></li> <li>- <u>pergola</u></li> <li>- <u>private bushfire shelter</u></li> <li>- <u>retaining wall</u></li> </ul>
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	<ul style="list-style-type: none"> <li>- <u>shade sail</u></li> <li>- <u>solar photovoltaic panels (roof mounted)</u></li> <li>- <u>swimming pool or spa pool</u></li> <li>- <u>verandah</u></li> <li>- <u>water tank</u></li> </ul> <p>(b) renumber list in alphabetical order as required</p>				
<p>Infrastructure (Ferry and Marina Facilities) Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 4</b> (in Column A):</p> <p><del>‘Except any of the following:</del></p> <p><del>1. the demolition of a State or Local Heritage Place</del></p> <p><del>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.’</del></p> <p>With:</p> <p><u>‘Except any of the following:</u></p> <p>1. <u>the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u></p> <p>2. <u>the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).’</u></p>				
<p>Infrastructure (Ferry and Marina Facilities) Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 4</b>:</p> <table border="1" data-bbox="616 1256 1412 1464"> <thead> <tr> <th data-bbox="616 1256 1015 1352">Class of Development (Column A)</th> <th data-bbox="1015 1256 1412 1352">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="616 1352 1015 1464"><u>5. Railway line.</u></td> <td data-bbox="1015 1352 1412 1464"><u>Except where located outside of a rail corridor or rail reserve.</u></td> </tr> </tbody> </table>	Class of Development (Column A)	Exceptions (Column B)	<u>5. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>
Class of Development (Column A)	Exceptions (Column B)				
<u>5. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>				

<p>Local Activity Centre Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clauses 2 and 5</b> (in Column A):</p> <p><del>‘Except any of the following:</del></p> <p><del>1. the demolition of a State or Local Heritage Place</del></p> <p><del>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.’</del></p> <p>With:</p> <p><u>‘Except any of the following:</u></p>
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	<p>1. <u>the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u></p> <p>2. <u>the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).</u>'</p>
<p>Local Activity Centre Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 3</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <ul style="list-style-type: none"> <li><del>— air handling unit, air conditioning system or exhaust fan</del></li> <li><del>— building work on railway land</del></li> <li><del>— deck</del></li> <li><del>— fence</del></li> <li><del>— land division</del></li> <li><del>— retaining wall</del></li> <li><del>— shade sail</del></li> <li><del>— solar photovoltaic panels (roof mounted)</del></li> <li><del>— verandah</del></li> <li><del>— water tank</del></li> </ul> <p>(b) renumber list in alphabetical order as required</p>
<p>Local Activity Centre Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 4</b> in Column A by:</p> <p>(a) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u>air handling unit, air conditioning system or exhaust fan</u></li> <li>- <u>carport</u></li> <li>- <u>deck</u></li> <li>- <u>fence</u></li> <li>- <u>land division</u></li> <li>- <u>outbuilding</u></li> <li>- <u>pergola</u></li> <li>- <u>private bushfire shelter</u></li> <li>- <u>retaining wall</u></li> <li>- <u>shade sail</u></li> <li>- <u>solar photovoltaic panels (roof mounted)</u></li> <li>- <u>swimming pool or spa pool</u></li> <li>- <u>verandah</u></li> <li>- <u>water tank</u></li> </ul> <p>(b) renumber list in alphabetical order as required</p>
<p>Local Activity Centre Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 5</b>:</p>

	<b>Class of Development (Column A)</b>	<b>Exceptions (Column B)</b>
	<u>6. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>

Master Planned Neighbourhood Zone	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 2</b> (in Column A):</p> <p><del><i>'Except development involving any of the following:</i></del></p> <p><del><i>1. residential flat building(s) of 3 or more building levels</i></del></p> <p><del><i>2. the demolition of a State or Local Heritage Place</i></del></p> <p><del><i>3. the demolition of a building (except an ancillary building) in a Historic Area Overlay.'</i></del></p> <p>With:</p> <p><u><i>'Except development involving any of the following:</i></u></p> <p><u><i>1. residential flat building(s) of 3 or more building levels</i></u></p> <p><u><i>2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</i></u></p> <p><u><i>3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).'</i></u></p>
Master Planned Neighbourhood Zone	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clauses 3</b> and <b>6</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <ul style="list-style-type: none"> <li><del><i>— air handling unit, air conditioning system or exhaust fan</i></del></li> <li><del><i>— building work on railway land</i></del></li> <li><del><i>— carport</i></del></li> <li><del><i>— deck</i></del></li> <li><del><i>— fence</i></del></li> <li><del><i>— outbuilding</i></del></li> <li><del><i>— pergola</i></del></li> <li><del><i>— private bushfire shelter</i></del></li> <li><del><i>— retaining wall</i></del></li> <li><del><i>— shade sail</i></del></li> <li><del><i>— solar photovoltaic panels (roof mounted)</i></del></li> <li><del><i>— swimming pool or spa pool</i></del></li> <li><del><i>— verandah</i></del></li> <li><del><i>— water tank</i></del></li> </ul> <p>(b) renumber list in alphabetical order as required</p>
Master Planned	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed</p>

<p>Neighbourhood Zone</p>	<p>development that are excluded from notification, amend <b>clause 7</b> in Column A by:</p> <p>(a) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u>air handling unit, air conditioning system or exhaust fan</u></li> <li>- <u>carport</u></li> <li>- <u>deck</u></li> <li>- <u>fence</u></li> <li>- <u>outbuilding</u></li> <li>- <u>pergola</u></li> <li>- <u>private bushfire shelter</u></li> <li>- <u>retaining wall</u></li> <li>- <u>shade sail</u></li> <li>- <u>solar photovoltaic panels (roof mounted)</u></li> <li>- <u>swimming pool or spa pool</u></li> <li>- <u>verandah</u></li> <li>- <u>water tank</u></li> </ul> <p>(b) renumber list in alphabetical order as required</p>				
<p>Master Planned Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 8</b> (in Column A):</p> <p><del>‘Except any of the following:</del></p> <p><del>1. the demolition of a State or Local Heritage Place</del></p> <p><del>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.’</del></p> <p>With:</p> <p><u>‘Except any of the following:</u></p> <p><u>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u></p> <p><u>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).’</u></p>				
<p>Master Planned Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 8</b>:</p> <table border="1" data-bbox="616 1733 1414 1939"> <thead> <tr> <th data-bbox="616 1733 1015 1827">Class of Development (Column A)</th> <th data-bbox="1015 1733 1414 1827">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="616 1827 1015 1939"><u>9. Railway line.</u></td> <td data-bbox="1015 1827 1414 1939"><u>Except where located outside of a rail corridor or rail reserve.</u></td> </tr> </tbody> </table>	Class of Development (Column A)	Exceptions (Column B)	<u>9. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>
Class of Development (Column A)	Exceptions (Column B)				
<u>9. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>				

<p>Master Planned Renewal Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 2</b> (in Column A):</p> <p><del><i>'Except development involving any of the following:</i></del></p> <p><del><i>1. residential flat building(s) of 3 or more building levels</i></del></p> <p><del><i>2. the demolition of a State or Local Heritage Place</i></del></p> <p><del><i>3. the demolition of a building (except an ancillary building) in a Historic Area Overlay.'</i></del></p> <p>With:</p> <p><u><i>'Except development involving any of the following:</i></u></p> <p><u><i>1. residential flat building(s) of 3 or more building levels</i></u></p> <p><u><i>2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</i></u></p> <p><u><i>3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).'</i></u></p>
<p>Master Planned Renewal Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 3</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <ul style="list-style-type: none"> <li><del><i>— air handling unit, air conditioning system or exhaust fan</i></del></li> <li><del><i>— building work on railway land</i></del></li> <li><del><i>— carport</i></del></li> <li><del><i>— deck</i></del></li> <li><del><i>— fence</i></del></li> <li><del><i>— outbuilding</i></del></li> <li><del><i>— pergola</i></del></li> <li><del><i>— private bushfire shelter</i></del></li> <li><del><i>— retaining wall</i></del></li> <li><del><i>— shade sail</i></del></li> <li><del><i>— solar photovoltaic panels (roof mounted)</i></del></li> <li><del><i>— swimming pool or spa pool</i></del></li> <li><del><i>— verandah</i></del></li> <li><del><i>— water tank</i></del></li> </ul> <p>(b) renumber list in alphabetical order as required</p>
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	<ul style="list-style-type: none"> <li>- <u>deck</u></li> <li>- <u>fence</u></li> <li>- <u>outbuilding</u></li> <li>- <u>pergola</u></li> <li>- <u>private bushfire shelter</u></li> <li>- <u>retaining wall</u></li> <li>- <u>shade sail</u></li> <li>- <u>solar photovoltaic panels (roof mounted)</u></li> <li>- <u>swimming pool or spa pool</u></li> <li>- <u>verandah</u></li> <li>- <u>water tank</u></li> </ul> <p>(b) renumber list in alphabetical order as required</p>				
<p>Master Planned Renewal Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 7</b> (in Column A):</p> <p><del>‘Except any of the following:</del></p> <p><del>1. the demolition of a State or Local Heritage Place</del></p> <p><del>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.’</del></p> <p>With:</p> <p>‘Except any of the following:</p> <p>1. <u>the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u></p> <p>2. <u>the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).’</u></p>				
<p>Master Planned Renewal Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 7</b>:</p> <table border="1" data-bbox="616 1464 1414 1675"> <thead> <tr> <th data-bbox="616 1464 1015 1559">Class of Development (Column A)</th> <th data-bbox="1015 1464 1414 1559">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="616 1559 1015 1675"><u>8. Railway line.</u></td> <td data-bbox="1015 1559 1414 1675"><u>Except where located outside of a rail corridor or rail reserve.</u></td> </tr> </tbody> </table>	Class of Development (Column A)	Exceptions (Column B)	<u>8. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>
Class of Development (Column A)	Exceptions (Column B)				
<u>8. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>				

<p>Master Planned Township Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 2</b> (in Column A):</p> <p><del>‘Except development involving any of the following:</del></p> <p><del>1. residential flat building(s) of 3 or more building levels</del></p>
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	<p><del>2. the demolition of a State or Local Heritage Place</del>  <del>3. the demolition of a building (except an ancillary building) in a Historic Area Overlay.'</del></p> <p>With:</p> <p><u>'Except development involving any of the following:</u></p> <ol style="list-style-type: none"> <li>1. <u>residential flat building(s) of 3 or more building levels</u></li> <li>2. <u>the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u></li> <li>3. <u>the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).'</u></li> </ol>
<p>Master Planned Township Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clauses 3</b> and <b>6</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <ul style="list-style-type: none"> <li><del>— air handling unit, air conditioning system or exhaust fan</del></li> <li><del>— building work on railway land</del></li> <li><del>— carport</del></li> <li><del>— deck</del></li> <li><del>— fence</del></li> <li><del>— outbuilding</del></li> <li><del>— pergola</del></li> <li><del>— private bushfire shelter</del></li> <li><del>— retaining wall</del></li> <li><del>— shade sail</del></li> <li><del>— solar photovoltaic panels (roof mounted)</del></li> <li><del>— swimming pool or spa pool</del></li> <li><del>— verandah</del></li> <li><del>— water tank</del></li> </ul> <p>(b) renumber list in alphabetical order as required</p>
<p>Master Planned Township Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 7</b> in Column A by:</p> <p>(a) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u>air handling unit, air conditioning system or exhaust fan</u></li> <li>- <u>carport</u></li> <li>- <u>deck</u></li> <li>- <u>fence</u></li> <li>- <u>outbuilding</u></li> <li>- <u>pergola</u></li> <li>- <u>private bushfire shelter</u></li> <li>- <u>retaining wall</u></li> <li>- <u>shade sail</u></li> </ul>

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<p>Master Planned Township Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 8</b> (in Column A):</p> <p><del><i>'Except any of the following:</i></del></p> <p><del><i>1. the demolition of a State or Local Heritage Place</i></del></p> <p><del><i>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.'</i></del></p> <p>With:</p> <p><u><i>'Except any of the following:</i></u></p> <p><u><i>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</i></u></p> <p><u><i>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).'</i></u></p>				
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Class of Development (Column A)	Exceptions (Column B)				
<u><i>9. Railway line.</i></u>	<u><i>Except where located outside of a rail corridor or rail reserve.</i></u>				

<p>Motorsport Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 2</b> (in Column A):</p> <p><del><i>'Except any of the following:</i></del></p> <p><del><i>1. airstrip</i></del></p> <p><del><i>2. the demolition of a State or Local Heritage Place</i></del></p> <p><del><i>3. the demolition of a building (except an ancillary building) in a Historic Area Overlay.</i></del></p> <p><del><i>4. development within 30m of the boundaries of the Zone</i></del></p> <p><del><i>5. helicopter landing facility</i></del></p> <p><del><i>6. shop with a gross leasable floor area greater than 500m<sup>2</sup></i></del></p> <p><del><i>7. wind farm.'</i></del></p>
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	<p>With:</p> <p><u>'Except development involving any of the following:</u></p> <ol style="list-style-type: none"> <li>1. <u><i>airstrip</i></u></li> <li>2. <u><i>the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</i></u></li> <li>3. <u><i>the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building)</i></u></li> <li>4. <u><i>development within 30m of the boundaries of the Zone</i></u></li> <li>5. <u><i>helicopter landing facility</i></u></li> <li>6. <u><i>shop with a gross leasable floor area greater than 500m<sup>2</sup></i></u></li> <li>7. <u><i>wind farm.'</i></u></li> </ol>						
<p>Motorsport Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional classes of development and corresponding exceptions in new rows immediately after <b>clause 2</b>:</p> <table border="1" data-bbox="616 835 1414 1908"> <thead> <tr> <th data-bbox="616 835 1023 931">Class of Development (Column A)</th> <th data-bbox="1023 835 1414 931">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="616 931 1023 1794"> <p>3. <i>Any development involving any of the following (or of any combination of any of the following):</i></p> <ul style="list-style-type: none"> <li><i>(a) air handling unit, air conditioning system or exhaust fan</i></li> <li><i>(b) carport</i></li> <li><i>(c) deck</i></li> <li><i>(d) fence</i></li> <li><i>(e) land division</i></li> <li><i>(f) outbuilding</i></li> <li><i>(g) pergola</i></li> <li><i>(h) private bushfire shelter</i></li> <li><i>(i) retaining wall</i></li> <li><i>(j) shade sail</i></li> <li><i>(k) solar photovoltaic panels (roof mounted)</i></li> <li><i>(l) swimming pool or spa pool</i></li> <li><i>(m) verandah</i></li> <li><i>(n) water tank.</i></li> </ul> </td> <td data-bbox="1023 931 1414 1794"> <p><i>.None specified.</i></p> </td> </tr> <tr> <td data-bbox="616 1794 1023 1908"> <p>4. <i>Railway line.</i></p> </td> <td data-bbox="1023 1794 1414 1908"> <p><i>Except where located outside of a rail corridor or rail reserve.</i></p> </td> </tr> </tbody> </table>	Class of Development (Column A)	Exceptions (Column B)	<p>3. <i>Any development involving any of the following (or of any combination of any of the following):</i></p> <ul style="list-style-type: none"> <li><i>(a) air handling unit, air conditioning system or exhaust fan</i></li> <li><i>(b) carport</i></li> <li><i>(c) deck</i></li> <li><i>(d) fence</i></li> <li><i>(e) land division</i></li> <li><i>(f) outbuilding</i></li> <li><i>(g) pergola</i></li> <li><i>(h) private bushfire shelter</i></li> <li><i>(i) retaining wall</i></li> <li><i>(j) shade sail</i></li> <li><i>(k) solar photovoltaic panels (roof mounted)</i></li> <li><i>(l) swimming pool or spa pool</i></li> <li><i>(m) verandah</i></li> <li><i>(n) water tank.</i></li> </ul>	<p><i>.None specified.</i></p>	<p>4. <i>Railway line.</i></p>	<p><i>Except where located outside of a rail corridor or rail reserve.</i></p>
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<p>Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 2</b> (in Column A):</p> <p><del><i>'Except development involving any of the following:</i></del></p> <p><del><i>1. residential flat building(s) of 3 storeys or greater</i></del></p> <p><del><i>2. the demolition of a State or Local Heritage Place</i></del></p> <p><del><i>3. the demolition of a building (except an ancillary building) in a Historic Area Overlay.'</i></del></p> <p>With:</p> <p><u><i>'Except development involving any of the following:</i></u></p> <p><u><i>1. residential flat building(s) of 3 or more building levels</i></u></p> <p><u><i>2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</i></u></p> <p><u><i>3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).'</i></u></p>
<p>Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 3</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <ul style="list-style-type: none"> <li><del><i>— air handling unit, air conditioning system or exhaust fan</i></del></li> <li><del><i>— building work on railway land</i></del></li> <li><del><i>— carport</i></del></li> <li><del><i>— deck</i></del></li> <li><del><i>— fence</i></del></li> <li><del><i>— outbuilding</i></del></li> <li><del><i>— pergola</i></del></li> <li><del><i>— private bushfire shelter</i></del></li> <li><del><i>— retaining wall</i></del></li> <li><del><i>— shade sail</i></del></li> <li><del><i>— solar photovoltaic panels (roof mounted)</i></del></li> <li><del><i>— swimming pool or spa pool</i></del></li> <li><del><i>— verandah</i></del></li> <li><del><i>— water tank</i></del></li> </ul> <p>(b) renumber list in alphabetical order as required</p>
<p>Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 5</b> in Column A by:</p> <p>(a) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u><i>air handling unit, air conditioning system or exhaust fan</i></u></li> <li>- <u><i>carport</i></u></li> </ul>

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<p>Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 6</b> (in Column A):</p> <p><del>‘Except any of the following:</del></p> <p><del>1. the demolition of a State or Local Heritage Place</del></p> <p><del>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.’</del></p> <p>With:</p> <p><u>‘Except any of the following:</u></p> <p>1. <u>the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u></p> <p>2. <u>the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).’</u></p>				
<p>Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 6</b>:</p> <table border="1" data-bbox="616 1464 1414 1675"> <thead> <tr> <th data-bbox="616 1464 1018 1559">Class of Development (Column A)</th> <th data-bbox="1018 1464 1414 1559">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="616 1559 1018 1675"><u>7. Railway line.</u></td> <td data-bbox="1018 1559 1414 1675"><u>Except where located outside of a rail corridor or rail reserve.</u></td> </tr> </tbody> </table>	Class of Development (Column A)	Exceptions (Column B)	<u>7. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>
Class of Development (Column A)	Exceptions (Column B)				
<u>7. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>				
<p>Open Space Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 2</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <p><del>— building work on railway land</del></p>				

	<p>(b) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u>carport</u></li> <li>- <u>deck</u></li> <li>- <u>pergola</u></li> <li>- <u>private bushfire shelter</u></li> <li>- <u>swimming pool or spa pool</u></li> </ul> <p>(c) renumber list in alphabetical order as required</p>				
<p>Open Space Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 4</b> (in Column A):</p> <p><del>‘Except any of the following:</del></p> <p><del>1. the demolition of a State or Local Heritage Place</del></p> <p><del>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.’</del></p> <p>With:</p> <p><u>‘Except any of the following:</u></p> <p><u>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u></p> <p><u>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).’</u></p>				
<p>Open Space Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 6</b>:</p> <table border="1" data-bbox="616 1317 1414 1547"> <thead> <tr> <th data-bbox="616 1317 1015 1413">Class of Development (Column A)</th> <th data-bbox="1015 1317 1414 1413">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="616 1413 1015 1547"><u>7. Railway line.</u></td> <td data-bbox="1015 1413 1414 1547"><u>Except where located outside of a rail corridor or rail reserve.</u></td> </tr> </tbody> </table> <p>And renumber subsequent clauses in Column A as required.</p>	Class of Development (Column A)	Exceptions (Column B)	<u>7. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>
Class of Development (Column A)	Exceptions (Column B)				
<u>7. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>				

<p>Productive Rural Landscape Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 2</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <ul style="list-style-type: none"> <li><del>— building work on railway land</del></li> <li><del>— demolition</del></li> </ul> <p>(b) including (in alphabetical order) the following additional classes of development within the list:</p>
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	<ul style="list-style-type: none"> <li>- <u>deck</u></li> <li>- <u>fence</u></li> <li>- <u>pergola</u></li> </ul> <p>(c) renumber list in alphabetical order as required</p>				
<p>Productive Rural Landscape Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 4</b> (in Column A):</p> <p><del><i>'Except any of the following:</i></del></p> <p><del><i>1. the demolition of a State or Local Heritage Place</i></del></p> <p><del><i>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.'</i></del></p> <p>With:</p> <p><u><i>'Except any of the following:</i></u></p> <p><u><i>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</i></u></p> <p><u><i>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).'</i></u></p>				
<p>Productive Rural Landscape Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 7</b>:</p> <table border="1" data-bbox="616 1162 1414 1391"> <thead> <tr> <th data-bbox="616 1162 1015 1256">Class of Development (Column A)</th> <th data-bbox="1015 1162 1414 1256">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="616 1256 1015 1391"><u><i>8. Railway line.</i></u></td> <td data-bbox="1015 1256 1414 1391"><u><i>Except where located outside of a rail corridor or rail reserve.</i></u></td> </tr> </tbody> </table> <p>And renumber subsequent clauses in Column A as required.</p>	Class of Development (Column A)	Exceptions (Column B)	<u><i>8. Railway line.</i></u>	<u><i>Except where located outside of a rail corridor or rail reserve.</i></u>
Class of Development (Column A)	Exceptions (Column B)				
<u><i>8. Railway line.</i></u>	<u><i>Except where located outside of a rail corridor or rail reserve.</i></u>				
<p>Productive Rural Landscape Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table titled 'Placement of Notices - Exemptions for Performance Assessed Development' replace the words:</p> <p><del><i>'None specified.'</i></del></p> <p>With:</p> <p><u><i>'Pursuant to regulation 47(6)(c) of the Planning, Development and Infrastructure (General) Regulations 2017, the requirement to place a notice on the relevant land under section 107(3)(a)(ii) of the Planning, Development and Infrastructure Act 2016 does not apply in the Productive Rural Landscape Zone.'</i></u></p>				
<p>Productive Rural</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table titled 'Placement of Notices - Exemptions for Restricted Development' replace the words:</p>				

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Landscape Zone	<p><del>'None specified.'</del></p> <p>With:</p> <p><u>'Pursuant to regulation 47(6)(c) of the Planning, Development and Infrastructure (General) Regulations 2017, the requirement to place a notice on the relevant land under section 110(2)(a)(iv) of the Planning, Development and Infrastructure Act 2016 does not apply in the Productive Rural Landscape Zone.'</u></p>
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Recreation Zone	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 2</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <ul style="list-style-type: none"> <li><del>— air handling unit, air conditioning system or exhaust fan</del></li> <li><del>— building work on railway land</del></li> <li><del>— fence</del></li> <li><del>— outbuilding</del></li> <li><del>— retaining wall</del></li> <li><del>— shade sail</del></li> <li><del>— solar photovoltaic panels (roof mounted)</del></li> <li><del>— verandah</del></li> <li><del>— water tank</del></li> </ul> <p>(b) renumber list in alphabetical order as required</p>
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Recreation Zone	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 4</b> in Column A by:</p> <p>(a) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u>air handling unit, air conditioning system or exhaust fan</u></li> <li>- <u>carport</u></li> <li>- <u>deck</u></li> <li>- <u>fence</u></li> <li>- <u>outbuilding</u></li> <li>- <u>pergola</u></li> <li>- <u>private bushfire shelter</u></li> <li>- <u>retaining wall</u></li> <li>- <u>shade sail</u></li> <li>- <u>solar photovoltaic panels (roof mounted)</u></li> <li>- <u>swimming pool or spa pool</u></li> <li>- <u>verandah</u></li> <li>- <u>water tank</u></li> </ul> <p>(b) renumber list in alphabetical order as required</p>
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<p>Recreation Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 5</b> (in Column A):</p> <p><del>‘Except any of the following:</del></p> <p><del>1. the demolition of a State or Local Heritage Place</del></p> <p><del>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.’</del></p> <p>With:</p> <p><u>‘Except any of the following:</u></p> <p>1. <u>the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u></p> <p>2. <u>the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).’</u></p>				
<p>Recreation Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 6</b>:</p> <table border="1" data-bbox="616 1010 1414 1238"> <thead> <tr> <th data-bbox="616 1010 1015 1104">Class of Development (Column A)</th> <th data-bbox="1015 1010 1414 1104">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="616 1104 1015 1238"><u>7. Railway line.</u></td> <td data-bbox="1015 1104 1414 1238"><u>Except where located outside of a rail corridor or rail reserve.</u></td> </tr> </tbody> </table> <p>And renumber subsequent clauses in Column A as required.</p>	Class of Development (Column A)	Exceptions (Column B)	<u>7. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>
Class of Development (Column A)	Exceptions (Column B)				
<u>7. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>				

<p>Remote Areas Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 2</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <ul style="list-style-type: none"> <li><del>— air handling unit, air conditioning system or exhaust fan</del></li> <li><del>— building work on railway land</del></li> <li><del>— carport</del></li> <li><del>— fence</del></li> <li><del>— outbuilding</del></li> <li><del>— private bushfire shelter</del></li> <li><del>— retaining wall</del></li> <li><del>— shade sail</del></li> <li><del>— solar photovoltaic panels (roof mounted)</del></li> <li><del>— swimming pool or spa pool</del></li> <li><del>— verandah</del></li> <li><del>— water tank</del></li> </ul>
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	(b) renumber list in alphabetical order as required		
Remote Areas Zone	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 3</b> in Column A by:</p> <p>(a) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u>air handling unit, air conditioning system or exhaust fan</u></li> <li>- <u>building work on railway land</u></li> <li>- <u>carport</u></li> <li>- <u>deck</u></li> <li>- <u>fence</u></li> <li>- <u>outbuilding</u></li> <li>- <u>pergola</u></li> <li>- <u>private bushfire shelter</u></li> <li>- <u>retaining wall</u></li> <li>- <u>shade sail</u></li> <li>- <u>solar photovoltaic panels (roof mounted)</u></li> <li>- <u>swimming pool or spa pool</u></li> <li>- <u>verandah</u></li> <li>- <u>water tank</u></li> </ul> <p>(b) renumber list in alphabetical order as required</p>		
Remote Areas Zone	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 4</b> (in Column A):</p> <p><del><i>‘Except any of the following:</i></del></p> <p><del><i>1. the demolition of a State or Local Heritage Place</i></del></p> <p><del><i>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.’</i></del></p> <p>With:</p> <p><u><i>‘Except any of the following:</i></u></p> <p><u><i>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</i></u></p> <p><u><i>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).’</i></u></p>		
Remote Areas Zone	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 4</b>:</p> <table border="1" data-bbox="614 1899 1412 1995"> <thead> <tr> <th data-bbox="614 1899 1093 1944">Class of Development (Column A)</th> <th data-bbox="1093 1899 1412 1944">Exceptions (Column B)</th> </tr> </thead> </table>	Class of Development (Column A)	Exceptions (Column B)
Class of Development (Column A)	Exceptions (Column B)		



	<p><u>5. Railway line.</u></p>	<p><u>Except where located outside of a rail corridor or rail reserve.</u></p>
<p>And renumber subsequent clauses in Column A as required.</p>		

<p>Residential Parks Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 2</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <ul style="list-style-type: none"> <li><del>— air handling unit, air conditioning system or exhaust fan</del></li> <li><del>— building work on railway land</del></li> <li><del>— carport</del></li> <li><del>— fence</del></li> <li><del>— outbuilding</del></li> <li><del>— private bushfire shelter</del></li> <li><del>— shade sail</del></li> <li><del>— solar photovoltaic panels (roof mounted)</del></li> <li><del>— swimming pool or spa pool</del></li> <li><del>— verandah</del></li> <li><del>— water tank</del></li> </ul> <p>(b) renumber list in alphabetical order as required</p>
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<p>Residential Parks Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 4</b> in Column A by:</p> <p>(a) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u>air handling unit, air conditioning system or exhaust fan</u></li> <li>- <u>carport</u></li> <li>- <u>deck</u></li> <li>- <u>fence</u></li> <li>- <u>outbuilding</u></li> <li>- <u>pergola</u></li> <li>- <u>private bushfire shelter</u></li> <li>- <u>retaining wall</u></li> <li>- <u>shade sail</u></li> <li>- <u>solar photovoltaic panels (roof mounted)</u></li> <li>- <u>swimming pool or spa pool</u></li> <li>- <u>verandah</u></li> <li>- <u>water tank</u></li> </ul> <p>(b) renumber list in alphabetical order as required</p>
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<p>Residential Parks Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 5</b> (in Column A):</p> <p><del><i>'Except any of the following:</i></del></p> <p><del><i>1. the demolition of a State or Local Heritage Place</i></del></p> <p><del><i>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.'</i></del></p> <p>With:</p> <p><u><i>'Except any of the following:</i></u></p> <p><u><i>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</i></u></p> <p><u><i>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).'</i></u></p>				
<p>Residential Parks Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 6</b>:</p> <table border="1" data-bbox="619 1025 1412 1236"> <thead> <tr> <th data-bbox="619 1025 1018 1115">Class of Development (Column A)</th> <th data-bbox="1026 1025 1412 1115">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="619 1115 1018 1236"><u><i>7. Railway line.</i></u></td> <td data-bbox="1026 1115 1412 1236"><u><i>Except where located outside of a rail corridor or rail reserve.</i></u></td> </tr> </tbody> </table>	Class of Development (Column A)	Exceptions (Column B)	<u><i>7. Railway line.</i></u>	<u><i>Except where located outside of a rail corridor or rail reserve.</i></u>
Class of Development (Column A)	Exceptions (Column B)				
<u><i>7. Railway line.</i></u>	<u><i>Except where located outside of a rail corridor or rail reserve.</i></u>				

<p>Resource Extraction Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 2</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <p><del><i>—building work on railway land</i></del></p> <p>(b) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u><i>carport</i></u></li> <li>- <u><i>deck</i></u></li> <li>- <u><i>outbuilding</i></u></li> <li>- <u><i>pergola</i></u></li> <li>- <u><i>private bushfire shelter</i></u></li> <li>- <u><i>retaining wall</i></u></li> <li>- <u><i>shade sail</i></u></li> <li>- <u><i>swimming pool or spa pool</i></u></li> <li>- <u><i>verandah</i></u></li> </ul> <p>(c) renumber list in alphabetical order as required</p>
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<p>Resource Extraction Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 3</b> (in Column A):</p> <p><del><i>‘Except any of the following:</i></del></p> <p><del><i>1. the demolition of a State or Local Heritage Place</i></del></p> <p><del><i>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.’</i></del></p> <p>With:</p> <p><u><i>‘Except any of the following:</i></u></p> <p><u><i>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</i></u></p> <p><u><i>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).’</i></u></p>				
<p>Resource Extraction Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 4</b>:</p> <table border="1" data-bbox="616 1025 1410 1249"> <thead> <tr> <th data-bbox="616 1025 1015 1115">Class of Development (Column A)</th> <th data-bbox="1015 1025 1410 1115">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="616 1115 1015 1249"><u><i>5. Railway line.</i></u></td> <td data-bbox="1015 1115 1410 1249"><u><i>Except where located outside of a rail corridor or rail reserve.</i></u></td> </tr> </tbody> </table> <p>And renumber subsequent clauses in Column A as required.</p>	Class of Development (Column A)	Exceptions (Column B)	<u><i>5. Railway line.</i></u>	<u><i>Except where located outside of a rail corridor or rail reserve.</i></u>
Class of Development (Column A)	Exceptions (Column B)				
<u><i>5. Railway line.</i></u>	<u><i>Except where located outside of a rail corridor or rail reserve.</i></u>				

<p>Rural Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 2</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <p><del><i>— building work on railway land</i></del></p> <p>(b) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u><i>deck</i></u></li> <li>- <u><i>pergola</i></u></li> </ul> <p>(c) renumber list in alphabetical order as required</p>
<p>Rural Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 4</b> (in Column A):</p>

	<p><del>'Except any of the following:</del></p> <p><del>1. the demolition of a State or Local Heritage Place</del></p> <p><del>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.'</del></p> <p>With:</p> <p><u>'Except any of the following:</u></p> <p>1. <u>the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u></p> <p>2. <u>the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).'</u></p>				
Rural Zone	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 6</b>:</p> <table border="1" data-bbox="616 824 1414 1048"> <thead> <tr> <th data-bbox="616 824 1015 913">Class of Development (Column A)</th> <th data-bbox="1015 824 1414 913">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="616 913 1015 1048"><u>7. Railway line.</u></td> <td data-bbox="1015 913 1414 1048"><u>Except where located outside of a rail corridor or rail reserve.</u></td> </tr> </tbody> </table> <p>And renumber subsequent clauses in Column A as required.</p>	Class of Development (Column A)	Exceptions (Column B)	<u>7. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>
Class of Development (Column A)	Exceptions (Column B)				
<u>7. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>				

Rural Aquaculture Zone	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 2</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <p><del>— building work on railway land</del></p> <p>(b) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u>deck</u></li> <li>- <u>land division</u></li> <li>- <u>pergola</u></li> <li>- <u>retaining wall</u></li> <li>- <u>swimming pool or spa pool</u></li> </ul> <p>(c) renumber list in alphabetical order as required</p>
Rural Aquaculture Zone	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 4</b> (in Column A):</p> <p><del>'Except any of the following:</del></p> <p><del>1. the demolition of a State or Local Heritage Place</del></p>

	<p><del>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.</del></p> <p>With:</p> <p><u>‘Except any of the following:</u></p> <p>1. <u>the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u></p> <p>2. <u>(other than an excluded building).</u>’</p>				
<p>Rural Aquaculture Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 3</b>:</p> <table border="1" data-bbox="614 705 1412 929"> <thead> <tr> <th data-bbox="614 705 1013 795">Class of Development (Column A)</th> <th data-bbox="1013 705 1412 795">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="614 795 1013 929"> <p><u>4. Railway line.</u></p> </td> <td data-bbox="1013 795 1412 929"> <p><u>Except where located outside of a rail corridor or rail reserve.</u></p> </td> </tr> </tbody> </table>	Class of Development (Column A)	Exceptions (Column B)	<p><u>4. Railway line.</u></p>	<p><u>Except where located outside of a rail corridor or rail reserve.</u></p>
Class of Development (Column A)	Exceptions (Column B)				
<p><u>4. Railway line.</u></p>	<p><u>Except where located outside of a rail corridor or rail reserve.</u></p>				

<p>Rural Horticulture Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 2</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <p><del>—building work on railway land</del></p> <p>(b) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u>deck</u></li> <li>- <u>pergola</u></li> </ul> <p>(c) renumber list in alphabetical order as required</p>
<p>Rural Horticulture Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 4</b> (in Column A):</p> <p><del>‘Except any of the following:</del></p> <p><del>1. the demolition of a State or Local Heritage Place</del></p> <p><del>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.’</del></p> <p>With:</p> <p><u>‘Except any of the following:</u></p> <p>1. <u>the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u></p>

	<p>2. <u>the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).</u>'</p>				
<p>Rural Horticulture Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 5</b>:</p> <table border="1" data-bbox="616 477 1414 703"> <thead> <tr> <th data-bbox="616 477 1015 568">Class of Development (Column A)</th> <th data-bbox="1015 477 1414 568">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="616 568 1015 703"> <p>6. <u>Railway line.</u></p> </td> <td data-bbox="1015 568 1414 703"> <p><u>Except where located outside of a rail corridor or rail reserve.</u></p> </td> </tr> </tbody> </table> <p>And renumber subsequent clauses in Column A as required.</p>	Class of Development (Column A)	Exceptions (Column B)	<p>6. <u>Railway line.</u></p>	<p><u>Except where located outside of a rail corridor or rail reserve.</u></p>
Class of Development (Column A)	Exceptions (Column B)				
<p>6. <u>Railway line.</u></p>	<p><u>Except where located outside of a rail corridor or rail reserve.</u></p>				

<p>Rural Intensive Enterprise Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 2</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:  <del>— building work on railway land</del></p> <p>(b) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u>deck</u></li> <li>- <u>land division</u></li> <li>- <u>pergola</u></li> <li>- <u>swimming pool or spa pool</u></li> </ul> <p>(c) renumber list in alphabetical order as required</p>
<p>Rural Intensive Enterprise Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 3</b> (in Column A):</p> <p><del>'Except any of the following:</del></p> <p><del>1. the demolition of a State or Local Heritage Place</del></p> <p><del>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.'</del></p> <p>With:</p> <p><u>'Except any of the following:</u></p> <p>1. <u>the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u></p> <p>2. <u>the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).'</u></p>

	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 3</b>:</p> <table border="1" data-bbox="616 392 1409 618"> <thead> <tr> <th data-bbox="616 392 1015 488">Class of Development (Column A)</th> <th data-bbox="1015 392 1409 488">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="616 488 1015 618"><u>4. Railway line.</u></td> <td data-bbox="1015 488 1409 618"><u>Except where located outside of a rail corridor or rail reserve.</u></td> </tr> </tbody> </table> <p>And renumber subsequent clauses in Column A as required.</p>	Class of Development (Column A)	Exceptions (Column B)	<u>4. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>
Class of Development (Column A)	Exceptions (Column B)				
<u>4. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>				

<p>Rural Living Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 2</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <ul style="list-style-type: none"> <li><del>— air handling unit, air conditioning system or exhaust fan</del></li> <li><del>— building work on railway land</del></li> <li><del>— carport</del></li> <li><del>— deck</del></li> <li><del>— fence</del></li> <li><del>— retaining wall</del></li> <li><del>— outbuilding</del></li> <li><del>— pergola</del></li> <li><del>— private bushfire shelter</del></li> <li><del>— retaining wall</del></li> <li><del>— shade sail</del></li> <li><del>— solar photovoltaic panels (roof mounted)</del></li> <li><del>— swimming pool or spa pool</del></li> <li><del>— verandah</del></li> <li><del>— water tank</del></li> </ul> <p>(b) renumber list in alphabetical order as required</p>
<p>Rural Living Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 3</b> in Column A by:</p> <p>(a) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u>air handling unit, air conditioning system or exhaust fan</u></li> <li>- <u>carport</u></li> <li>- <u>deck</u></li> <li>- <u>fence</u></li> <li>- <u>outbuilding</u></li> </ul>

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	<ul style="list-style-type: none"> <li>- <u>pergola</u></li> <li>- <u>private bushfire shelter</u></li> <li>- <u>retaining wall</u></li> <li>- <u>shade sail</u></li> <li>- <u>solar photovoltaic panels (roof mounted)</u></li> <li>- <u>swimming pool or spa pool</u></li> <li>- <u>verandah</u></li> <li>- <u>water tank</u></li> </ul> <p>(b) renumber list in alphabetical order as required</p>				
<p>Rural Living Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 5</b> (in Column A):</p> <p><del>‘Except any of the following:</del></p> <p><del>1. the demolition of a State or Local Heritage Place</del></p> <p><del>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.’</del></p> <p>With:</p> <p><u>‘Except any of the following:</u></p> <p>1. <u>the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u></p> <p>2. <u>the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).’</u></p>				
<p>Rural Living Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 8</b>:</p> <table border="1" data-bbox="616 1368 1410 1592"> <thead> <tr> <th data-bbox="616 1368 1015 1462">Class of Development (Column A)</th> <th data-bbox="1015 1368 1410 1462">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="616 1462 1015 1592"><u>9. Railway line.</u></td> <td data-bbox="1015 1462 1410 1592"><u>Except where located outside of a rail corridor or rail reserve.</u></td> </tr> </tbody> </table>	Class of Development (Column A)	Exceptions (Column B)	<u>9. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>
Class of Development (Column A)	Exceptions (Column B)				
<u>9. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>				

<p>Rural Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 2</b> (in Column A):</p> <p><del>‘Except development involving any of the following:</del></p> <p><del>1. residential flat building(s) of 3 storeys or greater</del></p> <p><del>2. the demolition of a State or Local Heritage Place</del></p>
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	<p><del>3. the demolition of a building (except an ancillary building) in a Historic Area Overlay.</del></p> <p>With:</p> <p><u>'Except development involving any of the following:</u></p> <ol style="list-style-type: none"> <li>1. <u>residential flat building(s) of 3 or more building levels</u></li> <li>2. <u>the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u></li> <li>3. <u>the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).</u></li> </ol>
<p>Rural Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 3</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <ul style="list-style-type: none"> <li><del>— air handling unit, air conditioning system or exhaust fan</del></li> <li><del>— building work on railway land</del></li> <li><del>— carport</del></li> <li><del>— deck</del></li> <li><del>— fence</del></li> <li><del>— outbuilding</del></li> <li><del>— pergola</del></li> <li><del>— private bushfire shelter</del></li> <li><del>— retaining wall</del></li> <li><del>— shade sail</del></li> <li><del>— solar photovoltaic panels (roof mounted)</del></li> <li><del>— swimming pool or spa pool</del></li> <li><del>— verandah</del></li> <li><del>— water tank</del></li> </ul> <p>(b) renumber list in alphabetical order as required</p>
<p>Rural Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 5</b> in Column A by:</p> <p>(a) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u>air handling unit, air conditioning system or exhaust fan</u></li> <li>- <u>carport</u></li> <li>- <u>deck</u></li> <li>- <u>fence</u></li> <li>- <u>outbuilding</u></li> <li>- <u>pergola</u></li> <li>- <u>private bushfire shelter</u></li> <li>- <u>retaining wall</u></li> <li>- <u>shade sail</u></li> <li>- <u>solar photovoltaic panels (roof mounted)</u></li> </ul>

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	<ul style="list-style-type: none"> <li>- <u>swimming pool or spa pool</u></li> <li>- <u>verandah</u></li> <li>- <u>water tank</u></li> </ul> <p>(b) renumber list in alphabetical order as required</p>				
<p>Rural Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 6</b> (in Column A):</p> <p><del>‘Except any of the following:</del></p> <p><del>1. the demolition of a State or Local Heritage Place</del></p> <p><del>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.’</del></p> <p>With:</p> <p><u>‘Except any of the following:</u></p> <p>1. <u>the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u></p> <p>2. <u>the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).’</u></p>				
<p>Rural Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 6</b>:</p> <table border="1" data-bbox="616 1171 1414 1391"> <thead> <tr> <th data-bbox="616 1171 1015 1263">Class of Development (Column A)</th> <th data-bbox="1015 1171 1414 1263">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="616 1263 1015 1391"><u>7. Railway line.</u></td> <td data-bbox="1015 1263 1414 1391"><u>Except where located outside of a rail corridor or rail reserve.</u></td> </tr> </tbody> </table>	Class of Development (Column A)	Exceptions (Column B)	<u>7. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>
Class of Development (Column A)	Exceptions (Column B)				
<u>7. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>				

<p>Rural Settlement Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 2</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <ul style="list-style-type: none"> <li><del>— air handling unit, air conditioning system or exhaust fan</del></li> <li><del>— building work on railway land</del></li> <li><del>— carport</del></li> <li><del>— deck</del></li> <li><del>— fence</del></li> <li><del>— outbuilding</del></li> <li><del>— pergola</del></li> <li><del>— private bushfire shelter</del></li> <li><del>— shade sail</del></li> </ul>
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	<p><del>— solar photovoltaic panels (roof mounted)</del>  <del>— swimming pool or spa pool</del>  <del>— retaining wall</del>  <del>— verandah</del>  <del>— water tank</del></p> <p>(b) renumber list in alphabetical order as required</p>
<p>Rural Settlement Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clauses 2, 3 and 4</b> (in Column A):</p> <p><del>‘exceeds 8m’</del></p> <p>With:</p> <p><u>‘exceeds 11.5m’</u></p>
<p>Rural Settlement Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 5</b> in Column A by:</p> <p>(a) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u>air handling unit, air conditioning system or exhaust fan</u></li> <li>- <u>carport</u></li> <li>- <u>deck</u></li> <li>- <u>fence</u></li> <li>- <u>outbuilding</u></li> <li>- <u>pergola</u></li> <li>- <u>private bushfire shelter</u></li> <li>- <u>retaining wall</u></li> <li>- <u>shade sail</u></li> <li>- <u>solar photovoltaic panels (roof mounted)</u></li> <li>- <u>swimming pool or spa pool</u></li> <li>- <u>verandah</u></li> <li>- <u>water tank</u></li> </ul> <p>(b) renumber list in alphabetical order as required</p>
<p>Rural Settlement Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 6</b> (in Column A):</p> <p><del>‘Except any of the following:</del></p> <ol style="list-style-type: none"> <li><del>1. the demolition of a State or Local Heritage Place</del></li> <li><del>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.’</del></li> </ol> <p>With:</p> <p><u>‘Except any of the following:</u></p>

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	<ol style="list-style-type: none"> <li>1. <u>the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u></li> <li>2. <u>the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).</u></li> </ol>				
<p>Rural Settlement Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 6</b>:</p> <table border="1" data-bbox="616 544 1414 770"> <thead> <tr> <th data-bbox="616 544 1015 640">Class of Development (Column A)</th> <th data-bbox="1015 544 1414 640">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="616 640 1015 770"><u>7. Railway line.</u></td> <td data-bbox="1015 640 1414 770"><u>Except where located outside of a rail corridor or rail reserve.</u></td> </tr> </tbody> </table>	Class of Development (Column A)	Exceptions (Column B)	<u>7. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>
Class of Development (Column A)	Exceptions (Column B)				
<u>7. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>				

<p>Rural Shack Settlement Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 2</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <ul style="list-style-type: none"> <li><del>— development involving the creation of less than four additional dwellings or allotments</del></li> <li><del>— light industry, warehouse or store (or any combination thereof) where the total floor area of the buildings plus any outdoor space used for any of the these uses is less than 80m<sup>2</sup></del></li> </ul> <p>(b) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u>land division</u></li> <li>- <u>retaining wall</u></li> </ul> <p>(c) renumber list in alphabetical order as required</p>
<p>Rural Shack Settlement Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 5</b> (in Column A):</p> <p><del>‘Except any of the following:</del></p> <ol style="list-style-type: none"> <li><del>1. the demolition of a State or Local Heritage Place</del></li> <li><del>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.’</del></li> </ol> <p>With:</p> <p><u>‘Except any of the following:</u></p> <ol style="list-style-type: none"> <li>1. <u>the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u></li> </ol>

	<p>2. <u>the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).</u>'</p>								
<p>Rural Shack Settlement Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert:</p> <p>(a) the following additional class of development and corresponding exception in a new row immediately after <b>clause 1</b>:</p> <table border="1" data-bbox="616 528 1415 920"> <thead> <tr> <th data-bbox="616 528 1015 618">Class of Development (Column A)</th> <th data-bbox="1015 528 1415 618">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="616 618 1015 920"> <p><u>2. Any development involving any of the following (or of any combination of any of the following):</u></p> <p><u>(a) dwelling</u></p> <p><u>(b) dwelling addition</u></p> </td> <td data-bbox="1015 618 1415 920"> <p><u>Except development that involves the creation of 4 or more dwellings.</u></p> </td> </tr> </tbody> </table> <p>(b) the following additional class of development and corresponding exception in a new row immediately after <b>clause 5</b>:</p> <table border="1" data-bbox="616 1055 1415 1283"> <thead> <tr> <th data-bbox="616 1055 1015 1144">Class of Development (Column A)</th> <th data-bbox="1015 1055 1415 1144">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="616 1144 1015 1283"> <p><u>6. Railway line.</u></p> </td> <td data-bbox="1015 1144 1415 1283"> <p><u>Except where located outside of a rail corridor or rail reserve.</u></p> </td> </tr> </tbody> </table> <p>(c) renumber clauses in Column A as required.</p>	Class of Development (Column A)	Exceptions (Column B)	<p><u>2. Any development involving any of the following (or of any combination of any of the following):</u></p> <p><u>(a) dwelling</u></p> <p><u>(b) dwelling addition</u></p>	<p><u>Except development that involves the creation of 4 or more dwellings.</u></p>	Class of Development (Column A)	Exceptions (Column B)	<p><u>6. Railway line.</u></p>	<p><u>Except where located outside of a rail corridor or rail reserve.</u></p>
Class of Development (Column A)	Exceptions (Column B)								
<p><u>2. Any development involving any of the following (or of any combination of any of the following):</u></p> <p><u>(a) dwelling</u></p> <p><u>(b) dwelling addition</u></p>	<p><u>Except development that involves the creation of 4 or more dwellings.</u></p>								
Class of Development (Column A)	Exceptions (Column B)								
<p><u>6. Railway line.</u></p>	<p><u>Except where located outside of a rail corridor or rail reserve.</u></p>								

<p>Strategic Employment Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 2</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <ul style="list-style-type: none"> <li><del>— air handling unit, air conditioning system or exhaust fan</del></li> <li><del>— building work on railway land</del></li> <li><del>— carport</del></li> <li><del>— fence</del></li> <li><del>— outbuilding</del></li> <li><del>— retaining wall</del></li> <li><del>— shade sail</del></li> <li><del>— solar photovoltaic panels (roof mounted)</del></li> <li><del>— verandah</del></li> <li><del>— water tank</del></li> </ul>
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	(b) renumber list in alphabetical order as required		
Strategic Employment Zone	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 4</b> in Column A by:</p> <p>(a) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u>air handling unit, air conditioning system or exhaust fan</u></li> <li>- <u>carport</u></li> <li>- <u>deck</u></li> <li>- <u>fence</u></li> <li>- <u>outbuilding</u></li> <li>- <u>pergola</u></li> <li>- <u>private bushfire shelter</u></li> <li>- <u>retaining wall</u></li> <li>- <u>shade sail</u></li> <li>- <u>solar photovoltaic panels (roof mounted)</u></li> <li>- <u>swimming pool or spa pool</u></li> <li>- <u>verandah</u></li> <li>- <u>water tank</u></li> </ul> <p>(b) renumber list in alphabetical order as required</p>		
Strategic Employment Zone	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 5</b> (in Column A):</p> <p><del><i>'Except any of the following:</i></del></p> <p><del><i>1. the demolition of a State or Local Heritage Place</i></del></p> <p><del><i>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.'</i></del></p> <p>With:</p> <p><u><i>'Except any of the following:</i></u></p> <p><u><i>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</i></u></p> <p><u><i>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).'</i></u></p>		
Strategic Employment Zone	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert:</p> <p>(a) the following additional class of development and corresponding exception in a new row immediately after <b>clause 4</b>:</p> <table border="1" data-bbox="614 1915 1412 2004"> <thead> <tr> <th style="background-color: black; color: white;">Class of Development (Column A)</th> <th style="background-color: black; color: white;">Exceptions (Column B)</th> </tr> </thead> </table>	Class of Development (Column A)	Exceptions (Column B)
Class of Development (Column A)	Exceptions (Column B)		

	<p><u>5. Building for the purposes of railway activities.</u></p>	<p><u>None specified</u></p>				
<p>(b) the following additional class of development and corresponding exception in a new row immediately after <b>clause 5</b>:</p>						
<table border="1"> <thead> <tr> <th data-bbox="616 427 1015 517">Class of Development (Column A)</th> <th data-bbox="1015 427 1415 517">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="616 517 1015 651"> <p><u>7. Railway line.</u></p> </td> <td data-bbox="1015 517 1415 651"> <p><u>Except where located outside of a rail corridor or rail reserve.</u></p> </td> </tr> </tbody> </table>			Class of Development (Column A)	Exceptions (Column B)	<p><u>7. Railway line.</u></p>	<p><u>Except where located outside of a rail corridor or rail reserve.</u></p>
Class of Development (Column A)	Exceptions (Column B)					
<p><u>7. Railway line.</u></p>	<p><u>Except where located outside of a rail corridor or rail reserve.</u></p>					
<p>(c) renumber clauses in Column A as required.</p>						

<p>Strategic Innovation Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 2</b> (in Column A):</p> <p><del><i>'Except development that:</i></del></p> <p><del>1. exceeds the maximum building height specified in Strategic Innovation Zone DTS/DPF 3.1</del>  <del>or</del>  <del>2. does not satisfy Strategic Innovation Zone DTS/DPF 3.2</del>  <del>or</del>  <del>3. involves the demolition of a State or Local Heritage Place</del>  <del>or</del>  <del>4. involves the demolition of a building (except an ancillary building) in a Historic Area Overlay.</del></p> <p>With:</p> <p><u><i>'Except development that:</i></u></p> <p><u>1. exceeds the maximum building height specified in Strategic Innovation Zone DTS/DPF 3.1</u>  <u>or</u>  <u>2. does not satisfy Strategic Innovation Zone DTS/DPF 3.2</u>  <u>or</u>  <u>3. involves the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u>  <u>or</u>  <u>4. involves the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).'</u></p>
<p>Strategic Innovation Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 3</b> (in Column A):</p>

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	<p><del>'Except any of the following:</del></p> <ol style="list-style-type: none"> <li><del>1. a restaurant located in the Repatriation Subzone</del></li> <li><del>2. the demolition of a State or Local Heritage Place</del></li> <li><del>3. the demolition of a building (except an ancillary building) in a Historic Area Overlay.'</del></li> </ol> <p>With:</p> <p><u>'Except any of the following:</u></p> <ol style="list-style-type: none"> <li><u>1. a restaurant located in the Repatriation Subzone</u></li> <li><u>2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u></li> <li><u>3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).'</u></li> </ol>
<p>Strategic Innovation Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 4</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <ul style="list-style-type: none"> <li><del>— air handling unit, air conditioning system or exhaust fan</del></li> <li><del>— carport</del></li> <li><del>— outbuilding</del></li> <li><del>— retaining wall</del></li> <li><del>— shade sail</del></li> <li><del>— swimming pool or spa pool</del></li> <li><del>— verandah</del></li> <li><del>— water tank</del></li> </ul> <p>(b) renumber list in alphabetical order as required</p>
<p>Strategic Innovation Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 6</b> in Column A by:</p> <p>(a) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u>air handling unit, air conditioning system or exhaust fan</u></li> <li>- <u>carport</u></li> <li>- <u>deck</u></li> <li>- <u>fence</u></li> <li>- <u>outbuilding</u></li> <li>- <u>pergola</u></li> <li>- <u>private bushfire shelter</u></li> <li>- <u>retaining wall</u></li> <li>- <u>shade sail</u></li> <li>- <u>solar photovoltaic panels (roof mounted)</u></li> <li>- <u>swimming pool or spa pool</u></li> <li>- <u>verandah</u></li> <li>- <u>water tank</u></li> </ul>



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	(b) renumber list in alphabetical order as required				
Strategic Innovation Zone	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 7</b> (in Column A):</p> <p><del><i>'Except any of the following:</i></del></p> <p><del><i>1. the demolition of a State or Local Heritage Place</i></del></p> <p><del><i>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.'</i></del></p> <p>With:</p> <p><u><i>'Except any of the following:</i></u></p> <p><u><i>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</i></u></p> <p><u><i>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).'</i></u></p>				
Strategic Innovation Zone	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 7</b>:</p> <table border="1" data-bbox="616 1061 1414 1288"> <thead> <tr> <th data-bbox="616 1061 1015 1155">Class of Development (Column A)</th> <th data-bbox="1015 1061 1414 1155">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="616 1155 1015 1288"><u><i>8. Railway line.</i></u></td> <td data-bbox="1015 1155 1414 1288"><u><i>Except where located outside of a rail corridor or rail reserve.</i></u></td> </tr> </tbody> </table>	Class of Development (Column A)	Exceptions (Column B)	<u><i>8. Railway line.</i></u>	<u><i>Except where located outside of a rail corridor or rail reserve.</i></u>
Class of Development (Column A)	Exceptions (Column B)				
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Suburban Activity Centre Zone	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clauses 2 and 5</b> (in Column A):</p> <p><del><i>'Except any of the following:</i></del></p> <p><del><i>1. the demolition of a State or Local Heritage Place</i></del></p> <p><del><i>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.'</i></del></p> <p>With:</p> <p><u><i>'Except any of the following:</i></u></p> <p><u><i>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</i></u></p> <p><u><i>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).'</i></u></p>				

<p>Suburban Activity Centre Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 3</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <ul style="list-style-type: none"> <li><del>— air handling unit, air conditioning system or exhaust fan</del></li> <li><del>— building work on railway land</del></li> <li><del>— fence</del></li> <li><del>— retaining wall</del></li> <li><del>— shade sail</del></li> <li><del>— solar photovoltaic panels (roof mounted)</del></li> <li><del>— verandah</del></li> <li><del>— water tank</del></li> </ul> <p>(b) renumber list in alphabetical order as required</p>				
<p>Suburban Activity Centre Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 4</b> in Column A by:</p> <p>(a) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u>air handling unit, air conditioning system or exhaust fan</u></li> <li>- <u>carport</u></li> <li>- <u>deck</u></li> <li>- <u>fence</u></li> <li>- <u>outbuilding</u></li> <li>- <u>pergola</u></li> <li>- <u>private bushfire shelter</u></li> <li>- <u>retaining wall</u></li> <li>- <u>shade sail</u></li> <li>- <u>solar photovoltaic panels (roof mounted)</u></li> <li>- <u>swimming pool or spa pool</u></li> <li>- <u>verandah</u></li> <li>- <u>water tank</u></li> </ul> <p>(b) renumber list in alphabetical order as required</p>				
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Class of Development (Column A)	Exceptions (Column B)				
<u>6. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>				

<p>Suburban Business Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clauses 2 and 6</b> (in Column A):</p> <p><del>‘Except any of the following:</del></p> <p><del>1. the demolition of a State or Local Heritage Place</del>  <del>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.’</del></p> <p>With:</p> <p><u>‘Except any of the following:</u></p> <p>1. <u>the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u>  2. <u>the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).’</u></p>
<p>Suburban Business Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 3</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <ul style="list-style-type: none"> <li><del>— air handling unit, air conditioning system or exhaust fan</del></li> <li><del>— building work on railway land</del></li> <li><del>— carport</del></li> <li><del>— fence</del></li> <li><del>— outbuilding</del></li> <li><del>— private bushfire shelter</del></li> <li><del>— shade sail</del></li> <li><del>— solar photovoltaic panels (roof mounted)</del></li> <li><del>— swimming pool or spa pool</del></li> <li><del>— verandah</del></li> <li><del>— water tank</del></li> </ul> <p>(b) renumber list in alphabetical order as required</p>
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	<ul style="list-style-type: none"> <li>- <u>retaining wall</u></li> <li>- <u>shade sail</u></li> <li>- <u>solar photovoltaic panels (roof mounted)</u></li> <li>- <u>swimming pool or spa pool</u></li> <li>- <u>verandah</u></li> <li>- <u>water tank</u></li> </ul> <p>(b) renumber list in alphabetical order as required</p>				
<p>Suburban Business Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 6</b>:</p> <table border="1" data-bbox="616 663 1414 887"> <thead> <tr> <th data-bbox="616 663 1015 757">Class of Development (Column A)</th> <th data-bbox="1015 663 1414 757">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="616 757 1015 887"><u>7. Railway line.</u></td> <td data-bbox="1015 757 1414 887"><u>Except where located outside of a rail corridor or rail reserve.</u></td> </tr> </tbody> </table>	Class of Development (Column A)	Exceptions (Column B)	<u>7. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>
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<p>Suburban Main Street Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clauses 2 and 5</b> (in Column A):</p> <p><del>‘Except any of the following:</del></p> <p><del>1. the demolition of a State or Local Heritage Place</del></p> <p><del>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.’</del></p> <p>With:</p> <p><u>‘Except any of the following:</u></p> <p><u>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u></p> <p><u>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).’</u></p>
<p>Suburban Main Street Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 3</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <ul style="list-style-type: none"> <li><del>— air handling unit, air conditioning system or exhaust fan</del></li> <li><del>— building work on railway land</del></li> <li><del>— fence</del></li> <li><del>— retaining wall</del></li> <li><del>— shade sail</del></li> <li><del>— solar photovoltaic panels (roof mounted)</del></li> </ul>

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<p>Suburban Main Street Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 4</b> in Column A by:</p> <p>(a) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u>air handling unit, air conditioning system or exhaust fan</u></li> <li>- <u>carport</u></li> <li>- <u>deck</u></li> <li>- <u>fence</u></li> <li>- <u>outbuilding</u></li> <li>- <u>pergola</u></li> <li>- <u>private bushfire shelter</u></li> <li>- <u>retaining wall</u></li> <li>- <u>shade sail</u></li> <li>- <u>solar photovoltaic panels (roof mounted)</u></li> <li>- <u>swimming pool or spa pool</u></li> <li>- <u>verandah</u></li> <li>- <u>water tank</u></li> </ul> <p>(b) renumber list in alphabetical order as required</p>				
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Class of Development (Column A)	Exceptions (Column B)				
<u>6. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>				

<p>Suburban Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 2</b> (in Column A):</p> <p><del>'Except development involving any of the following:</del></p> <ul style="list-style-type: none"> <li><del>1. residential flat building(s) of 3 or more building levels</del></li> <li><del>2. the demolition of a State or Local Heritage Place</del></li> <li><del>3. the demolition of a building (except an ancillary building) in a Historic Area Overlay.'</del></li> </ul> <p>With:</p>
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	<p><u>'Except development involving any of the following:</u></p> <ol style="list-style-type: none"> <li>1. <u>residential flat building(s) of 3 or more building levels</u></li> <li>2. <u>the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u></li> <li>3. <u>the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).'</u></li> </ol>
<p>Suburban Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 3</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <ul style="list-style-type: none"> <li><del>— air handling unit, air conditioning system or exhaust fan</del></li> <li><del>— building work on railway land</del></li> <li><del>— carport</del></li> <li><del>— deck</del></li> <li><del>— fence</del></li> <li><del>— outbuilding</del></li> <li><del>— pergola</del></li> <li><del>— private bushfire shelter</del></li> <li><del>— retaining wall</del></li> <li><del>— shade sail</del></li> <li><del>— solar photovoltaic panels (roof mounted)</del></li> <li><del>— swimming pool or spa pool</del></li> <li><del>— verandah</del></li> <li><del>— water tank</del></li> </ul> <p>(b) renumber list in alphabetical order as required</p>
<p>Suburban Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 6</b> in Column A by:</p> <p>(a) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u>air handling unit, air conditioning system or exhaust fan</u></li> <li>- <u>carport</u></li> <li>- <u>deck</u></li> <li>- <u>fence</u></li> <li>- <u>outbuilding</u></li> <li>- <u>pergola</u></li> <li>- <u>private bushfire shelter</u></li> <li>- <u>retaining wall</u></li> <li>- <u>shade sail</u></li> <li>- <u>solar photovoltaic panels (roof mounted)</u></li> <li>- <u>swimming pool or spa pool</u></li> <li>- <u>verandah</u></li> <li>- <u>water tank</u></li> </ul> <p>(b) renumber list in alphabetical order as required</p>

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<p>Suburban Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 7</b> (in Column A):</p> <p><i>'Except any of the following:</i></p> <p><del>1. the demolition of a State or Local Heritage Place</del>  <del>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.'</del></p> <p>With:</p> <p><u>'Except any of the following:</u></p> <p>1. <u>the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u>  2. <u>the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).'</u></p>				
<p>Suburban Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 7</b>:</p> <table border="1" data-bbox="619 1025 1402 1236"> <thead> <tr> <th data-bbox="619 1025 1018 1115">Class of Development (Column A)</th> <th data-bbox="1026 1025 1402 1115">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="619 1115 1018 1236"><u>8. Railway line.</u></td> <td data-bbox="1026 1115 1402 1236"><u>Except where located outside of a rail corridor or rail reserve.</u></td> </tr> </tbody> </table>	Class of Development (Column A)	Exceptions (Column B)	<u>8. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>
Class of Development (Column A)	Exceptions (Column B)				
<u>8. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>				

<p>Tourism Development Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 2</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <p><del>—carport</del>  <del>—outbuilding</del>  <del>—verandah</del></p> <p>(b) renumber list in alphabetical order as required</p>
<p>Tourism Development Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 5</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <p><del>—building work on railway land</del></p> <p>(b) including (in alphabetical order) the following additional classes of development within the list:</p>

	<ul style="list-style-type: none"> <li>- <u>carport</u></li> <li>- <u>deck</u></li> <li>- <u>outbuilding</u></li> <li>- <u>pergola</u></li> <li>- <u>verandah</u></li> </ul> <p>(c) renumber list in alphabetical order as required</p>				
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<p>Tourism Development Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 7</b>:</p> <table border="1" data-bbox="616 1245 1414 1469"> <thead> <tr> <th data-bbox="616 1245 1015 1335"><b>Class of Development (Column A)</b></th> <th data-bbox="1015 1245 1414 1335"><b>Exceptions (Column B)</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="616 1335 1015 1469"><u><i>8. Railway line.</i></u></td> <td data-bbox="1015 1335 1414 1469"><u><i>Except where located outside of a rail corridor or rail reserve.</i></u></td> </tr> </tbody> </table> <p>And renumber subsequent clauses in Column A as required.</p>	<b>Class of Development (Column A)</b>	<b>Exceptions (Column B)</b>	<u><i>8. Railway line.</i></u>	<u><i>Except where located outside of a rail corridor or rail reserve.</i></u>
<b>Class of Development (Column A)</b>	<b>Exceptions (Column B)</b>				
<u><i>8. Railway line.</i></u>	<u><i>Except where located outside of a rail corridor or rail reserve.</i></u>				
<p>Township Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 2</b> (in Column A):</p> <p><del><i>‘Except development involving any of the following:</i></del></p> <p><del><i>1. residential flat building(s) of 3 storeys or greater</i></del></p> <p><del><i>2. the demolition of a State or Local Heritage Place</i></del></p> <p><del><i>3. the demolition of a building (except an ancillary building) in a Historic Area Overlay.’</i></del></p>				



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	<p>With:</p> <p><u>'Except development involving any of the following:</u></p> <ol style="list-style-type: none"> <li>1. <u>residential flat building(s) of 3 or more building levels</u></li> <li>2. <u>the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u></li> <li>3. <u>the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).'</u></li> </ol>
<p>Township Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 3</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <ul style="list-style-type: none"> <li><del>— air handling unit, air conditioning system or exhaust fan</del></li> <li><del>— building work on railway land</del></li> <li><del>— carport</del></li> <li><del>— deck</del></li> <li><del>— fence</del></li> <li><del>— outbuilding</del></li> <li><del>— pergola</del></li> <li><del>— private bushfire shelter</del></li> <li><del>— retaining wall</del></li> <li><del>— shade sail</del></li> <li><del>— solar photovoltaic panels (roof mounted)</del></li> <li><del>— swimming pool or spa pool</del></li> <li><del>— verandah</del></li> <li><del>— water tank</del></li> </ul> <p>(b) renumber list in alphabetical order as required</p>
<p>Township Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 5</b> in Column A by:</p> <p>(a) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u>air handling unit, air conditioning system or exhaust fan</u></li> <li>- <u>carport</u></li> <li>- <u>deck</u></li> <li>- <u>fence</u></li> <li>- <u>outbuilding</u></li> <li>- <u>pergola</u></li> <li>- <u>private bushfire shelter</u></li> <li>- <u>retaining wall</u></li> <li>- <u>shade sail</u></li> <li>- <u>solar photovoltaic panels (roof mounted)</u></li> <li>- <u>swimming pool or spa pool</u></li> <li>- <u>verandah</u></li> <li>- <u>water tank</u></li> </ul> <p>(b) renumber list in alphabetical order as required</p>

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<p>Township Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 6</b> (in Column A):</p> <p><del><i>'Except any of the following:</i></del></p> <p><del><i>1. the demolition of a State or Local Heritage Place</i></del></p> <p><del><i>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.'</i></del></p> <p>With:</p> <p><u><i>'Except any of the following:</i></u></p> <p><u><i>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</i></u></p> <p><u><i>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).'</i></u></p>				
<p>Township Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 6</b>:</p> <table border="1" data-bbox="619 1025 1402 1234"> <thead> <tr> <th data-bbox="619 1025 1018 1115">Class of Development (Column A)</th> <th data-bbox="1026 1025 1402 1115">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="619 1115 1018 1234"><u><i>7. Railway line.</i></u></td> <td data-bbox="1026 1115 1402 1234"><u><i>Except where located outside of a rail corridor or rail reserve.</i></u></td> </tr> </tbody> </table>	Class of Development (Column A)	Exceptions (Column B)	<u><i>7. Railway line.</i></u>	<u><i>Except where located outside of a rail corridor or rail reserve.</i></u>
Class of Development (Column A)	Exceptions (Column B)				
<u><i>7. Railway line.</i></u>	<u><i>Except where located outside of a rail corridor or rail reserve.</i></u>				

<p>Township Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 2</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <ul style="list-style-type: none"> <li><del><i>— air handling unit, air conditioning system or exhaust fan</i></del></li> <li><del><i>— building work on railway land</i></del></li> <li><del><i>— carport</i></del></li> <li><del><i>— deck</i></del></li> <li><del><i>— fence</i></del></li> <li><del><i>— outbuilding</i></del></li> <li><del><i>— pergola</i></del></li> <li><del><i>— private bushfire shelter</i></del></li> <li><del><i>— retaining wall</i></del></li> <li><del><i>— shade sail</i></del></li> <li><del><i>— solar photovoltaic panels (roof mounted)</i></del></li> <li><del><i>— swimming pool or spa pool</i></del></li> <li><del><i>— verandah</i></del></li> </ul>
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	<p><del>—water tank</del></p> <p>(b) renumber list in alphabetical order as required</p>
<p>Township Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 2</b> (in Column A):</p> <p><del>'Except development that:</del></p> <p><del>1. exceeds the maximum building height specified in Township Zone DTS/DPF 2.2</del></p> <p><del>or</del></p> <p><del>2. involves the creation of 4 or more additional dwellings.'</del></p> <p>With:</p> <p><u>'Except development that:</u></p> <p>1. <u>exceeds the maximum building height specified in Township Zone DTS/DPF 2.2</u></p> <p><u>or</u></p> <p>2. <u>involves the creation of 4 or more additional dwellings</u></p> <p><u>or</u></p> <p>3. <u>involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:</u></p> <p>(a) <u>the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)</u></p> <p><u>or</u></p> <p>(b) <u>the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).'</u></p>
	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 3</b> (in Column A):</p> <p><del>'Except development that exceeds the maximum building height specified in Township Zone DTS/DPF 2.2 or does not satisfy Township Zone DTS/DPF 1.2.'</del></p> <p>With:</p> <p><u>'Except development that:</u></p> <p>1. <u>exceeds the maximum building height specified in Township Zone DTS/DPF 2.2</u></p> <p><u>or</u></p> <p>2. <u>does not satisfy Township Zone DTS/DPF 1.2</u></p> <p><u>or</u></p>

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	<p>3. <u>involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:</u></p> <p>(a) <u>the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)</u></p> <p><u>or</u></p> <p>(b) <u>the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).</u></p>
	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 4</b> (in Column A):</p> <p><del>‘Except development that exceeds the maximum building height specified in Township Zone DTS/DPF 2.2 or does not satisfy Township Zone DTS/DPF 1.3.’</del></p> <p>With:</p> <p><u>‘Except development that:</u></p> <p>1. <u>exceeds the maximum building height specified in Township Zone DTS/DPF 2.2</u></p> <p><u>or</u></p> <p>2. <u>does not satisfy Township Zone DTS/DPF 1.3</u></p> <p><u>or</u></p> <p>3. <u>involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:</u></p> <p>(a) <u>the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)</u></p> <p><u>or</u></p> <p>(b) <u>the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).</u></p>
<p>Township Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 5</b> in Column A by:</p> <p>(a) including (in alphabetical order) the following additional classes of development within the list:</p>

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	<ul style="list-style-type: none"> <li>- <u>air handling unit, air conditioning system or exhaust fan</u></li> <li>- <u>carport</u></li> <li>- <u>deck</u></li> <li>- <u>fence</u></li> <li>- <u>outbuilding</u></li> <li>- <u>pergola</u></li> <li>- <u>private bushfire shelter</u></li> <li>- <u>retaining wall</u></li> <li>- <u>shade sail</u></li> <li>- <u>solar photovoltaic panels (roof mounted)</u></li> <li>- <u>swimming pool or spa pool</u></li> <li>- <u>verandah</u></li> <li>- <u>water tank</u></li> </ul> <p>(b) renumber list in alphabetical order as required</p>				
<p>Township Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 6</b> (in Column A):</p> <p><del><i>'Except any of the following:</i></del></p> <p><del><i>1. the demolition of a State or Local Heritage Place</i></del></p> <p><del><i>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.'</i></del></p> <p>With:</p> <p><u><i>'Except any of the following:</i></u></p> <p><u><i>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</i></u></p> <p><u><i>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).'</i></u></p>				
<p>Township Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 6</b>:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: black; color: white;"> <th style="text-align: center;">Class of Development (Column A)</th> <th style="text-align: center;">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;"><u><i>7. Railway line.</i></u></td> <td style="text-align: center;"><u><i>Except where located outside of a rail corridor or rail reserve.</i></u></td> </tr> </tbody> </table>	Class of Development (Column A)	Exceptions (Column B)	<u><i>7. Railway line.</i></u>	<u><i>Except where located outside of a rail corridor or rail reserve.</i></u>
Class of Development (Column A)	Exceptions (Column B)				
<u><i>7. Railway line.</i></u>	<u><i>Except where located outside of a rail corridor or rail reserve.</i></u>				
<p>Township Activity Centre Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clauses 2 and 5</b> (in Column A):</p>				

	<p><del>'Except any of the following:</del></p> <p><del>1. the demolition of a State or Local Heritage Place</del></p> <p><del>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.'</del></p> <p>With:</p> <p><u>'Except any of the following:</u></p> <p>1. <u>the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u></p> <p>2. <u>the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).'</u></p>
<p>Township Activity Centre Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 3</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <ul style="list-style-type: none"> <li><del>— air handling unit, air conditioning system or exhaust fan</del></li> <li><del>— building work on railway land</del></li> <li><del>— fence</del></li> <li><del>— retaining wall</del></li> <li><del>— shade sail</del></li> <li><del>— solar photovoltaic panels (roof mounted)</del></li> <li><del>— verandah</del></li> <li><del>— water tank</del></li> </ul> <p>(b) renumber list in alphabetical order as required</p>
<p>Township Activity Centre Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 4</b> in Column A by:</p> <p>(a) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u>air handling unit, air conditioning system or exhaust fan</u></li> <li>- <u>carport</u></li> <li>- <u>deck</u></li> <li>- <u>fence</u></li> <li>- <u>outbuilding</u></li> <li>- <u>pergola</u></li> <li>- <u>private bushfire shelter</u></li> <li>- <u>retaining wall</u></li> <li>- <u>shade sail</u></li> <li>- <u>solar photovoltaic panels (roof mounted)</u></li> <li>- <u>swimming pool or spa pool</u></li> <li>- <u>verandah</u></li> <li>- <u>water tank</u></li> </ul> <p>(b) renumber list in alphabetical order as required</p>

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<p>Township Activity Centre Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 5</b>:</p> <table border="1" data-bbox="612 389 1409 571"> <thead> <tr> <th data-bbox="617 396 1011 483">Class of Development (Column A)</th> <th data-bbox="1016 396 1404 483">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="617 490 1011 564"><u>6. Railway line.</u></td> <td data-bbox="1016 490 1404 564"><u>Except where located outside of a rail corridor or rail reserve.</u></td> </tr> </tbody> </table>	Class of Development (Column A)	Exceptions (Column B)	<u>6. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>
Class of Development (Column A)	Exceptions (Column B)				
<u>6. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>				

<p>Township Main Street Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clauses 2 and 5</b> (in Column A):</p> <p><del>'Except any of the following:</del></p> <p><del>1. the demolition of a State or Local Heritage Place</del></p> <p><del>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.'</del></p> <p>With:</p> <p><u>'Except any of the following:</u></p> <p><u>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u></p> <p><u>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).'</u></p>
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<p>Township Main Street Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 3</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <ul style="list-style-type: none"> <li><del>— air handling unit, air conditioning system or exhaust fan</del></li> <li><del>— building work on railway land</del></li> <li><del>— fence</del></li> <li><del>— retaining wall</del></li> <li><del>— shade sail</del></li> <li><del>— solar photovoltaic panels (roof mounted)</del></li> <li><del>— verandah</del></li> <li><del>— water tank</del></li> </ul> <p>(b) renumber list in alphabetical order as required</p>
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<p>Township Main Street Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 4</b> in Column A by:</p>
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	<p>(a) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u>air handling unit, air conditioning system or exhaust fan</u></li> <li>- <u>carport</u></li> <li>- <u>deck</u></li> <li>- <u>fence</u></li> <li>- <u>outbuilding</u></li> <li>- <u>pergola</u></li> <li>- <u>private bushfire shelter</u></li> <li>- <u>retaining wall</u></li> <li>- <u>shade sail</u></li> <li>- <u>solar photovoltaic panels (roof mounted)</u></li> <li>- <u>swimming pool or spa pool</u></li> <li>- <u>verandah</u></li> <li>- <u>water tank</u></li> </ul> <p>(b) renumber list in alphabetical order as required</p>				
<p>Township Main Street Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 5</b>:</p> <table border="1" data-bbox="616 1025 1412 1220"> <thead> <tr> <th data-bbox="616 1025 1015 1122">Class of Development (Column A)</th> <th data-bbox="1015 1025 1412 1122">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="616 1122 1015 1220"><u>6. Railway line.</u></td> <td data-bbox="1015 1122 1412 1220"><u>Except where located outside of a rail corridor or rail reserve.</u></td> </tr> </tbody> </table>	Class of Development (Column A)	Exceptions (Column B)	<u>6. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>
Class of Development (Column A)	Exceptions (Column B)				
<u>6. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>				

<p>Urban Activity Centre Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clauses 2 and 6</b> (in Column A):</p> <p><del>‘Except any of the following:</del></p> <p><del>1. the demolition of a State or Local Heritage Place</del></p> <p><del>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.’</del></p> <p>With:</p> <p><u>‘Except any of the following:</u></p> <p><u>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u></p> <p><u>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).’</u></p>
<p>Urban Activity Centre Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed</p>



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	<p>development that are excluded from notification, amend <b>clause 3</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <ul style="list-style-type: none"> <li><del>— air handling unit, air conditioning system or exhaust fan</del></li> <li><del>— shade sail</del></li> <li><del>— solar photovoltaic panels (roof mounted)</del></li> <li><del>— water tank</del></li> </ul> <p>(b) renumber list in alphabetical order as required</p>
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<p>Urban Activity Centre Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 5</b> in Column A by:</p> <p>(a) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u>air handling unit, air conditioning system or exhaust fan</u></li> <li>- <u>carport</u></li> <li>- <u>deck</u></li> <li>- <u>fence</u></li> <li>- <u>outbuilding</u></li> <li>- <u>pergola</u></li> <li>- <u>private bushfire shelter</u></li> <li>- <u>retaining wall</u></li> <li>- <u>shade sail</u></li> <li>- <u>solar photovoltaic panels (roof mounted)</u></li> <li>- <u>swimming pool or spa pool</u></li> <li>- <u>verandah</u></li> <li>- <u>water tank</u></li> </ul> <p>(b) renumber list in alphabetical order as required</p>
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<p>Urban Activity Centre Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 6</b>:</p> <table border="1" data-bbox="616 1565 1412 1758"> <thead> <tr> <th data-bbox="616 1565 1015 1659">Class of Development (Column A)</th> <th data-bbox="1015 1565 1412 1659">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="616 1659 1015 1758"><u>7. Railway line.</u></td> <td data-bbox="1015 1659 1412 1758"><u>Except where located outside of a rail corridor or rail reserve.</u></td> </tr> </tbody> </table>	Class of Development (Column A)	Exceptions (Column B)	<u>7. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>
Class of Development (Column A)	Exceptions (Column B)				
<u>7. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>				

<p>Urban Corridor (Boulevard) Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clauses 2 and 6</b> (in Column A):</p>
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	<p><del>'Except any of the following:</del></p> <p><del>1. the demolition of a State or Local Heritage Place</del></p> <p><del>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.'</del></p> <p>With:</p> <p><u>'Except any of the following:</u></p> <p>1. <u>the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u></p> <p>2. <u>the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).'</u></p>
<p>Urban Corridor (Boulevard) Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 3</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <ul style="list-style-type: none"> <li><del>— air handling unit, air conditioning system or exhaust fan</del></li> <li><del>— building work on railway land</del></li> <li><del>— fence</del></li> <li><del>— shade sail</del></li> <li><del>— solar photovoltaic panels (roof mounted)</del></li> <li><del>— swimming pool or spa pool</del></li> <li><del>— water tank</del></li> </ul> <p>(b) renumber list in alphabetical order as required</p>
<p>Urban Corridor (Boulevard) Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 5</b> in Column A by:</p> <p>(a) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u>air handling unit, air conditioning system or exhaust fan</u></li> <li>- <u>carport</u></li> <li>- <u>deck</u></li> <li>- <u>fence</u></li> <li>- <u>land division</u></li> <li>- <u>outbuilding</u></li> <li>- <u>pergola</u></li> <li>- <u>private bushfire shelter</u></li> <li>- <u>retaining wall</u></li> <li>- <u>shade sail</u></li> <li>- <u>solar photovoltaic panels (roof mounted)</u></li> <li>- <u>swimming pool or spa pool</u></li> <li>- <u>verandah</u></li> <li>- <u>water tank</u></li> </ul> <p>(b) renumber list in alphabetical order as required</p>

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<p>Urban Corridor (Boulevard) Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 6</b>:</p> <table border="1" data-bbox="616 394 1410 573"> <thead> <tr> <th data-bbox="616 394 1015 483">Class of Development (Column A)</th> <th data-bbox="1015 394 1410 483">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="616 483 1015 573"><u>7. Railway line.</u></td> <td data-bbox="1015 483 1410 573"><u>Except where located outside of a rail corridor or rail reserve.</u></td> </tr> </tbody> </table>	Class of Development (Column A)	Exceptions (Column B)	<u>7. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>
Class of Development (Column A)	Exceptions (Column B)				
<u>7. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>				

<p>Urban Corridor (Business) Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clauses 2 and 6</b> (in Column A):</p> <p><del>'Except any of the following:</del></p> <p><del>1. the demolition of a State or Local Heritage Place</del></p> <p><del>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.'</del></p> <p>With:</p> <p><u>'Except any of the following:</u></p> <p><u>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u></p> <p><u>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).'</u></p>
<p>Urban Corridor (Business) Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 3</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <ul style="list-style-type: none"> <li><del>— air handling unit, air conditioning system or exhaust fan</del></li> <li><del>— building work on railway land</del></li> <li><del>— carport</del></li> <li><del>— shade sail</del></li> <li><del>— solar photovoltaic panels (roof mounted)</del></li> <li><del>— verandah</del></li> <li><del>— water tank</del></li> </ul> <p>(b) renumber list in alphabetical order as required</p>
<p>Urban Corridor (Business) Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 5</b> in Column A by:</p>

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	<p>(a) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u>air handling unit, air conditioning system or exhaust fan</u></li> <li>- <u>carport</u></li> <li>- <u>deck</u></li> <li>- <u>fence</u></li> <li>- <u>land division</u></li> <li>- <u>outbuilding</u></li> <li>- <u>pergola</u></li> <li>- <u>private bushfire shelter</u></li> <li>- <u>retaining wall</u></li> <li>- <u>shade sail</u></li> <li>- <u>solar photovoltaic panels (roof mounted)</u></li> <li>- <u>swimming pool or spa pool</u></li> <li>- <u>verandah</u></li> <li>- <u>water tank</u></li> </ul> <p>(b) renumber list in alphabetical order as required</p>				
<p>Urban Corridor (Business) Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 6</b>:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: black; color: white;"> <th style="text-align: center;">Class of Development (Column A)</th> <th style="text-align: center;">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;"><u>7. Railway line.</u></td> <td style="text-align: center;"><u>Except where located outside of a rail corridor or rail reserve.</u></td> </tr> </tbody> </table>	Class of Development (Column A)	Exceptions (Column B)	<u>7. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>
Class of Development (Column A)	Exceptions (Column B)				
<u>7. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>				

<p>Urban Corridor (Living) Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clauses 2 and 6</b> (in Column A):</p> <p><del><i>‘Except any of the following:</i></del></p> <p><del><i>1. the demolition of a State or Local Heritage Place</i></del></p> <p><del><i>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.’</i></del></p> <p>With:</p> <p><u><i>‘Except any of the following:</i></u></p> <p><u><i>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</i></u></p> <p><u><i>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).’</i></u></p>
<p>Urban Corridor (Living) Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed</p>

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	<p>development that are excluded from notification, amend <b>clause 3</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <ul style="list-style-type: none"> <li><del>— air handling unit, air conditioning system or exhaust fan</del></li> <li><del>— building work on railway land</del></li> <li><del>— carport</del></li> <li><del>— fence</del></li> <li><del>— outbuilding</del></li> <li><del>— shade sail</del></li> <li><del>— solar photovoltaic panels (roof mounted)</del></li> <li><del>— swimming pool or spa pool</del></li> <li><del>— verandah</del></li> <li><del>— water tank</del></li> </ul> <p>(b) renumber list in alphabetical order as required</p>				
<p>Urban Corridor (Living) Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 5</b> in Column A by:</p> <p>(a) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u>air handling unit, air conditioning system or exhaust fan</u></li> <li>- <u>carport</u></li> <li>- <u>deck</u></li> <li>- <u>fence</u></li> <li>- <u>land division</u></li> <li>- <u>outbuilding</u></li> <li>- <u>pergola</u></li> <li>- <u>private bushfire shelter</u></li> <li>- <u>retaining wall</u></li> <li>- <u>shade sail</u></li> <li>- <u>solar photovoltaic panels (roof mounted)</u></li> <li>- <u>swimming pool or spa pool</u></li> <li>- <u>verandah</u></li> <li>- <u>water tank</u></li> </ul> <p>(b) renumber list in alphabetical order as required</p>				
<p>Urban Corridor (Living) Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 6</b>:</p> <table border="1" data-bbox="616 1809 1412 2000"> <thead> <tr> <th data-bbox="616 1809 1015 1899">Class of Development (Column A)</th> <th data-bbox="1015 1809 1412 1899">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="616 1899 1015 2000"><u>7. Railway line.</u></td> <td data-bbox="1015 1899 1412 2000"><u>Except where located outside of a rail corridor or rail reserve.</u></td> </tr> </tbody> </table>	Class of Development (Column A)	Exceptions (Column B)	<u>7. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>
Class of Development (Column A)	Exceptions (Column B)				
<u>7. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>				

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<p>Urban Corridor (Main Street) Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clauses 2 and 5</b> (in Column A):</p> <p><del><i>‘Except any of the following:</i></del></p> <p><del><i>1. the demolition of a State or Local Heritage Place</i></del></p> <p><del><i>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.’</i></del></p> <p>With:</p> <p><u><i>‘Except any of the following:</i></u></p> <p><u><i>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</i></u></p> <p><u><i>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).’</i></u></p>
<p>Urban Corridor (Main Street) Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 3</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <ul style="list-style-type: none"> <li><del><i>— air handling unit, air conditioning system or exhaust fan</i></del></li> <li><del><i>— deck</i></del></li> <li><del><i>— fence</i></del></li> <li><del><i>— retaining wall</i></del></li> <li><del><i>— shade sail</i></del></li> <li><del><i>— solar photovoltaic panels (roof mounted)</i></del></li> <li><del><i>— water tank</i></del></li> </ul> <p>(b) renumber list in alphabetical order as required</p>
<p>Urban Corridor (Main Street) Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 4</b> in Column A by:</p> <p>(a) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u><i>air handling unit, air conditioning system or exhaust fan</i></u></li> <li>- <u><i>carport</i></u></li> <li>- <u><i>deck</i></u></li> <li>- <u><i>fence</i></u></li> <li>- <u><i>land division</i></u></li> <li>- <u><i>outbuilding</i></u></li> <li>- <u><i>pergola</i></u></li> <li>- <u><i>private bushfire shelter</i></u></li> <li>- <u><i>retaining wall</i></u></li> <li>- <u><i>shade sail</i></u></li> </ul>

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	<ul style="list-style-type: none"> <li>- <u>solar photovoltaic panels (roof mounted)</u></li> <li>- <u>swimming pool or spa pool</u></li> <li>- <u>verandah</u></li> <li>- <u>water tank</u></li> </ul> <p>(b) renumber list in alphabetical order as required</p>				
<p>Urban Corridor (Main Street) Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 5</b>:</p> <table border="1" data-bbox="616 591 1414 786"> <thead> <tr> <th data-bbox="616 591 1015 685">Class of Development (Column A)</th> <th data-bbox="1015 591 1414 685">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="616 685 1015 786"><u>6. Railway line.</u></td> <td data-bbox="1015 685 1414 786"><u>Except where located outside of a rail corridor or rail reserve.</u></td> </tr> </tbody> </table>	Class of Development (Column A)	Exceptions (Column B)	<u>6. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>
Class of Development (Column A)	Exceptions (Column B)				
<u>6. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>				

<p>Urban Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clauses 2 and 6</b> (in Column A):</p> <p><del>‘Except any of the following:</del></p> <p><del>1. the demolition of a State or Local Heritage Place</del></p> <p><del>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.’</del></p> <p>With:</p> <p><u>‘Except any of the following:</u></p> <p><u>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u></p> <p><u>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).’</u></p>
<p>Urban Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 3</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <ul style="list-style-type: none"> <li><del>— air handling unit, air conditioning system or exhaust fan</del></li> <li><del>— shade sail</del></li> <li><del>— solar photovoltaic panels (roof mounted)</del></li> <li><del>— swimming pool or spa pool</del></li> <li><del>— water tank</del></li> </ul> <p>(b) renumber list in alphabetical order as required</p>

<p>Urban Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 5</b> in Column A by:</p> <p>(a) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u>air handling unit, air conditioning system or exhaust fan</u></li> <li>- <u>carport</u></li> <li>- <u>deck</u></li> <li>- <u>fence</u></li> <li>- <u>land division</u></li> <li>- <u>outbuilding</u></li> <li>- <u>pergola</u></li> <li>- <u>private bushfire shelter</u></li> <li>- <u>retaining wall</u></li> <li>- <u>shade sail</u></li> <li>- <u>solar photovoltaic panels (roof mounted)</u></li> <li>- <u>swimming pool or spa pool</u></li> <li>- <u>verandah</u></li> <li>- <u>water tank</u></li> </ul> <p>(b) renumber list in alphabetical order as required</p>				
<p>Urban Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 6</b>:</p> <table border="1" data-bbox="616 1234 1410 1424"> <thead> <tr> <th data-bbox="616 1234 1015 1323">Class of Development (Column A)</th> <th data-bbox="1015 1234 1410 1323">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="616 1323 1015 1424"><u>7. Railway line.</u></td> <td data-bbox="1015 1323 1410 1424"><u>Except where located outside of a rail corridor or rail reserve.</u></td> </tr> </tbody> </table>	Class of Development (Column A)	Exceptions (Column B)	<u>7. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>
Class of Development (Column A)	Exceptions (Column B)				
<u>7. Railway line.</u>	<u>Except where located outside of a rail corridor or rail reserve.</u>				

<p>Urban Renewal Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 2</b> (in Column A):</p> <p><del>'Except development involving any of the following:</del></p> <ol style="list-style-type: none"> <li><del>1. residential flat building(s) of 3 storeys or greater</del></li> <li><del>2. the demolition of a State or Local Heritage Place</del></li> <li><del>3. the demolition of a building (except an ancillary building) in a Historic Area Overlay.'</del></li> </ol> <p>With:</p> <p><u>'Except development involving any of the following:</u></p> <ol style="list-style-type: none"> <li><u>1. residential flat building(s) of 3 or more building levels</u></li> </ol>
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	<p>2. <u>the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</u></p> <p>3. <u>the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).</u></p>
<p>Urban Renewal Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 3</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <ul style="list-style-type: none"> <li><del>— air handling unit, air conditioning system or exhaust fan</del></li> <li><del>— building work on railway land</del></li> <li><del>— carport</del></li> <li><del>— deck</del></li> <li><del>— fence</del></li> <li><del>— outbuilding</del></li> <li><del>— pergola</del></li> <li><del>— private bushfire shelter</del></li> <li><del>— retaining wall</del></li> <li><del>— shade sail</del></li> <li><del>— solar photovoltaic panels (roof mounted)</del></li> <li><del>— swimming pool or spa pool</del></li> <li><del>— verandah</del></li> <li><del>— water tank</del></li> </ul> <p>(b) renumber list in alphabetical order as required</p>
<p>Urban Renewal Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 6</b> in Column A by:</p> <p>(a) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u>air handling unit, air conditioning system or exhaust fan</u></li> <li>- <u>carport</u></li> <li>- <u>deck</u></li> <li>- <u>fence</u></li> <li>- <u>outbuilding</u></li> <li>- <u>pergola</u></li> <li>- <u>private bushfire shelter</u></li> <li>- <u>retaining wall</u></li> <li>- <u>shade sail</u></li> <li>- <u>solar photovoltaic panels (roof mounted)</u></li> <li>- <u>swimming pool or spa pool</u></li> <li>- <u>verandah</u></li> <li>- <u>water tank</u></li> </ul> <p>(b) renumber list in alphabetical order as required</p>
<p>Urban Renewal</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed</p>

<p>Neighbourhood Zone</p>	<p>development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 7</b> (in Column A):</p> <p><del><i>'Except any of the following:</i></del></p> <p><del><i>1. the demolition of a State or Local Heritage Place</i></del></p> <p><del><i>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.'</i></del></p> <p>With:</p> <p><u><i>'Except any of the following:</i></u></p> <p><u><i>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</i></u></p> <p><u><i>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).'</i></u></p>				
<p>Urban Renewal Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 7</b>:</p> <table border="1" data-bbox="619 927 1410 1149"> <thead> <tr> <th data-bbox="619 927 1018 1021">Class of Development (Column A)</th> <th data-bbox="1018 927 1410 1021">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="619 1021 1018 1149"><u><i>8. Railway line.</i></u></td> <td data-bbox="1018 1021 1410 1149"><u><i>Except where located outside of a rail corridor or rail reserve.</i></u></td> </tr> </tbody> </table>	Class of Development (Column A)	Exceptions (Column B)	<u><i>8. Railway line.</i></u>	<u><i>Except where located outside of a rail corridor or rail reserve.</i></u>
Class of Development (Column A)	Exceptions (Column B)				
<u><i>8. Railway line.</i></u>	<u><i>Except where located outside of a rail corridor or rail reserve.</i></u>				

<p>Waterfront Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 2</b> (in Column A):</p> <p><del><i>'Except development involving any of the following:</i></del></p> <p><del><i>1. residential flat building(s) of 3 or more building levels</i></del></p> <p><del><i>2. the demolition of a State or Local Heritage Place</i></del></p> <p><del><i>3. the demolition of a building (except an ancillary building) in a Historic Area Overlay.'</i></del></p> <p>With:</p> <p><u><i>'Except development involving any of the following:</i></u></p> <p><u><i>1. residential flat building(s) of 3 or more building levels</i></u></p> <p><u><i>2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</i></u></p> <p><u><i>3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).'</i></u></p>
<p>Waterfront Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed</p>

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	<p>development that are excluded from notification, amend <b>clause 3</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <ul style="list-style-type: none"> <li><del>— <i>air handling unit, air conditioning system or exhaust fan</i></del></li> <li><del>— <i>building work on railway land</i></del></li> <li><del>— <i>carport</i></del></li> <li><del>— <i>deck</i></del></li> <li><del>— <i>fence</i></del></li> <li><del>— <i>outbuilding</i></del></li> <li><del>— <i>pergola</i></del></li> <li><del>— <i>private bushfire shelter</i></del></li> <li><del>— <i>retaining wall</i></del></li> <li><del>— <i>shade sail</i></del></li> <li><del>— <i>solar photovoltaic panels (roof mounted)</i></del></li> <li><del>— <i>swimming pool or spa pool</i></del></li> <li><del>— <i>verandah</i></del></li> <li><del>— <i>water tank</i></del></li> </ul> <p>(b) renumber list in alphabetical order as required</p>
<p>Waterfront Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 5</b> in Column A by:</p> <p>(a) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u><i>air handling unit, air conditioning system or exhaust fan</i></u></li> <li>- <u><i>carport</i></u></li> <li>- <u><i>deck</i></u></li> <li>- <u><i>fence</i></u></li> <li>- <u><i>outbuilding</i></u></li> <li>- <u><i>pergola</i></u></li> <li>- <u><i>private bushfire shelter</i></u></li> <li>- <u><i>retaining wall</i></u></li> <li>- <u><i>shade sail</i></u></li> <li>- <u><i>solar photovoltaic panels (roof mounted)</i></u></li> <li>- <u><i>swimming pool or spa pool</i></u></li> <li>- <u><i>verandah</i></u></li> <li>- <u><i>water tank</i></u></li> </ul> <p>(b) renumber list in alphabetical order as required</p>

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<p>Waterfront Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the following text in the exceptions column (Column B) relating to <b>clause 6</b> (in Column A):</p> <p><del><i>‘Except any of the following:</i></del></p> <p><del><i>1. the demolition of a State or Local Heritage Place</i></del></p> <p><del><i>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.’</i></del></p> <p>With:</p> <p><u><i>‘Except any of the following:</i></u></p> <p><u><i>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</i></u></p> <p><u><i>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).’</i></u></p>				
<p>Waterfront Neighbourhood Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 6</b>:</p> <table border="1" data-bbox="616 1010 1414 1234"> <thead> <tr> <th data-bbox="616 1010 1015 1099">Class of Development (Column A)</th> <th data-bbox="1015 1010 1414 1099">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="616 1099 1015 1234"><u><i>7. Railway line.</i></u></td> <td data-bbox="1015 1099 1414 1234"><u><i>Except where located outside of a rail corridor or rail reserve.</i></u></td> </tr> </tbody> </table>	Class of Development (Column A)	Exceptions (Column B)	<u><i>7. Railway line.</i></u>	<u><i>Except where located outside of a rail corridor or rail reserve.</i></u>
Class of Development (Column A)	Exceptions (Column B)				
<u><i>7. Railway line.</i></u>	<u><i>Except where located outside of a rail corridor or rail reserve.</i></u>				

<p>Workers’ Settlement Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, amend <b>clause 3</b> in Column A by:</p> <p>(a) removing the following classes of development from the list:</p> <p><del><i>— building work on railway land</i></del></p> <p>(b) including (in alphabetical order) the following additional classes of development within the list:</p> <ul style="list-style-type: none"> <li>- <u><i>fence</i></u></li> <li>- <u><i>land division</i></u></li> <li>- <u><i>private bushfire shelter</i></u></li> <li>- <u><i>retaining wall</i></u></li> <li>- <u><i>verandah</i></u></li> </ul> <p>(c) renumber list in alphabetical order as required</p>
<p>Workers’ Settlement Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, replace the</p>

	<p>following text in the exceptions column (Column B) relating to <b>clause 3</b> (in Column A):</p> <p><del><i>'Except any of the following:</i></del></p> <p><del><i>1. the demolition of a State or Local Heritage Place</i></del></p> <p><del><i>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.'</i></del></p> <p>With:</p> <p><u><i>'Except any of the following:</i></u></p> <p><u><i>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</i></u></p> <p><u><i>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).'</i></u></p>				
<p>Workers' Settlement Zone</p>	<p>In Table 5 – Procedural Matters (PM) – Notification, in the table that identifies classes of performance assessed development that are excluded from notification, insert the following additional class of development and corresponding exception in a new row immediately after <b>clause 3</b>:</p> <table border="1" data-bbox="616 891 1390 1120"> <thead> <tr> <th data-bbox="616 891 1002 987">Class of Development (Column A)</th> <th data-bbox="1002 891 1390 987">Exceptions (Column B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="616 987 1002 1120"><u><i>4. Railway line.</i></u></td> <td data-bbox="1002 987 1390 1120"><u><i>Except where located outside of a rail corridor or rail reserve.</i></u></td> </tr> </tbody> </table>	Class of Development (Column A)	Exceptions (Column B)	<u><i>4. Railway line.</i></u>	<u><i>Except where located outside of a rail corridor or rail reserve.</i></u>
Class of Development (Column A)	Exceptions (Column B)				
<u><i>4. Railway line.</i></u>	<u><i>Except where located outside of a rail corridor or rail reserve.</i></u>				

Within Part 8 – Administrative Terms and Definitions, amend by inserting (in alphabetical order) the following new term and definition for 'Excluded building':

Term (Column A)	Definition (Column B)	Illustrations Column C
<u><i>Excluded building</i></u>	<p><u><i>Means, for the purposes of Table 5 – Procedural Matters (PM) – Notification, a building, structure or landscape feature (or part thereof) that is:</i></u></p> <p><u><i>(a) in an area established as a State Heritage Area under the Heritage Places Act 1993 and the relevant authority is of the opinion that the building, structure or landscape feature (or part thereof) does not</i></u></p>	

	<p><u>contribute to the buildings or features of identified heritage value within the State Heritage Area</u>  <u>or</u>          (b) <u>in a Historic Area Overlay and the building (or part thereof):</u></p> <ul style="list-style-type: none"> <li>i. <u>is an ancillary building</u>  <u>or</u></li> <li>ii. <u>in the opinion of the relevant authority, does not demonstrate the historic characteristics as expressed in the Historic Area Statement.</u></li> </ul> <p><u>but does not include a building, structure or landscape feature (or part thereof) that is specifically listed in Part 11 of the Code as a Local Heritage Place or a State Heritage Place in the South Australian Heritage Register.</u></p>	
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**2.3.2.11 Building Height – TNV and context – Policy refinement**

Within the Urban Neighbourhood Zone, amend PO 2.2 as follows:

*Building height is consistent with the form expressed in the Maximum Building Height (Levels) Technical and Numeric Variation layer and the Maximum Building Height (Metres) Technical and Numeric Variation layer, ~~and otherwise~~ or positively responds to the local context including the site's frontage, depth, and adjacent primary street width.*

Within the Urban Corridor (Boulevard) Zone PO 3.1, Urban Corridor (Business) Zone PO 3.1, Urban Corridor (Living) Zone PO 3.1 and Urban Corridor (Main Street) Zone PO 3.1, amend as follows:

*Building height is consistent with the form expressed in the Maximum Building Height (Levels) Technical and Numeric Variation layer and*

*the Maximum Building Height (Metres) Technical and Numeric Variation layer ~~and otherwise~~ or positively responds to the local context including the site's frontage, depth, and adjacent primary corridor or street width.*

Within the Housing Diversity Neighbourhood Zone, amend PO 3.1 as follows:

*Building height is consistent with the form expressed in any relevant Maximum Building Height (Levels) Technical and Numeric Variation layer and the Maximum Building Height (Metres) Technical and Numeric Variation layer ~~and is otherwise~~ or is generally low rise, or complements the height of nearby buildings.*

Within the Local Activity Centre Zone PO 3.1, Suburban Activity Centre Zone PO 3.1, Employment Zone PO 3.5 and Township Activity Centre Zone PO 3.2, amend as follows:

*Building height is consistent with the form expressed in any relevant Maximum Building Height (Levels) Technical and Numeric Variation layer and the Maximum Building Height (Metres) Technical and Numeric Variation layer ~~and is otherwise~~ or is generally low rise to complement the established streetscape and local character.*

Within the Urban Activity Centre Zone, amend PO 3.1 as follows:

*Building height is consistent with the form expressed in any relevant Maximum Building Height (Levels) Technical and Numeric Variation layer and the Maximum Building Height (Metres) Technical and Numeric Variation layer ~~and is otherwise~~ or is generally medium rise development, with the highest intensity of built form at the centre of the zone, and lower scale at the peripheral zone interface.*

Within the Township Main Street Zone, amend PO 3.1 as follows:

*Building height is consistent with the form expressed in any relevant Maximum Building Height (Levels) Technical and Numeric Variation layer and the Maximum Building Height (Metres) Technical and Numeric Variation layer ~~and otherwise~~ or is low rise, where the height commensurate with the development site's frontage and depth as well as the main street width, so that the impacts of building mass on adjoining properties and the streetscape are minimised.*

Within the Suburban Main Street Zone, amend PO 3.1 as follows:

*Building height is consistent with the form expressed in any relevant Maximum Building Height (Levels) Technical and Numeric Variation layer and the Maximum Building Height (Metres) Technical and Numeric*

Variation ~~layer and otherwise~~ or is low-to-medium rise, where the height commensurate with the development site's frontage and depth as well as the main street width, to complement the main street character.

Within the Strategic Innovation Zone, amend PO 3.1 as follows:

*Building height is consistent with the form expressed in any relevant Maximum Building Height (Levels) Technical and Numeric Variation layer, Maximum Building Height (Metres) Technical and Numeric Variation layer and any relevant Concept Plan contained within the Concept Plans Technical and Numeric Variations, or ~~otherwise provide~~ provides an orderly transition in scale, increasing from low scale at the zone interface to medium-to-high rise in the centre of the zone to complement the established local character.*

Within the Capital City Zone, amend PO 4.1 as follows:

*Building height is consistent with the form expressed in any relevant Maximum Building Height (Levels) Technical and Numeric Variation layer and the Maximum Building Height (Metres) Technical and Numeric Variation layer or ~~otherwise~~ positively responds to the local context and achieves the desired outcomes of the Zone.*

Within the City Main Street Zone, amend PO 3.1 as follows:

*Building height is consistent with the maximum height expressed in any relevant Maximum Building Height (Levels) Technical and Numeric Variation layer and the Maximum Building Height (Metres) Technical and Numeric Variation layer or ~~otherwise~~ positively responds to the local context and achieves the desired outcomes of the Zone, except a catalyst site in the City High Street Subzone.*

Within the Community Facilities Zone, amend PO 2.1 as follows:

*Building height is consistent with the maximum height expressed in any relevant Maximum Building Height (Levels) Technical and Numeric Variation layer and the Maximum Building Height (Metres) Technical and Numeric Variation layer or ~~otherwise~~ is generally consistent with the prevailing character of the locality and height of nearby buildings.*

### **2.3.2.12 Building Height, Building Wall Setback and Wall Height – Policy Review**

## **Part 8 – Administrative Terms and Definitions**



Within Part 8 – Administrative Terms and Definitions, amend ‘Building height’ in (Column A) by replacing the definition (in Column B) with the following:

*Means the maximum vertical distance between the lower of the natural or finished ground level or a measurement point specified by the applicable policy of the Code (in which case the Code policy will prevail in the event of any inconsistency) at any point of any part of a building and the finished roof height at its highest point, ignoring any antenna, aerial, chimney, flagpole or the like. For the purposes of this definition, building does not include any of the following:*

- (a) flues connected to a sewerage system*
- (b) telecommunications facility tower or monopole*
- (c) electricity pole or tower*
- (d) or any similar structure*

Within Part 8 – Administrative Terms and Definitions, amend ‘Wall height’ in (Column A) by replacing the definition (in Column B) with the following:

*Means the height of the wall measured from the top of its footings or a measurement point specified by the applicable policy of the Code (in which case the Code policy will prevail in the event of any inconsistency) ~~but~~ excluding noting that the height measurement does not include any part of the wall that is concealed behind an eave or similar roof structure and not visible external to the land*

Within Part 8 – Administrative Terms and Definitions, amend by inserting (in alphabetical order) the following new term and definition for ‘Post height’:

Term (Column A)	Definition (Column B)	Illustrations Column C
<u>Post height</u>	<u>Means the height of the post measured from the top of its footings or a measurement point specified by the applicable policy of the Code (in which case the Code policy will prevail in the event of any inconsistency) noting that the height measurement does not include any part of the post that is concealed behind an eave or similar roof structure and not visible external to the land</u>	

## **Part 2 – Zones and Subzones**

### **City Living Zone**

Within the City Living Zone, amend DTS/DPF 3.5(a) by replacing the words

*'(a) does not exceed 3m in height from the top of the footings'*

With

*'(a) does not exceed 3m in wall height'*

### **Established Neighbourhood Zone**

Within the Established Neighbourhood Zone, amend DTS/DPF 7.1(b)(ii)A. by replacing the words

*'A. exceed 3.2m in height from the lower of the natural or finished ground level'*

With

*'A. exceed 3.2m in wall height from the lower of the natural or finished ground level'*

Within the Established Neighbourhood Zone, amend DTS/DPF 8.1(b) by replacing the following words:

*(b) in all other cases (i.e., there is a blank field), then:*

- (i) at least 900mm where the wall is up to 3m*
- (ii) other than for a south facing wall, at least 900mm plus 1/3 of the wall height above 3m*
- (iii) at least 1.9m plus 1/3 of the wall height above 3m for south facing walls.*

With:

*(b) in all other cases (i.e., there is a blank field), then:*

- (i) where the wall height does not exceed 3m measured from the lower of natural or finished ground level - at least 900mm*
- (ii) for a wall that is not south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level*
- (iii) for a wall that is south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level.*

### **General Neighbourhood Zone**

Within the General Neighbourhood Zone amend DTS/DPF 4.1 by replacing the following words:

*Building height (excluding garages, carports and outbuildings) no greater than:*

*(a) 2 building levels and 9m  
and*

*(b) wall height that is no greater than 7m except in the case of a gable end.*

With:

*Building height (excluding garages, carports and outbuildings) no greater than 2 building levels and 9m and wall height that is no greater than 7m (not including a gable end).*

Within the General Neighbourhood Zone amend DTS/DPF 7.1(b)(i) by replacing the words

*'(i) exceed 3m in height from the top of footings'*

With

*'(i) exceed 3m in wall height'*

Within the General Neighbourhood Zone amend DTS/DPF8.1 by replacing the following:

*Other than walls located on a side boundary, building walls are set back from side boundaries:*

*(a) at least 900mm where the wall height is up to 3m*

*(b) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m*

*and*

*(c) at least 1900mm plus 1/3 of the wall height above 3m for walls facing a southern side boundary.*

With:

*Other than walls located on a side boundary, building walls are set back from side boundaries in accordance with the following:*

*(a) where the wall height does not exceed 3m - at least 900mm*

*(b) for a wall that is not south facing and the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings*

*(c) for a wall that is south facing and the wall height exceeds 3m - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings.*

Within the General Neighbourhood Zone amend DTS/DPF 11.1(h) by replacing the words

*'(h) have a wall height or post height not exceeding 3m (and not including a gable end)'*

With

*'(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end).'*

### **Golf Course Estate Zone**

Within the Golf Course Estate Zone amend DTS/DPF 6.1(b)(i) by replacing the words

*'(i) exceed 3.2 m in height from the lower of the natural or finished ground level'*

With

*'(i) exceed 3.2 m in wall height from the lower of the natural or finished ground level'.*

Within the Golf Course Estate Zone amend DTS/DPF 7.1 by replacing the following:

*Building walls are set back from the side boundary at least:*

- (a) On sites greater than 800m<sup>2</sup>:*
  - (i) Other than a wall facing a southern boundary 1.9m*
  - (ii) At least 1900mm plus 1/3 of the wall height above 3m for walls facing a southern boundary*
  
- (b) On sites 800m<sup>2</sup> or less, and other than walls located on a side boundary:*
  - (i) at least 900mm where the wall height is up to 3m*
  - (ii) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m*
  - (iii) at least 1900mm plus 1/3 of the wall height above 3m for walls facing a southern side boundary.*

With:

*Building walls are set back from the side boundary in accordance with the following:*

- (a) on sites greater than 800m<sup>2</sup>:*
  - (i) at least 1900mm*
  - (ii) for a wall that is south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level.*
  
- (b) on sites 800m<sup>2</sup> or less:*
  - (i) where the wall height does not exceed 3m measured from the lower of natural or finished ground level - at least 900mm*
  - (ii) for a wall that is not south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 900mm from the boundary of the site plus a distance of 1/3 of the*

*extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level*

- (iii) for a wall that is south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level.*

### **Hills Neighbourhood Zone**

Within the Hills Neighbourhood Zone amend DTS/DPF 7.1(b)(i) by replacing the words

*'(i) exceed 3.2m in height from the lower of the natural or finished ground level'*

With

*'(i) exceed 3.2m in wall height from the lower of the natural or finished ground level'.*

Within the Hills Neighbourhood Zone amend DTS/DPF 8.1 by replacing the words:

*Building walls not sited on side boundaries set back from the side boundary at least:*

- (a) on sites with a site gradient greater than 1-in-8:*
- (i) Other than a wall facing a southern boundary, 1900mm*
  - (ii) For walls facing a southern boundary, at least 1900mm plus 1/3 of the wall height above 3m measured from the top of the footings*
- (b) on sites with a site gradient less than 1-in-8, and other than walls located on a side boundary:*
- (i) at least 900mm where the wall is up to 3m measured from the top of the footings*
  - (ii) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m measured from the top of the footings*
  - (iii) for walls facing a southern side boundary, at least 1900mm plus 1/3 of the wall height above 3m measured from the top of the footings.*

With:

*Building walls not sited on side boundaries set back from the side boundary in accordance with the following:*

- (a) on sites with a site gradient greater than 1-in-8:*
- (i) at least 1900mm*
  - (ii) for a wall that is south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level.*

- (b) *on sites with a site gradient less than 1-in-8:*
- (i) *where the wall height does not exceed 3m measured from the lower of natural or finished ground level - at least 900mm*
  - (ii) *for a wall that is not south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level*
  - (iii) *for a wall that is south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level.*

### **Home Industry Zone**

Within the Home Industry Zone amend DTS/DPF 3.3 by replacing the following words:

*Other than walls located on a side boundary, building walls are set back from side boundaries:*

- (a) *at least 900mm where the wall is up to 3m measured from the top of the footings*
- (b) *other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m measured from the top of the footings*
- (c) *at least 1900mm plus 1/3 of the wall height above 3m measured from the top of the footings for walls facing a southern side boundary.*
- (d) *at least 3m to any one side boundary to provide vehicle access to the rear of the site where the business activity is located or proposed to be located behind the dwelling.*

With:

*Other than walls located on a side boundary, building walls are set back from side boundaries in accordance with the following:*

- (a) *at least 3m to any one side boundary to provide vehicle access to the rear of the site where the business activity is located or proposed to be located behind the dwelling*
- (b) *in all other cases:*
  - (i) *where the wall height does not exceed 3m - at least 900mm*
  - (ii) *for a wall that is not south facing and the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings*
  - (iii) *for a wall that is south facing and the wall height exceeds 3m - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings.*

### **Housing Diversity Neighbourhood Zone**

Within the Housing Diversity Neighbourhood Zone amend DTS/DPF 6.1(b)(i) by replacing the words

*'(i) exceed 3m in height from the top of footings'*

With

*'(i) exceed 3m in wall height'.*

Within the Housing Diversity Neighbourhood Zone amend DTS/DPF 7.1 by replacing the words:

*Other than walls located on a side boundary, building walls are set back from side boundaries:*

*(a) at least 900mm for a wall height less than 3m*

*(b) at least 900mm plus 1/3 of the wall height above 3m.*

With:

*Other than walls located on a side boundary, building walls are set back from side boundaries in accordance with the following:*

*(a) where the wall height does not exceed 3m - at least 900mm*

*(b) where the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings.*

Within the Housing Diversity Neighbourhood Zone amend DTS/DPF 10.1(h) by replacing the words

*'(h) have a wall height or post height not exceeding 3m (and not including a gable end)'*

With

*'(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)'.*

### **Master Planned Neighbourhood Zone**

Within the Master Planned Neighbourhood Zone amend DTS/DPF 5.1(a) by replacing the words

*'(a) a maximum height of 3 building levels or 12m'*

With

*'(a) a maximum building height of 3 building levels or 12m.'*

Within the Master Planned Neighbourhood Zone amend DTS/DPF 8.1(b)(i) by replacing the words

*'(i) exceed 3m in height from the top of footings'*

With

*'(i) exceed 3m in wall height'.*

Within the Master Planned Neighbourhood Zone amend DTS/DPF 9.1 replacing the following words:

*Building walls not sited on side boundaries set back from side boundaries consistent with a building envelope plan, or are set back:*

- (a) 900mm for a wall height less than 3m*
- and*
- (b) 900mm plus 1/3 of the wall height above 3m.*

With:

*Building walls not sited on side boundaries are set back from side boundaries consistent with a building envelope plan, or are set back in accordance with the following:*

- (a) where the wall height does not exceed 3m - at least 900mm*
- (b) where the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings.*

Within the Master Planned Neighbourhood Zone amend DTS/DPF 17.1(h) by replacing the words

*'(h) have a wall height or post height not exceeding 3m (and not including a gable end)'*

With

*'(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)'.*

### **Master Planned Renewal Zone**

Within the Master Planned Renewal Zone amend DTS/DPF 8.1(b)(i) by replacing the words

*'(i) 3m in height from the top of footings'*

With

*'(i) 3m in wall height'.*

Within the Master Planned Renewal Zone amend DTS/DPF 9.1 by replacing the words:

*Building walls not sited on side boundaries set back from side boundaries consistent with a building envelope plan, or are set back:*

- (a) 900mm for a wall height less than 3m*
- and*



(b) 900mm plus 1/3 of the wall height above 3m.

With:

*Building walls not sited on side boundaries are set back from side boundaries consistent with a building envelope plan, or are set back in accordance with the following:*

- (a) *where the wall height does not exceed 3m - at least 900mm*
- (b) *where the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings.*

### **Master Planned Township Zone**

Within the Master Planned Township Zone amend DTS/DPF 5.1(a) by replacing the words

*'(a) a maximum height of 2 building levels or 9m'*

With

*'(a) a maximum building height of 2 building levels or 9m.'*

Within the Master Planned Township Zone amend DTS/DPF 8.1(b)(i) by replacing the words

*'(i) exceed 3.0m in height from the top of footings'*

With

*'(i) exceed 3.0m in wall height'.*

Within the Master Planned Township Zone amend DTS/DPF 9.1 by replacing the words:

*Building walls not sited on side boundaries are set back from side boundaries consistent with a building envelope plan, or are set back:*

- (a) *at least 900mm where the wall height is up to 3m*
- (b) *other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m*  
*and*
- (c) *at least 1900mm plus 1/3 of the wall height above 3m for wall facing a southern side boundary.*

With:

*Building walls not sited on side boundaries are set back from side boundaries consistent with a building envelope plan, or are set back in accordance with the following:*

- (a) *where the wall height does not exceed 3m - at least 900mm*
- (b) *for a wall that is not south facing and the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings*

- (c) *for a wall that is south facing and the wall height exceeds 3m - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings.*

### **Neighbourhood Zone**

Within the Neighbourhood Zone amend DTS/DPF 7.1(b)(i) by replacing the words

*'(i) exceed 3.2m in height from the lower of the natural or finished ground level'*

With

*'(i) exceed 3.2m in wall height from the lower of the natural or finished ground level'.*

Within the Neighbourhood Zone amend DTS/DPF 8.1 by replacing the following words:

*Building walls are set back from the side boundary at least:*

- (a) *On sites greater than 800m<sup>2</sup>:*
- (i) *Other than a wall facing a southern boundary 1900mm from both side boundaries*
  - (ii) *At least 1900mm plus 1/3 of the wall height above 3m for walls facing a southern boundary*
- (b) *On sites 800m<sup>2</sup> or less, and other than walls located on a side boundary:*
- (i) *at least 900mm where the wall is up to 3m*
  - (ii) *other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m*
  - (iii) *at least 1900mm plus 1/3 of the wall height above 3m for walls facing a southern side boundary.*

With:

*Building walls are set back from the side boundary in accordance with the following:*

- (a) *on sites greater than 800m<sup>2</sup>:*
- (i) *at least 1900mm*
  - (ii) *for a wall that is south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level.*
- (b) *on sites 800m<sup>2</sup> or less:*
- (i) *where the wall height does not exceed 3m measured from the lower of natural or finished ground level - at least 900mm*
  - (ii) *for a wall that is not south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 900mm from the boundary of the site plus a distance of 1/3 of the*

*extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level*

*(iii) for a wall that is south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level.*

### **Productive Rural Landscape Zone**

Within the Productive Rural Landscape Zone amend DTS/DPF 14.1(c) by replacing the words

*'(c) have walls that do not exceed 5m in height measured from natural ground level not including a gable end'*

With

*'(c) do not exceed 5m in wall height measured from natural ground level (not including a gable end).'*

### **Rural Zone**

Within the Rural Zone amend DTS/DPF 13.1(c) by replacing the words

*'(c) have walls that do not exceed 5m in height measured from natural ground level (not including a gable end)'*

With

*'(c) do not exceed 5m in wall height measured from natural ground level (not including a gable end).'*

### **Rural Aquaculture Zone**

Within the Rural Aquaculture Zone amend DTS/DPF 9.1(c) by replacing the words

*'(c) have walls that do not exceed 5m in height measured from natural ground level (not including a gable end)'*

With

*'(c) do not exceed 5m in wall height measured from natural ground level (not including a gable end).'*

### **Rural Horticulture Zone**

Within the Rural Horticulture Zone amend DTS/DPF 14.1(c) by replacing the words

*'(c) have walls that do not exceed 5m in height measured from natural ground level (not including a gable end)'*

With

*'(c) do not exceed 5m in wall height measured from natural ground level (not including a gable end).'*

### **Rural Intensive Enterprise Zone**

Within the Rural Intensive Enterprise Zone amend DTS/DPF 6.1(c) by replacing the words

*'(c) have walls that do not exceed 5m in height measured from natural ground level (not including a gable end)'*

With

*'(c) do not exceed 5m in wall height measured from natural ground level (not including a gable end).'*

### **Rural Living Zone**

Within the Rural Living Zone amend DTS/DPF 2.5(c) by replacing the words

*'(c) have walls that do not exceed 4m in height measured from natural ground level (not including a gable end)'*

With

*'(c) do not exceed 4m in wall height measured from natural ground level (not including a gable end).'*

### **Rural Neighbourhood Zone**

Within the Rural Neighbourhood Zone amend DTS/DPF 2.1 by replacing the following words:

*'Building height (excluding garages, carports and outbuildings) is no greater than 2 building levels and 9m and wall height no greater than 7m except in the case of a gable end.'*

With:

*'Building height (excluding garages, carports and outbuildings) is no greater than 2 building levels and 9m and wall height no greater than 7m (not including a gable end).'*

### **Rural Settlement Zone**

Within the Rural Settlement Zone amend DTS/DPF 2.4 by replacing the following words:

*Other than walls located on a side boundary, building walls are set back from side boundaries:*

- (a) at least 900mm where the wall height is up to 3m*
- (b) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m*
- (c) at least 1.9m plus 1/3 of the wall height above 3m for walls facing a southern side boundary.*

With:

*Other than walls located on a side boundary, building walls are set back from side boundaries in accordance with the following:*

- (a) where the wall height does not exceed 3m - at least 900mm*
- (b) for a wall that is not south facing and the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings*
- (c) for a wall that is south facing and the wall height exceeds 3m - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings.*

Within the Rural Settlement Zone amend DTS/DPF 2.5(a) by replacing the words

*'(a) does not exceed 3m in height from the top of the footings'*

With

*'(a) does not exceed 3m in wall height'.*

### **Suburban Neighbourhood Zone**

Within the Suburban Neighbourhood Zone amend DTS/DPF 7.1(b)(i) by replacing the words

*'(i) exceed 3m in height from the top of footings'*

With

*'(i) exceed 3m in wall height'.*

Within the Suburban Neighbourhood Zone amend DTS/DPF 8.1 by replacing the following words:

*Other than walls located on a side boundaries, building walls are set back from side boundaries:*

- (a) at least 900mm where the wall is up to 3m measured from the top of the footings*
- (b) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m*

- (c) *at least 1.9m plus 1/3 of the wall height above 3m for walls facing a southern side boundary.*

With:

*Other than walls located on a side boundary, building walls are set back from side boundaries in accordance with the following:*

- (a) *where the wall height does not exceed 3m - at least 900mm*
- (b) *for a wall that is not south facing and the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings*
- (c) *for a wall that is south facing and the wall height exceeds 3m - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings.*

Within the Suburban Neighbourhood Zone amend DTS/DPF 11.1(h) by replacing the words

*'(h) have a wall height or post height not exceeding 3m (and not including a gable end)'*

With

*'(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end).'*

### **Township Neighbourhood Zone**

Within the Township Neighbourhood Zone amend DTS/DPF 7.1(b)(ii)A. by replacing the words:

*'A. exceed 3.2m in height from the lower of the natural or finished ground level'*

With

*'A. exceed 3.2m in wall height from the lower of the natural or finished ground level'.*

Within the Township Neighbourhood Zone amend DTS/DPF 8.1(b) by replacing the words:

- (b) *in all other cases (i.e., there is a blank field), then:*
  - (i) *at least 900mm where the wall height is up to 3m*
  - (ii) *other than for a south facing wall, at least 900mm plus 1/3 of the wall height above 3m*
  - (iii) *at least 1.9m plus 1/3 of the wall height above 3m for south facing walls.*

With:

- (b) *in all other cases (i.e., there is a blank field), then:*
  - (i) *where the wall height does not exceed 3m measured from the lower of natural or finished ground level - at least 900mm*

- (ii) *for a wall that is not south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level*
- (iii) *for a wall that is south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level.*

### **Township Zone**

Within the Township Zone amend DTS/DPF 2.6 by replacing the following words:

*Other than walls located on a side boundary, buildings are set back from side boundaries:*

- (a) *at least 900mm where the wall height is up to 3m*
- (b) *other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m*
- (c) *at least 1.9m plus 1/3 of the wall height above 3m for walls facing a southern side boundary.*

With:

*Other than walls located on a side boundary, buildings are set back from side boundaries in accordance with the following:*

- (a) *where the wall height does not exceed 3m - at least 900mm*
- (b) *for a wall that is not south facing and the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings*
- (c) *for a wall that is south facing and the wall height exceeds 3m - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings.*

Within the Township Zone amend DTS/DPF 2.7(a) by replacing the following words

*'(a) does not exceed 3m in height from the top of the footings'*

With

*'(a) does not exceed 3m in wall height'.*

### **Urban Renewal Neighbourhood Zone**

Within the Urban Renewal Neighbourhood Zone amend DTS/DPF 5.1(b)(i) by replacing the words

*'(i) exceed 3m in height from the top of footings'*

With

*'(i) exceed 3m in wall height'.*

Within the Urban Renewal Neighbourhood Zone amend DTS/DPF 7.1 by replacing the following words:

*Building walls not sited on side boundaries are set back from side boundaries:*

- (a) 0.9m for a wall height less than 3m*
- (b) 0.9m plus 1/3 of the wall height above 3m for walls greater than 3m in height.*

With:

*Building walls not sited on side boundaries are set back from side boundaries in accordance with the following:*

- (a) where the wall height does not exceed 3m - at least 900mm*
- (b) where the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings.*

Within the Urban Renewal Neighbourhood Zone amend DTS/DPF 10.1(h) by replacing the words

*'(h) have a wall height or post height not exceeding 3m (and not including a gable end)'*

With

*'(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)'.*

### **Waterfront Neighbourhood Zone**

Within the Waterfront Neighbourhood Zone amend DTS/DPF 7.1(b)(i) by replacing the words

*'(i) exceed 3m in height from the top of footings'*

With

*'(i) exceed 3m in wall height'.*

Within the Waterfront Neighbourhood Zone amend DTS/DPF 8.1 by replacing the following words:

*Other than walls located on a side boundary, building walls are set back from side boundaries:*

- (a) at least 900mm where the wall height is up to 3m*
- (b) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m*  
*and*



- (c) *at least 1900mm plus 1/3 of the wall height above 3m for walls facing a southern side boundary.*

With:

*Other than walls located on a side boundary, building walls are set back from side boundaries in accordance with the following:*

- (a) *where the wall height does not exceed 3m - at least 900mm*
- (b) *for a wall that is not south facing and the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings*
- (c) *for a wall that is south facing and the wall height exceeds 3m - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings.*

Within the Waterfront Neighbourhood Zone amend DTS/DPF 12.1(h) by replacing the words

*'(h) have a wall height or post height not exceeding 3m (and not including a gable end)'*

With

*'(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end).'*

#### **Part 4 – General Development Policies**

Within Part 4 – General Development Policies – Housing Renewal amend DTS/DPF 6.1 by replacing the following words:

*Other than walls located on a side boundary, buildings are set back from side boundaries:*

- (a) *at least 900mm where the wall height is up to 3m*
- (b) *other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m*
- (c) *at least 1.9m plus 1/3 of the wall height above 3m for walls facing a southern side boundary.*

With:

*Other than walls located on a side boundary, buildings are set back from side boundaries in accordance with the following:*

- (a) *where the wall height does not exceed 3m - at least 900mm*
- (b) *for a wall that is not south facing and the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings*

(c) for a wall that is south facing and the wall height exceeds 3m - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings.

### 2.3.2.13 Building Walls and Dwelling Walls – Policy Review

#### City Living Zone

Within the City Living Zone, amend PO 3.3(a) by replacing the words

*'(a) separation between dwellings in a way that is consistent with the established streetscape of the locality.'*

With

*'(a) separation between buildings in a way that is consistent with the established streetscape of the locality.'*

#### Established Neighbourhood Zone

Within the Established Neighbourhood Zone amend DTS/DPF 6.1(c) by replacing the words

*'(c) if a dwelling on any adjoining allotment is closer to the secondary street, the distance of that dwelling from the boundary with the secondary street.'*

With

*'(c) if a building (except for ancillary buildings and structures) on any adjoining allotment is closer to the secondary street, not less than the distance of that building from the boundary with the secondary street.'*

Within the Established Neighbourhood Zone amend PO 7.1 by replacing the words

*'Dwelling boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining properties.'*

With

*'Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties.'*

Within the Established Neighbourhood Zone, amend DTS/DPF 7.1(b) by replacing the words

*'(b) where no side boundary setback value is returned in (a) above, and except where the dwelling is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (i) or (ii) below:'*

With

*'(b) where no side boundary setback value is returned in (a) above, and except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (i) or (ii) below:'*

Within the Established Neighbourhood Zone amend PO 9.1(a) by replacing the words

*'(a) separation between dwellings in a way that complements the established character of the locality'*

With

*'(a) separation between buildings in a way that complements the established character of the locality'.*

## **General Neighbourhood Zone**

Within the General Neighbourhood Zone, amend DTS/DPF 6.1(b) by replacing the words

*'(b) if a dwelling on any adjoining allotment is closer to the secondary street than 900mm, at least the distance of that dwelling from the boundary with the secondary street.'*

With

*'(b) if a building (except for ancillary buildings and structures) on any adjoining allotment is closer to the secondary street than 900mm, not less than the distance of that building from the boundary with the secondary street.'*

Within the General Neighbourhood Zone, amend PO 7.1 by replacing the words

*'Dwelling boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining properties.'*

With

*'Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties.'*

Within the General Neighbourhood Zone, amend DTS/DPF 7.1 by replacing the words

*'Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (a) or (b) below.'*

With

*'Except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (a) or (b) below.'*

Within the General Neighbourhood Zone, amend PO 8.1(a) by replacing the words

*'(a) separation between dwellings in a way that contributes to a suburban character'*

With

*'(a) separation between buildings in a way that contributes to a suburban character'.*

Within the General Neighbourhood Zone, amend PO 9.1 by replacing the words:

*'Dwelling walls are set back from rear boundaries to provide:*

*(a) separation between dwellings in a way that contributes to a suburban character'*

*With:*

*'Building walls (excluding ancillary buildings and structures) are set back from rear boundaries to provide:*

*(a) separation between buildings in a way that contributes to a suburban character'*

Within the General Neighbourhood Zone, amend DTS/DPF 9.1 by replacing the words:

*'Dwelling walls are set back from the rear boundary at least:*

*(a) if the size of the site is less than 301m<sup>2</sup>—*

*(i) 3m in relation to the ground floor of the dwelling*

*(ii) 5m in relation to any other building level of the dwelling*

*(b) if the size of the site is 301m<sup>2</sup> or more—*

*(i) 4m in relation to the ground floor of the dwelling*

*(ii) 6m in relation to any other building level of the dwelling.'*

With:

*'Building walls (excluding ancillary buildings and structures) are set back from the rear boundary at least:*

- (a) if the size of the site is less than 301m<sup>2</sup>—*
  - (i) 3m in relation to the ground floor of the building*
  - (ii) 5m in relation to any other building level of the building*
- (b) if the size of the site is 301m<sup>2</sup> or more—*
  - (i) 4m in relation to the ground floor of the building*
  - (ii) 6m in relation to any other building level of the building.'*

### **Golf Course Estate Zone**

Within the Golf Course Estate Zone amend PO 6.1 by replacing the words

*'Dwelling boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining properties.'*

With

*'Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties.'*

Within the Golf Course Estate Zone, amend DTS/DPF 6.1 by replacing the words

*'Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (a) or (b) below:'*

With

*'Except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (a) or (b) below:'*

Within the Golf Course Estate Zone amend PO 7.1(a) by replacing the words

*'separation between dwellings in a way that complements the established character of the locality'*

With

*'separation between buildings in a way that complements the established character of the locality'.*

Within the Golf Course Estate Zone amend PO 8.1 by replacing the words:

*'Dwelling walls are set back from rear boundaries to provide:*

- (b) *separation between dwellings in a way that contributes to a suburban character'*

With:

*'Building walls (excluding ancillary buildings and structures) are set back from rear boundaries to provide:*

- (b) *separation between buildings in a way that contributes to a suburban character'*

Within the Golf Course Estate Zone amend DTS/DPF 8.1 by replacing the words:

*'Dwelling walls are set back from the rear boundary at least:*

- (a) *where the rear boundary fronts a golf course, no less than the average rear setback of any existing dwellings on adjoining allotments*  
(b) *where the rear boundary adjoins a laneway - 0m*  
(c) *In all other cases:*  
(i) *3m for the first building level*  
*and*  
(ii) *5m for any second building level.'*

With:

*'Building walls (excluding ancillary buildings and structures) are set back from the rear boundary at least:*

- (a) *where the rear boundary fronts a golf course, no less than the average rear setback of any existing buildings (excluding ancillary buildings and structures) on adjoining allotments*  
(b) *where the rear boundary adjoins a laneway - 0m*  
(c) *In all other cases:*  
(i) *3m for the first building level*  
*and*  
(ii) *5m for any second building level.'*

### **Hills Neighbourhood Zone**

Within the Hills Neighbourhood Zone amend DTS/DPF 6.1(b) by replacing the words

*'if a dwelling on any adjoining allotment is closer to the secondary street, the distance of that dwelling from the boundary with the secondary street'*

With

*'if a building (except for ancillary buildings and structures) on any adjoining allotment is closer to the secondary street, not less than the distance of that building from the boundary with the secondary street.'*

Within the Hills Neighbourhood Zone, amend DTS/DPF 7.1 by replacing the words

*'Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (a) or (b) below:'*

With

*'Except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (a) or (b) below:'*

Within the Hills Neighbourhood Zone amend PO 8.1(a) by replacing the words

*'separation between dwellings in a way that complements the established character of the locality'*

with

*'separation between buildings in a way that complements the established character of the locality'.*

Within the Hills Neighbourhood Zone amend PO 9.1(a) by replacing the words

*'separation between dwellings in a way that complements the established character of the locality'*

with

*'separation between buildings in a way that complements the established character of the locality'.*

## **Housing Diversity Neighbourhood Zone**

Within the Housing Diversity Neighbourhood Zone amend DTS/DPF 5.1 by replacing the words

*'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)'*

with

*'Building walls (except for ancillary buildings and structures) are set back at least 900mm from the boundary of the allotment with the secondary street frontage, or if a building on any adjoining allotment is closer to the secondary street than 900mm, not less than the distance of that building from the boundary with the secondary street.'*

Within the Housing Diversity Neighbourhood Zone amend PO 6.1 by replacing the words

*'Dwelling boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining residential properties.'*

With

*'Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties.'*

Within the Housing Diversity Neighbourhood Zone amend DTS/DPF 6.1 by replacing the words

*'Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (a) or (b) below:'*

With

*'Except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (a) or (b) below:'*

Within the Housing Diversity Neighbourhood Zone amend PO 7.1(a) by replacing the words

*'separation between dwellings in a way that complements the established character of the locality'*

with

*'separation between buildings in a way that complements the established character of the locality.'*

Within the Housing Diversity Neighbourhood Zone amend PO 8.1 by replacing the words:

*'Dwelling walls are set back from rear boundaries to provide:*

*(a) separation between dwellings in a way that complements the established character of the locality'*

With:



'Building walls (excluding ancillary buildings and structures) are set back from rear boundaries to provide:

- (a) separation between buildings in a way that complements the established character of the locality

Within the Housing Diversity Neighbourhood Zone amend DTS/DPF 8.1 by replacing the words:

*'Dwelling walls are set back from the rear boundary at least:*

- (a) 3m for the first building level or 0m where the rear boundary abuts a laneway
- (b) 5m for any second building level
- (c) 5m plus any increase in wall height over 7m for buildings of 3 building levels and above.'

With:

'Building walls (excluding ancillary buildings and structures) are set back from the rear boundary at least:

- (a) 3m for the first building level or 0m where the rear boundary abuts a laneway
- (b) 5m for any second building level
- (c) 5m plus any increase in wall height over 7m for buildings of 3 building levels and above.'

### **Master Planned Neighbourhood Zone**

Within the Master Planned Neighbourhood Zone amend PO 5.1 and DTS/DPF 5.1 by replacing the words

*'Residential buildings'*

with

'Buildings'.

Within the Master Planned Neighbourhood Zone amend DTS/DPF 7.1 by replacing the words

*'Dwelling walls'*

with

'Building walls (except for ancillary buildings and structures).'

Within the Master Planned Neighbourhood Zone amend DTS/DPF 8.1 by replacing the words

*'Dwelling walls'*

with

*'building walls (except for ancillary buildings and structures)'*.

Within the Master Planned Neighbourhood Zone amend PO 9.1(a) and PO 10.1(a) by replacing the words

*'separation between dwellings'*

with

*'separation between buildings'*.

Within the Master Planned Renewal Zone amend DTS/DPF 7.1 and DTS/DPF 8.1 by replacing the words

*'Dwelling walls'*

with

*'Building walls (except for ancillary buildings and structures)'*.

Within the Master Planned Renewal Zone amend PO9.1(a) and PO 10.1(a) by replacing the words

*'separation between dwellings'*

with

*'separation between buildings'*.

### **Master Planned Township Zone**

Within the Master Planned Township Zone amend PO 5.1 and DTS/DPF 5.1 by replacing the words

*'Residential buildings'*

with

*'Buildings'*.

Within the Master Planned Township Zone amend DTS/DPF 7.1 and DTS/DPF 8.1 by replacing the words

*'Dwelling walls'*

with

*'Building walls (except for ancillary buildings and structures).'*

Within the Master Planned Township Zone amend PO 9.1(a) and PO 10.1(a) by replacing the words

*'separation between dwellings'*

with

*'separation between buildings'*.

### **Neighbourhood Zone**

Within the Neighbourhood Zone amend PO 7.1 by replacing the words

*'Dwelling boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining properties.'*

With

*'Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties.'*

Within the Neighbourhood Zone amend DTS/DPF 7.1 by replacing the words

*'Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (a) or (b) below:'*

With

*'Except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (a) or (b) below:'*

Within the Neighbourhood Zone amend PO 8.1(a) and PO9.1(a) by replacing the words

*'separation between dwellings'*

with

*'separation between buildings'*.

Within the Neighbourhood Zone, amend DTS/DPF 9.1 by replacing the words:

*‘Dwelling walls are set back from the rear boundary at least:*

- (c) if the size of the site is less than 301m<sup>2</sup>—*
  - (i) 3m in relation to the ground floor of the dwelling*
  - (ii) 5m in relation to any second building level of the dwelling*
  - (iii) 5m plus an additional 1m setback added for every 1m height increase above a wall height of 7m.*
- (d) if the size of the site is 301m<sup>2</sup> or more—*
  - (i) 3m in relation to the ground floor of the dwelling*
  - (ii) 5m in relation to any second building level of the dwelling*
  - (iii) 5m plus an additional 1m setback added for every 1m height increase above a wall height of 7m.’*

With:

*‘Building walls (excluding ancillary buildings and structures) are set back from the rear boundary at least:*

- (a) if the size of the site is less than 301m<sup>2</sup>—*
  - (i) 3m in relation to the ground floor of the building*
  - (ii) 5m in relation to any second building level of the building*
  - (iii) 5m plus an additional 1m setback added for every 1m height increase above a wall height of 7m.*
- (b) if the size of the site is 301m<sup>2</sup> or more—*
  - (i) 3m in relation to the ground floor of the building*
  - (ii) 5m in relation to any second building level of the building*
  - (iii) 5m plus an additional 1m setback added for every 1m height increase above a wall height of 7m.’*

## **Rural Neighbourhood Zone**

Within the Rural Neighbourhood Zone amend PO 6.1(a) by replacing the words

*‘separation between dwellings’*

with

*‘separation between buildings’.*

## **Rural Settlement Zone**

Within the Rural Settlement Zone amend PO 2.3 by replacing the word

*‘Dwellings’*

with

*'Buildings (except for ancillary buildings and structures).'*

Within the Rural Settlement Zone amend DTS/DPF 2.3 by replacing the words

*'Dwelling walls'*

with

*'Building walls (except for ancillary buildings and structures).'*

### **Suburban Neighbourhood Zone**

Within the Suburban Neighbourhood Zone amend DTS/DPF 6.1 by replacing the words

*'or if a dwelling on adjoining allotment is closer to the secondary street than 900mm, the distance of that dwelling from the boundary with the secondary street (being, if relevant, the lesser of the 2 distances).'*

With

*'or if a building (except for ancillary buildings and structures) on adjoining allotment is closer to the secondary street than 900mm, not less than the distance of that building from the boundary with the secondary street.'*

Within the Suburban Neighbourhood Zone amend PO 7.1 by replacing the words

*'Dwelling boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining properties.'*

With

*'Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties.'*

Within the Suburban Neighbourhood Zone amend DTS/DPF 7.1 by replacing the words

*'Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (a) or (b) below.'*

With

*'Except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (a) or (b) below.'*

Within the Suburban Neighbourhood Zone amend PO 8.1(a) and PO 9.1(a) by replacing the words

*'separation between dwellings'*

with

*'separation between buildings'.*

Within the Suburban Neighbourhood Zone amend DTS/DPF 9.1 by replacing the words:

*'Dwelling walls are set back from the rear boundary at least:*

- (a) if the size of the site is less than 301 square metres—*
  - (i) 3m in relation to the ground floor of the dwelling*
  - (ii) 5m in relation to any other building level of the dwelling*
- (b) if the size of the site is 301 square metres or more—*
  - (i) 4m in relation to the ground floor of the dwelling*
  - (ii) 6m in relation to any other building level of the dwelling.'*

With:

*'Building walls (excluding ancillary buildings and structures) are set back from the rear boundary at least:*

- (a) if the size of the site is less than 301 square metres—*
  - (i) 3m in relation to the ground floor of the building*
  - (ii) 5m in relation to any other building level of the building*
- (b) if the size of the site is 301 square metres or more—*
  - (i) 4m in relation to the ground floor of the building*
  - (ii) 6m in relation to any other building level of the building.'*

## **Township Neighbourhood Zone**

Within the Township Neighbourhood Zone amend DTS/DPF 6.1(c) by replacing the words

*'(c) if a dwelling on any adjoining allotment is closer to the secondary street, the distance of that dwelling from the boundary with the secondary street.'*

With

*'(c) if a building (except for ancillary buildings and structures) on any adjoining allotment is closer to the secondary street, not less than the distance of that building from the boundary with the secondary street.'*

Within the Township Neighbourhood Zone amend DTS/DPF 7.1 by replacing the words:

*'Dwellings do not incorporate side boundary walls where a side boundary setback value is returned in (a) below.'*

*With*

*'Buildings do not incorporate side boundary walls where a side boundary setback value is returned in (a) below.'*

Within the Township Neighbourhood Zone amend DTS/DPF 7.1(b) by replacing the words

*'(b) where no side boundary setback value is returned in (a) above, and except where the dwelling is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (i) or (ii) below.'*

*With*

*'(b) where no side boundary setback value is returned in (a) above, and except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (i) or (ii) below.'*

Within the Township Neighbourhood Zone amend PO 9.1(a) by replacing the words

*'separation between dwellings'*

with

*'separation between buildings'.*

## **Township Zone**

Within the Township Zone amend PO 2.5 and DTS/DPF 2.5 by replacing the word

*'Dwellings'*

with

*'Buildings (except for ancillary buildings and structures)'.*

## **Urban Renewal Neighbourhood Zone**

Within the Urban Renewal Neighbourhood Zone amend PO 5.1 by replacing the words

*'Dwelling boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining properties.'*

With

*'Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties.'*

Within the Urban Renewal Neighbourhood Zone amend DTS/DPF 7.1 by replacing the words

*'Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (a) or (b) below:'*

With

*'Except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (a) or (b) below:'*

Within the Urban Renewal Neighbourhood Zone amend PO 7.1(a) replace the words

*'separation between dwellings'*

With

*'separation between buildings'.*

## **Waterfront Neighbourhood Zone**

Within the Waterfront Neighbourhood Zone amend DTS/DPF 6.1(b) replace the words

*'if a dwelling on any adjoining allotment is closer to the secondary street than 900mm, at least the distance of that dwelling from the boundary with the secondary street whichever is less'*

With

*'if a building (except for ancillary buildings and structures) on any adjoining allotment is closer to the secondary street than 900mm, at least the distance of that building from the boundary with the secondary street.'*



Within the Waterfront Neighbourhood Zone amend PO 7.1 by replacing the words

*'Dwelling boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining properties.'*

With

*'Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties.'*

Within the Waterfront Neighbourhood Zone amend DTS/DPF 7.1 by replacing the words

*'Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (a) or (b):'*

With

*'Except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (a) or (b) below.'*

Within the Waterfront Neighbourhood Zone amend PO 8.1(a) by replacing the words

*'separation between dwellings in a way that contributes to a suburban character and'*

With

*'separation between buildings in a way that contributes to a suburban character'.*

Within the Waterfront Neighbourhood Zone amend PO 9.1 by replacing the words:

*'Dwelling walls are set back from rear boundaries to provide:*

- (a) separation between dwellings in a way that contributes to a suburban character'*

With:

*'Building walls (except for ancillary buildings and structures) are set back from rear boundaries to provide:*

- (a) separation between buildings in a way that contributes to a suburban character'*

Within the Waterfront Neighbourhood Zone amend DTS/DPF 9.1 by replacing the words:

*'Dwelling walls are set back from the rear boundary at least:*

- (a) where the rear boundary fronts a waterfront, no less than the average rear setback of any existing dwellings on adjoining allotments.*
- (b) where the rear boundary adjoins a laneway - 0m*
- (c) In all other cases:*
  - (i) if the size of the site is less than 301 square metres—*
    - A. 3m in relation to the ground floor of the dwelling*
    - B. 5m in relation to any other building level of the dwelling*
  - (ii) if the size of the site is 301 square metres or more—*
    - A. 4m in relation to the ground floor of the dwelling*
    - B. 6m in relation to any other building level of the dwelling.'*

With:

*'Building walls (except for ancillary buildings and structures) are set back from the rear boundary at least:*

- (a) where the rear boundary fronts a waterfront, no less than the average rear setback of any existing building (except for ancillary buildings and structures) on adjoining allotments*
- (b) where the rear boundary adjoins a laneway - 0m*
- (c) In all other cases:*
  - (i) if the size of the site is less than 301 square metres—*
    - A. 3m in relation to the ground floor of the building*
    - B. 5m in relation to any other building level of the building*
  - (ii) if the size of the site is 301 square metres or more—*
    - A. 4m in relation to the ground floor of the building*
    - B. 6m in relation to any other building level of the building.'*

## **Business Neighbourhood Zone**

Within the Business Neighbourhood Zone, amend PO 3.4 by replacing the words

*'~~Dwelling boundary walls~~ are limited in height and length to manage visual and overshadowing impacts on adjoining properties.'*

With:

*'Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties.'*

Within the Business Neighbourhood Zone, amend DTS/DPF 3.4 by replacing the words

*'Except where the **dwelling** is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (a) or (b) below.'*

With:

*'Except where the **building is a dwelling and** is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (a) or (b) below.'*

Within the Business Neighbourhood Zone, amend PO 3.6(a) by replacing the words

*'(a) separation between **dwelling**s in a way that complements the established character of the locality'*

With:

*'(a) separation between **buildings** in a way that complements the established character of the locality'*

Within the Business Neighbourhood Zone, amend PO 3.7(a) by replacing the words

*'(a) separation between **dwelling**s in a way that complements the established character of the locality'*

With:

*'(a) separation between **buildings** in a way that complements the established character of the locality'*

## **Master Planned Renewal Zone**

Within the Master Planned Renewal Zone amend DTS/DPF 7.1 and DTS/DPF 8.1 by replacing the words

*'Dwelling walls'*

with

*'**Building walls (except for ancillary buildings and structures)**'.*

Within the Master Planned Renewal Zone amend PO 9.1(a) and PO 10.1(a) by replacing the words

*'separation between **dwelling**s'*

with

'separation between buildings'.

### 2.3.2.14 Common and Minor Development – Overlay Relevance – Assessment Pathways

Within Table 1 – Accepted Development Classification, **remove** the reference to specified Overlays in Column 1 – Class of Development in the rows beginning with the following Classes of Development wherever they appear in the identified Zones:

Development Type	Overlays	Zones
<i>Carport</i>	<i>Coastal Areas Overlay</i>	<i>All Zones, other than Conservation Zone, Open Space Zone and Rural Shack Settlement Zone</i>
<i>Fence</i>	<i>Coastal Areas Overlay</i>	<i>All Zones, other than Conservation Zone, Open Space Zone and Rural Shack Settlement Zone</i>
<i>Fence and Retaining Wall Structure</i>	<i>Coastal Areas Overlay</i>	<i>All Zones, other than Conservation Zone, Open Space Zone and Rural Shack Settlement Zone</i>
<i>Retaining Wall</i>	<i>Coastal Areas Overlay</i>	<i>All Zones, other than Conservation Zone, Open Space Zone and Rural Shack Settlement Zone</i>
	<i>Hazards (Acid Sulfate Soils) Overlay</i>	<i>All</i>
<i>Swimming Pool or Spa Pool</i>	<i>Coastal Areas Overlay</i>	<i>All Zones, other than Conservation Zone, Open Space Zone and Rural Shack Settlement Zone</i>
	<i>Hazards (Acid Sulfate Soils)</i>	<i>All</i>
	<i>Historic Area Overlay</i>	
<i>Partial Demolition</i>	<i>Coastal Areas Overlay</i>	<i>General Neighbourhood Zone</i>
	<i>Future Road Widening Overlay</i>	

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	<i>Hazards (Acid Sulfate Soils) Overlay</i>	
	<i>Hazards (Flooding) Overlay</i>	
	<i>River Murray Flood Plain Protection Area Overlay</i>	
	<i>Significant Landscape Protection Overlay</i>	

Within Table 1 – Accepted Development Classification, **insert** reference to specified Overlays in Column 1 – Class of Development in the rows beginning with the following Classes of Development wherever they appear in the identified Zones:

<b>Development Type</b>	<b>Overlays</b>	<b>Zones</b>
<i>Retaining Wall</i>	<i>River Murray Flood Plain Protection Area Overlay</i>	<i>All</i>
	<i>River Murray Tributaries Protection Area Overlay</i>	

Within Table 2 – Deemed-to-Satisfy Development Classification, **remove** the reference to specified Overlays in Column 1 – Class of Development in the rows beginning with the following Classes of Development wherever they appear in the identified Zones:

<b>Development Type</b>	<b>Overlays</b>	<b>Zones</b>
<i>Ancillary Accommodation</i>	<i>Scenic Quality Overlay</i>	<i>All</i>
<i>Carport</i>	<i>Coastal Areas Overlay</i>	<i>All Zones, other than Conservation Zone, Open Space Zone and Rural Shack Settlement Zone</i>
	<i>Gas and Liquid Petroleum Pipelines (Facilities) Overlay</i>	<i>All</i>
<i>Detached Dwelling</i>	<i>Water Resources Overlay</i>	<i>Neighbourhood-type Zones</i>
<i>Dwelling Addition</i>	<i>Water Resources Overlay</i>	<i>All</i>
	<i>Non-stop Corridor Overlay</i>	
	<i>Gas and Liquid Petroleum Pipelines (Facilities) Overlay</i>	
<i>Land Division</i>	<i>Traffic Generating Development Overlay</i>	<i>General Neighbourhood Zone</i>

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<i>Outbuilding</i>	<i>Coastal Areas Overlay</i>	<i>All Zones, other than Conservation Zone, Open Space Zone and Rural Shack Settlement Zone</i>
	<i>Gas and Liquid Petroleum Pipelines (Facilities) Overlay</i>	<i>All</i>
<i>Row Dwelling</i>	<i>Water Resources Overlay</i>	<i>Neighbourhood-type Zones</i>
<i>Semi-detached Dwelling</i>	<i>Water Resources Overlay</i>	<i>Neighbourhood-type Zones</i>
<i>Verandah</i>	<i>Coastal Areas Overlay</i>	<i>All Zones, other than Conservation Zone, Open Space Zone and Rural Shack Settlement Zone</i>
	<i>Gas and Liquid Petroleum Pipelines (Facilities) Overlay</i>	<i>All</i>
	<i>Non-stop Corridor Overlay</i>	

Within Table 2 – Deemed-to-Satisfy Development Classification, **insert** reference to specified Overlays in Column 1 – Class of Development in the rows beginning with the following Classes of Development wherever they appear in the identified Zones:

<b>Development Type</b>	<b>Overlays</b>	<b>Zones</b>
<i>Ancillary Accommodation</i>	<i>River Murray Tributaries Protection Area Overlay</i>	<i>All</i>
	<i>Ramsar Wetlands Overlay</i>	
	<i>Significant Interface Management Overlay</i>	
	<i>Interface Management Overlay</i>	
<i>Detached Dwelling</i>	<i>Environment and Food Production Area</i>	<i>All</i>
	<i>River Murray Tributaries Protection Area Overlay</i>	
	<i>Ramsar Wetlands Overlay</i>	
<i>Land Division</i>	<i>Historic Area Overlay</i>	<i>General Neighbourhood Zone</i>
	<i>Character Area Overlay</i>	
<i>Row Dwelling</i>	<i>Environment and Food Production Area</i>	<i>All</i>

	<i>River Murray Tributaries Protection Area Overlay</i>	
	<i>Ramsar Wetlands Overlay</i>	
<i>Semi-detached Dwelling</i>	<i>Environment and Food Production Area</i>	<i>All</i>
	<i>River Murray Tributaries Protection Area Overlay</i>	
	<i>Ramsar Wetlands Overlay</i>	

Within Table 2 – Deemed-to-Satisfy Development Classification, **insert** reference to specified Overlays in Column 5 – Class of Development in the rows beginning with the following Classes of Development wherever they appear in the identified Zones:

<b>Development Type</b>	<b>Overlays</b>	<b>Zones</b>
<i>Detached Dwelling Row Dwelling Semi-detached Dwelling</i>	<i>Traffic Generating Development Overlay: DTS/DPF 1.1, 1.2, 1.3</i>	<i>All</i>
	<i>Water Protection Area Overlay: DTS/DPF 5.1, 5.2</i>	
	<i>Gas and Liquid Petroleum Pipelines Overlay: DTS/DPF 1.1</i>	
	<i>Gas and Liquid Petroleum Pipelines (Facilities) Overlay: DTS/DPF 1.1</i>	
	<i>Noise and Air Emissions Overlay: DTS/DPF 1.1, 1.2, 1.3</i>	
	<i>Water Resources Overlay: DTS/DPF 1.5</i>	
<i>Ancillary Accommodation</i>	<i>Scenic Quality Overlay: DTS/DPF 4.1</i>	<i>All</i>
<i>Land Division</i>	<i>Regulated and Significant Tree Overlay: DTS/DPF 3.1</i>	<i>General Neighbourhood Zone</i>

Within Table 3 – Applicable Policies for Performance Assessed Development, **insert** reference to specified Overlays in Column 5 – Class of Development in the rows beginning with the following Classes of Development wherever they appear in the identified Zones:

<b>Development Type</b>	<b>Overlays</b>	<b>Zones</b>
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Detached Dwelling Row Dwelling Semi-detached Dwelling	Noise and Air Emissions Overlay: PO 1.1, 1.2, 1.3	All
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### 2.3.2.15 Detached Dwellings in Master Planned Zones as an Accepted Development Pathway

Within the Master Planned Neighbourhood Zone, Master Planned Renewal Zone and Master Planned Township Zone, amend Table 1 – Accepted Development Classification by removing the following Overlay Exclusions from the left hand column for Detached Dwelling, Semi-detached Dwelling and Row Dwelling:

~~Aircraft Noise Exposure Overlay~~  
~~Character Preservation District Overlay~~  
~~Coastal Areas Overlay~~  
~~Future Local Road Widening Overlay~~  
~~Future Road Widening Overlay~~  
~~Hazards (Bushfire – High Risk) Overlay~~  
~~Hazards (Flooding) Overlay~~  
~~Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay~~  
~~Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay~~  
~~Resource Extraction Protection Area Overlay~~  
~~River Murray Flood Plain Protection Area Overlay~~  
~~Significant Industry Interface Overlay~~  
~~Significant Landscape Protection Overlay~~  
~~Water Resources Overlay~~

### 2.3.2.16 Detached Dwellings - Medium and High Rise Development – Policy Relevance

Within the Business Neighbourhood Zone, City Living Zone, General Neighbourhood Zone, Housing Diversity Neighbourhood Zone, Suburban Business Zone, Suburban Neighbourhood Zone, Urban Neighbourhood Zone, Urban Renewal Neighbourhood Zone, Waterfront Neighbourhood Zone amend Table 3 – Applicable Policies for Performance Assessed Development by inserting the following Performance Outcomes for detached dwelling:

*Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments)]:*

*[Outlook and Visual Privacy] PO 26.1, PO 26.2*

*[Private Open Space] PO 27.1*

*[Residential amenity in multi-level buildings] PO 28.1, PO 28.2, PO 28.3, PO 28.4, PO 28.5, PO 28.6, PO 28.7*



[Dwelling Configuration] [PO 29.1](#), [PO 29.2](#)

[Common Areas] [PO 30.1](#)

**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](#)

[Landscaping] [PO 13.1](#), [PO 13.2](#), [PO 13.3](#), [PO 13.4](#)

[Environmental] [PO 14.1](#), [PO 14.2](#), [PO 14.3](#)

[Overlooking/Visual Privacy] [PO 16.1](#)

### 2.3.2.17 Discrete vs Discreet - Garages & Carports - Policy Review

Within the Established Neighbourhood Zone and Township Neighbourhood Zone, amend PO 10.1 by replacing the word

“discrete”

with

“discreet”.

### 2.3.2.18 Discrete vs Discreet - Garages & Carports - Linkages

Within the Established Neighbourhood Zone and Township Neighbourhood Zone, amend from Table 2 – Deemed-to-Satisfy Development Classification and Table 3 – Applicable Policies for Performance Assessed Development for Carport and Outbuilding by.

Removing Appearance ~~DTS/DPF 10.1~~ and ~~PO 10.1~~

### 2.3.2.19 Dwelling Alterations and Building Additions/Alterations – Assessment Pathways

#### **Table 1 – Accepted Development Classification**

Within all zones, insert the below directly following the introductory text:

*Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).*

Within all zones:

INSERT the following into Table 1 in alphabetical order:

Class of Development	Accepted Development Classification Criteria
<p><i>Building alterations</i></p> <p><i>Except where any of the following Apply:</i></p> <ul style="list-style-type: none"> <li>• <i>Local Heritage Place Overlay</i></li> <li>• <i>State Heritage Area Overlay</i></li> <li>• <i>State Heritage Place Overlay</i></li> </ul>	<p>1. <i>The alteration does not:</i></p> <p>(a) <i>increase the floor area of the building</i></p> <p>(b) <del><i>exceed the existing wall height and /or overall building height of the existing building</i></del> <i>exceed the existing wall height</i></p> <p>(c) <i>exceed the existing overall building height</i></p> <p>(d) <del><i>does not</i></del> <i>alter the roof profile</i></p> <p>(e) <i>alter an approved privacy screening arrangement or window treatment</i></p> <p>2. <i>Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm</i> <del><i>made to a building façade visible from a street.</i></del></p>

AND

DELETE the following from Table 1:

Class of Development	Accepted Development Classification Criteria
<p><i>Internal building work</i></p> <p><i>Except where any of the following apply:</i></p> <ul style="list-style-type: none"> <li>• <i>Local Heritage Place Overlay</i></li> <li>• <i>State Heritage Area Overlay</i></li> <li>• <i>State Heritage Place Overlay</i></li> </ul>	<p>1. <i>There will be no increase in the total floor area of the building.</i></p> <p>2. <i>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.</i></p> <p>3. <i>There will be no alteration to the external appearance of the building where located within the Historic Area Overlay.</i></p>

**Table 2 – Deemed-to-Satisfy Development Classification**

For all Zones **INSERT** directly following the introductory text for Table 2:

*Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the*

*relevant land or building work (including construction of a new building, or alteration/addition of an existing building).*

**Table 3 – Applicable Policies for Performance Assessed Development**

For all Zones **INSERT** directly following the introductory text for Table 3:

*Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).*

**2.3.2.20 Horticulture – Prescribed Surface Water Areas Overlay and Prescribed Wells Area Overlay – linkages**

Within the Productive Rural Landscape Zone, Rural Zone and Rural Horticulture Zone, amend Table 2 – Deemed-to-Satisfy Development Classification for Horticulture by:

Removing the following Overlays from the list of exclusions in Column 1

~~*Prescribed Surface Water Areas Overlay*~~

~~*Prescribed Wells Area Overlay and*~~

Including the following Overlay DTS/DPF provisions in Column 5

*Prescribed Surface Water Areas Overlay DTS/DPF 1.2*

*Prescribed Wells Area Overlay DTS/DPF 1.1*

Within the Productive Rural Landscape Zone, Resource Extraction Zone, Rural Zone and Rural Horticulture Zone, amend Table 3 – Applicable Policies for Performance Assessed Development for Horticulture by including the following policy linkage:

*Murray-Darling Basin Overlay PO 1.1*

**2.3.2.21 Interface Height – Multiple Zones: Policy and TNV – Policy Review**

Within Part 6 – Index of Technical and Numeric Variations, amend the following TNVs in Part 6.6 Interface Heights to with the following (note that the figures are omitted below for display purposes only and are to remain in the TNVs):

*Buildings constructed within a building envelope provided by a:*

~~*45 degree plane measured from a height of 3 metres above natural ground 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 a street boundary):~~

- a. 45 degree plane measured from a height of 3 metres above natural ground level at the boundary of the allotment where abutting a residential use, or where the allotment is separated by a road less than 6.5 metres in width measured from the residential allotment boundary, within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary):
- b. *in relation to a southern boundary, 30 degree plane grading north, measured from a height of 3m above natural ground 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 street boundary):*

*Buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3 metres above natural ground 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 street boundary):*

*Buildings constructed within a building envelope provided by a 30 degree plane measured from a height of 3m above natural ground 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 street boundary):*

Amend the following DTS/DPF to replace 'primary street boundary' with 'street boundary':

- Community Facilities Zone DTS/DPF 2.2
- Employment Zone DTS/DPF 3.6
- Local Activity Centre Zone DTS/DPF 3.2
- Recreation Zone DTS/DPF 3.1
- Strategic Employment Zone DTS/DPF 4.1
- Suburban Business Zone DTS/DPF 3.2
- Suburban Main Street Zone DTS/DPF 3.2
- Township Activity Centre Zone DTS/DPF 3.3
- Township Main Street Zone DTS/DPF 3.2
- Urban Activity Centre Zone DTS/DPF 3.2

Amend the following DTS/DPF to add '(except where this boundary is a street boundary)':

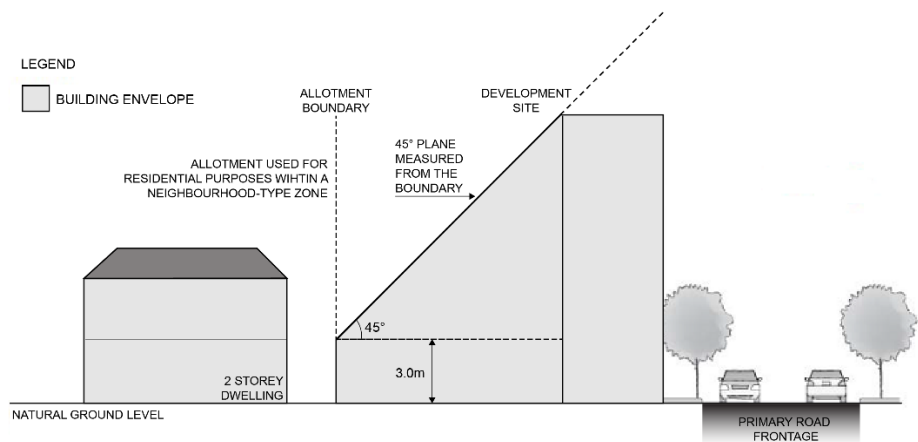
- Community Facilities Zone DTS/DPF 2.3

- Employment Zone DTS/DPF 3.7
- Local Activity Centre Zone DTS/DPF 3.3
- Recreation Zone DTS/DPF 3.2
- Strategic Employment Zone DTS/DPF 4.2
- Suburban Business Zone DTS/DPF 3.3
- Suburban Main Street Zone DTS/DPF 3.3
- Township Activity Centre Zone DTS/DPF 3.4
- Township Main Street Zone DTS/DPF 3.3
- Urban Activity Centre Zone DTS/DPF 3.3

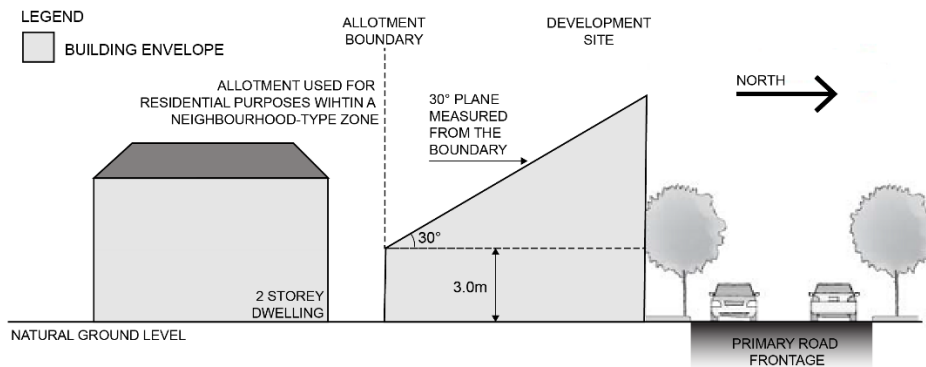
Within Part 6 – Index of Technical and Numeric Variations, Part 6.6 Interface Height, replace the diagrams within the TNV policies listed with:

Buildings constructed within a building envelope provided by a:

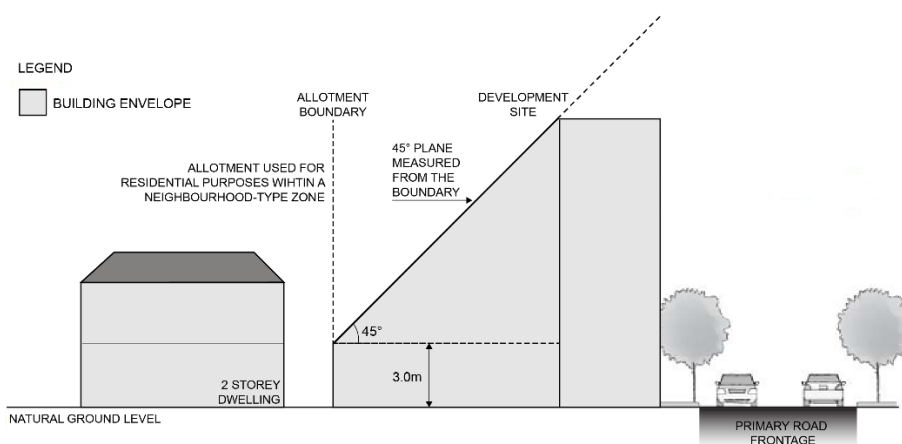
- (a) 45 degree plane measured from a height of 3 metres above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary):



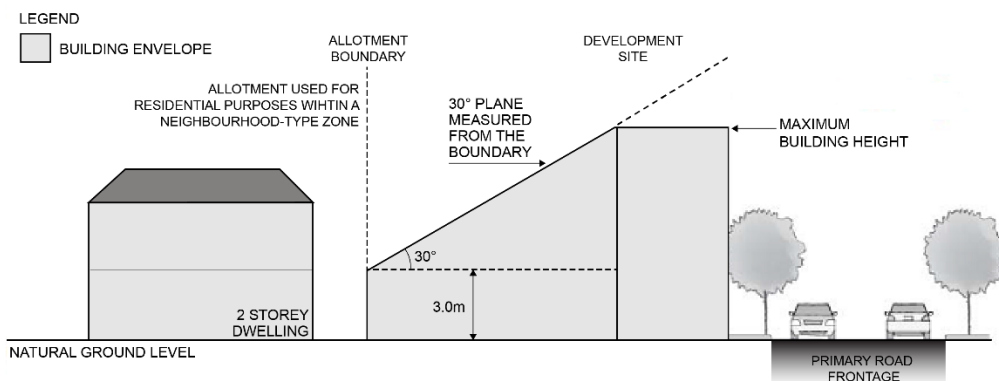
- (a) in relation to a southern boundary, 30 degree plane grading north, measured from a height of 3m above natural ground at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram:



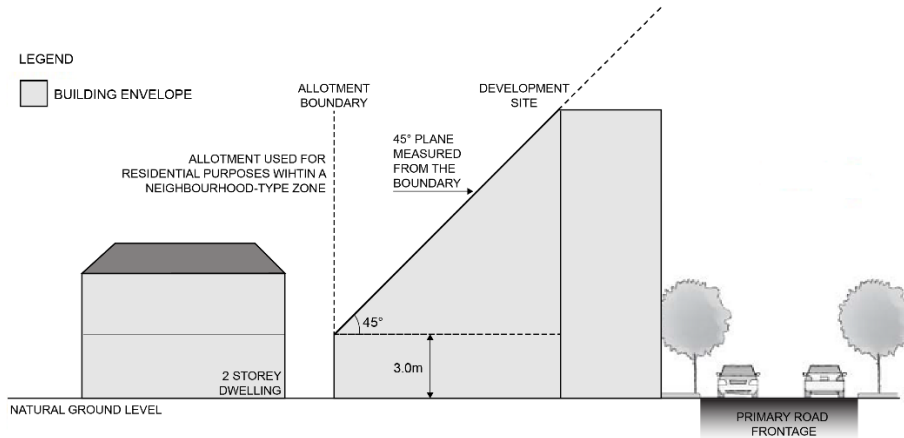
Buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3 metres above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram:



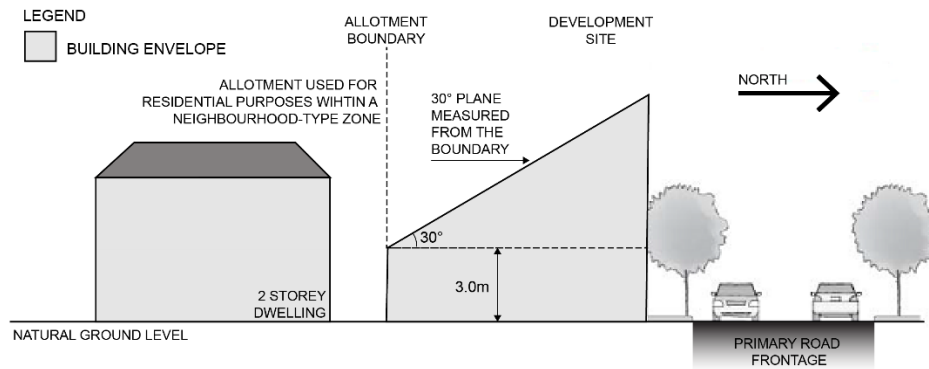
Buildings constructed within a building envelope provided by a 30 degree plane measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram:



Within the Community Facilities Zone DTS/DPF 2.2, Employment Zone DTS/DPF 3.6, Local Activity Centre Zone DTS/DPF 3.2, Recreation Zone DTS/DPF 3.1, Strategic Employment Zone DTS/DPF 4.1, Suburban Business Zone DTS/DPF 3.2, Suburban Main Street Zone DTS/DPF 3.2, Township Activity Centre Zone DTS/DPF 3.3, Township Main Street Zone DTS/DPF 3.2, Urban Activity Centre Zone DTS/DPF 3.2, replace the diagram with the following:



Within the Community Facilities Zone DTS/DPF 2.3, Employment Zone DTS/DPF 3.7, Local Activity Centre Zone DTS/DPF 3.3, Recreation Zone DTS/DPF 3.2, Strategic Employment Zone DTS/DPF 4.2, Suburban Business Zone DTS/DPF 3.3, Suburban Main Street Zone DTS/DPF 3.3, Township Activity Centre Zone DTS/DPF 3.4, Township Main Street Zone DTS/DPF 3.3, Urban Activity Centre Zone DTS/DPF 3.3, replace the diagram with the following



Within the Township Main Street Zone, create PO 3.8 which states:

*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.*

Within Township Main Street Zone, amend Table 3 – Applicable Policies for Performance Assessed Development by apply PO 3.8 to the following classes of development:

Advertisement

Community Facility

Consulting Room

Dwelling

Office

Residential flat building

Shop

Store

Within the Recreation Zone, create PO 3.3 which states:

*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.*

Within Recreation Zone, amend Table 3 – Applicable Policies for Performance Assessed Development by apply PO 3.3 to the following classes of development

Shop

### **2.3.2.22 Land Division – Site Contamination – Policy Relevance and Linkage**

Within all applicable zones, amend Table 3 – Applicable Policies for Performance Assessed Development for ‘land division’ (where this Class of Development is identified) by including the following policy linkage:

*Part 4 – General Development Policies – Site Contamination – PO 1.1*

### **2.3.2.23 Non Residential Outbuildings – New Policy and Assessment Pathways**

Within all relevant zones where ancillary buildings and structures policy currently exist, as well as within the Design, and Design in Urban Areas General Development Policies, insert the following Performance Outcome (PO) and DTS/DPF relative to Ancillary Buildings and Structures:



**PO X.3**

~~Non-residential ancillary structures and buildings do not detract from the streetscape or appearance of buildings on the site or neighbouring properties~~

Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.

**DTS/DPF X.3**

Non-residential ancillary buildings and structures:

(a) are ancillary and subordinate to an existing non-residential use on the same site

(b) have a floor area not exceeding the following:

Allotment size	Floor Area
<500	60m <sup>2</sup>
>501	80m <sup>2</sup>

(c) are not constructed, added to or altered so that any part is situated:

i. in front of any part of the building line of the main building to which it is ancillary  
or

ii. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)

(d) in the case of a garage or carport, the garage or carport:

i. is set back at least 5.5m from the boundary of the primary street

(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:

i. a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and

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

(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

(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

(h) have a wall height (or post height) not exceeding 3m (and not including a gable end).

- (i) *have a roof height where no part of the roof is more than 5m above the natural ground level*
- (j) *if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour*

Within all relevant zones where Outbuildings, Carports and Verandahs are listed within Table 2 – Deemed-to-Satisfy Development Classification and/or Table 3 – Applicable Policies for Performance Assessed Development apply the above zone and/or General Development Policy provisions

Within all relevant zones where Outbuildings, Carports and Verandahs are listed within Table 2 – Deemed-to-Satisfy Development Classification apply Native Vegetation Overlay DTS 1.1 Overlay

### **2.3.2.24 Outbuildings - Accepted Development Criteria**

Within the City Living Zone, amend Table 1 - Accepted Development Classification for Outbuildings by:

*Removing – ~~criteria 10~~*

Within the Hills Neighbourhood Zone, amend Table 1 - Accepted Development Classification for Outbuildings by:

*Removing – ~~criteria 10~~*

Within the Home Industry Zone, amend Table 1 - Accepted Development Classification for Outbuildings by:

*Removing – ~~criteria 10~~*

Within the Housing Diversity Neighbourhood Zone, amend Table 1 - Accepted Development Classification for Outbuildings by:

*Removing – ~~criteria 10~~*

Within the Master Planned Neighbourhood, amend Table 1 - Accepted Development Classification for Outbuildings by:

*Removing – ~~criteria 10~~*

Within the Master Planned Renewal Zone, amend Table 1 - Accepted Development Classification for Outbuildings by:

*Removing – ~~criteria 10~~*

Within the Master Planned Township Zone, amend Table 1 - Accepted Development Classification for Outbuildings by:

*Removing – ~~criteria-10~~*

Within the Neighbourhood Zone, amend Table 1 - Accepted Development Classification for Outbuildings by:

*Removing – ~~criteria-10~~*

Within the Rural Settlement Zone, amend Table 1 - Accepted Development Classification for Outbuildings by:

*Removing – ~~criteria-10~~*

Within the Rural Shack Settlement Zone, amend Table 1 - Accepted Development Classification for Outbuildings by:

*Removing – ~~criteria-10~~*

Within the Strategic Innovation Zone, amend Table 1 - Accepted Development Classification for Outbuildings by:

*Removing – ~~criteria-10~~*

Within the Urban Corridor (Living) Zone, amend Table 1 - Accepted Development Classification for Outbuildings by:

*Removing – ~~criteria-10~~*

### **2.3.2.25 Pool Fencing – Accepted Development Pathway**

Within all relevant parts of the Code, replace reference to:

*~~Swimming Pool or spa pool~~*

With:

*Swimming pool or spa pool and associated swimming pool safety features*

Within each of the following zones, amend Table 1 Accepted Development Classification by replacing:

*~~4. Allotment boundary setback – not less than 1m.~~*

With:

4. Allotment boundary setback - not less than 1m (other than a swimming pool safety feature).

- *Business Neighbourhood Zone*
- *Caravan and Tourist Park Zone*
- *City Living Zone*
- *Established Neighbourhood Zone*
- *General Neighbourhood Zone*
- *Golf Course Estate Zone*
- *Hills Neighbourhood Zone*
- *Home Industry Zone*
- *Housing Diversity Neighbourhood Zone*
- *Master Planned Neighbourhood Zone*
- *Master Planner Renewal Zone*
- *Master Planner Township Zone*
- *Motorsport Park Zone*
- *Neighbourhood Zone*
- *Productive Rural Landscape Zone*
- *Remote Areas Zone*
- *Residential Park Zone*
- *Rural Zone*
- *Rural Horticulture Zone*
- *Rural Living Zone*
- *Rural Neighbourhood Zone*
- *Rural Settlement Zone*
- *Rural Shack Settlement Zone*
- *Strategic Innovation Zone*
- *Suburban Business Zone*
- *Suburban Neighbourhood Zone*
- *Tourism Development Zone*
- *Township Neighbourhood Zone*
- *Township Zone*
- *Urban Corridor (Boulevard) Zone*
- *Urban Corridor (Living) Zone*
- *Urban Neighbourhood Zone*
- *Urban Renewal Neighbourhood Zone*
- *Waterfront Neighbourhood Zone*
- *Workers' Settlement Zone*

#### **2.3.2.26 Primary Street Setback – Use of Building Line**

Within each of the following zones, amend the identified DTS/DPF X.X by replace with the following:

*Business Neighbourhood Zone – DTS/DPF 3.2*

**PO 3.2**  
Buildings are set back from primary street boundaries consistent with the existing streetscape.

**DTS/DPF 3.2**  
Buildings setback from the primary street boundary in accordance with the following table:

<b>Development Context</b>	<b>Minimum setback</b>
<i>There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.</i>	<i>The average setback of the existing buildings</i>
<i>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.</i>	<i>The setback of the existing building</i>
<i>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site.</i>	(a) <i>Where the existing building shares the same primary street frontage – the setback of the existing building</i> (b) <i>Where the existing building has a different primary street frontage - 5m</i>
<i>There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.</i>	<i>5m</i>

**For the purposes of DTS/DPF 3.2:**

(a) *the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such*

	<p><i>as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback</i></p> <p><i>(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table</i></p>
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City Living Zone – DTS/DPF 3.1

**PO 3.1**  
Buildings are set back from primary street boundaries to complement the existing streetscape character.

**DTS/DPF 3.1**  
Buildings setback from the primary street boundary in accordance with the following table:

<b>Development Context</b>	<b>Minimum setback</b>
There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.	The average setback of the existing buildings
There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.	The setback of the existing building
There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site.	(a) Where the existing building shares the same primary street frontage – the setback of the existing building (b) Where the existing building has a different primary street frontage - no DTS/DPF is applicable
There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.	no DTS/DPF is applicable.

For the purposes of **DTS/DPF 3.1**:

	<p><i>(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback</i></p> <p><i>(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table</i></p>
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Employment Zone – DTS/DPF 3.1

**PO 3.1**  
Buildings are set back from the primary street boundary to contribute to the existing/emerging pattern of street setbacks in the streetscape.

**DTS/DPF 3.1**  
Buildings setback from the primary street boundary in accordance with the following table:

<b>Development Context</b>	<b>Minimum setback</b>
There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.	The average setback of the existing buildings
There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.	The setback of the existing building
There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site.	(a) Where the existing building shares the same primary street frontage – the setback of the existing building (b) Where the existing building has a different primary street frontage - 3m
There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.	3m

For the purposes of **DTS/DPF 3.1**:

(a) the setback of an existing building on an abutting site to the street boundary that it shares with the

	<p><i>site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback</i></p> <p><i>(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table</i></p>
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Established Neighbourhood Zone – DTS/DPF 5.1

<p><b>PO 5.1</b> Buildings are set back from primary street boundaries consistent with the existing streetscape.</p>	<p><b>DTS/DPF 5.1</b> Buildings setback from the primary street boundary in accordance with the following table:</p>	
	<p><b>Development Context</b></p>	<p><b>Minimum setback</b></p>
	<p><i>There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.</i></p>	<p><i>The average setback of the existing buildings</i></p>
	<p><i>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.</i></p>	
	<p><i>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site.</i></p>	
	<p>(a) <i>Where the existing building shares the same primary street frontage – the setback of the existing building</i> (b) <i>Where the existing building has a different primary street frontage - no DTS/DPF is applicable</i></p>	
	<p><i>There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.</i></p>	<p><i>no DTS/DPF is applicable</i></p>
<p><b>For the purposes of DTS/DPF 5.1:</b></p>		

	<p><i>(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback</i></p> <p><i>(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table</i></p>
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General Neighbourhood Zone – DTS/DPF 5.1

**PO 5.1**  
Buildings are setback from primary street boundaries to contribute to the existing/emerging pattern of street setbacks in the streetscape.

**DTS/DPF 5.1**  
Buildings setback from the primary street boundary in accordance with the following table:

<b>Development Context</b>	<b>Minimum setback</b>
There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.	The average setback of the existing buildings on the abutting sites minus 1m
There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.	The setback of the existing building minus 1m
There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site.	(a) Where the existing building shares the same primary street frontage – the setback of the existing building (b) Where the existing building has a different primary street frontage - 5m
There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.	5m

For the purposes of **DTS/DPF 5.1**:

(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback

	<p><i>(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table</i></p>
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Golf Course Estate Zone – DTS/DPF 4.1

<p><b>PO 4.1</b> Buildings are set back from primary street boundaries to contribute to the existing/emerging pattern of street setbacks in the streetscape.</p>	<p><b>DTS/DPF 4.1</b> Buildings setback from the primary street boundary in accordance with the following table:</p>	
	<b>Development Context</b>	<b>Minimum setback</b>
	There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.	The average setback of the existing buildings on the abutting sites
	There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.	The setback of the existing building
	There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site.	(a) Where the existing building shares the same primary street frontage – the setback of the existing building (b) Where the existing building has a different primary street frontage - 5m
	There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.	5m
<p>For the purposes of <b>DTS/DPF 4.1</b>:</p> <p>(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback</p>		

	<p><i>(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table</i></p>
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Hills Neighbourhood Zone – DTS/DPF 5.1

**PO 5.1**  
Buildings are set back from primary street boundaries consistent with the existing streetscape.

**DTS/DPF 5.1**  
Buildings setback from the primary street boundary in accordance with the following table:

<b>Development Context</b>	<b>Minimum setback</b>
There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.	The average setback of the existing buildings on the abutting sites
There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.	The setback of the existing building
There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site.	(a) Where the existing building shares the same primary street frontage – the setback of the existing building (b) Where the existing building has a different primary street frontage - 8m
There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.	8m

For the purposes of **DTS/DPF 5.1**:

(a) the setback of an existing building on an abutting site to the street boundary that it shares with the

	<p><i>site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback</i></p> <p><i>(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table</i></p>
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Home Industry Zone – DTS/DPF 3.1

**PO 3.1**  
Buildings are set back from primary street boundaries consistent with the existing streetscape

**DTS/DPF 3.1**  
Buildings setback from the primary street boundary in accordance with the following table:

<b>Development Context</b>	<b>Minimum setback</b>
There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.	The average setback of the existing buildings on the abutting sites
There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.	The setback of the existing building
There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site.	(a) Where the existing building shares the same primary street frontage – the setback of the existing building (b) Where the existing building has a different primary street frontage - 6m
There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.	6m

For the purposes of **DTS/DPF 3.1**:

- (a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback

	<p><i>(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table</i></p>
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Neighbourhood Zone – DTS/DPF 5.1

**PO 5.1**  
Buildings are set back from primary street boundaries consistent with the existing streetscape.

**DTS/DPF 5.1**  
Buildings setback from the primary street boundary in accordance with the following table:

<b>Development Context</b>	<b>Minimum setback</b>
There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.	The average setback of the existing buildings on the abutting sites
There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.	The setback of the existing building on the abutting site
There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site.	(a) Where the existing building shares the same primary street frontage – the setback of the existing building (b) Where the existing building has a different primary street frontage - 5m
There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.	5m

For the purposes of **DTS/DPF 5.1**:

(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback

	<p><i>(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table</i></p>
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Rural Neighbourhood Zone – DTS/DPF 3.1

**PO 3.1**  
Buildings are set back from primary street boundaries consistent with the existing streetscape.

**DTS/DPF 3.1**  
Buildings setback from the primary street boundary in accordance with the following table:

<b>Development Context</b>	<b>Minimum setback</b>
<i>There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.</i>	<i>The average setback of the existing buildings on the abutting sites</i>
<i>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.</i>	<i>The setback of the existing building</i>
<i>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site.</i>	<i>(a) Where the existing building shares the same primary street frontage – the setback of the existing building (b) Where the existing building has a different primary street frontage - 8m</i>
<i>There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.</i>	<i>8m</i>

For the purposes of **DTS/DPF 3.1**:

- (a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback

	<p><i>(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table</i></p>
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Rural Settlement Zone – DTS/DPF 2.1

<p><b>PO 2.1</b> Buildings are set back from primary street boundaries consistent with the existing streetscape.</p>	<p><b>DTS/DPF 2.1</b> Buildings setback from the primary street boundary in accordance with the following table:</p>	
	<b>Development Context</b>	<b>Minimum setback</b>
	<p>There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.</p>	<p>The average setback of the existing buildings on the abutting sites</p>
	<p>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.</p>	<p>The setback of the existing building</p>
	<p>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site.</p>	<p>(a) Where the existing building shares the same primary street frontage – the setback of the existing building (b) Where the existing building has a different primary street frontage - 8m</p>
	<p>There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.</p>	<p>8m</p>
<p>For the purposes of <b>DTS/DPF 2.1</b>:</p> <p>(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay</p>		

	<p><i>window is not taken to form part of the building for the purposes of determining its setback</i></p> <p><i>(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table</i></p>
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Suburban Business Zone – DTS/DPF 3.4

<p><b>PO 3.4</b> Buildings are set back from primary street boundaries to contribute to a consistent streetscape.</p>	<p><b>DTS/DPF 3.4</b> Buildings setback from the primary street boundary in accordance with the following table:</p>	
	<b>Development Context</b>	<b>Minimum setback</b>
	There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.	The average setback of the existing buildings on the abutting sites
	There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.	The setback of the existing building
	There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site.	(a) Where the existing building shares the same primary street frontage – the setback of the existing building (b) Where the existing building has a different primary street frontage - 6m
	There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.	6m
	<p>For the purposes of <b>DTS/DPF 3.4</b>:</p> <p>(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback</p>	

	<p><i>(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table</i></p>
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Suburban Neighbourhood Zone – DTS/DPF 5.1

<p><b>PO 5.1</b> Buildings are setback from primary street boundaries consistent with the existing streetscape.</p>	<p><b>DTS/DPF 5.1</b> Buildings setback from the primary street boundary in accordance with the following table:</p>	
	<b>Development Context</b>	<b>Minimum setback</b>
	<p><i>There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.</i></p>	<p><i>The average setback of the existing buildings on the abutting sites</i></p>
	<p><i>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.</i></p>	<p><i>The setback of the existing building</i></p>
	<p><i>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site.</i></p>	<p><i>(a) Where the existing building shares the same primary street frontage – the setback of the existing building</i> <i>(b) Where the existing building has a different primary street frontage - 8m</i></p>
	<p><i>There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.</i></p>	<p><i>8m</i></p>
<p>For the purposes of <b>DTS/DPF 5.1</b>:</p> <p>(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to</p>		

	<p><i>form part of the building for the purposes of determining its setback</i></p> <p><i>(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table</i></p>
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Township Zone – DTS/DPF 2.3

**PO 2.3**  
Buildings are set back from the primary street boundary to complement the existing streetscape character.

**DTS/DPF 2.3**  
Buildings setback from the primary street boundary in accordance with the following table:

<b>Development Context</b>	<b>Minimum setback</b>
There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.	The average setback of the existing buildings on the abutting sites
There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.	The setback of the existing building
There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site.	(a) Where the existing building shares the same primary street frontage – the setback of the existing building (b) Where the existing building has a different primary street frontage - 6m
There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.	6m

For the purposes of **DTS/DPF 2.3**:

(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback

	<p><i>(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table</i></p>
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**PO 5.1**  
Buildings are set back from primary street boundaries consistent with the existing streetscape.

**DTS/DPF 5.1**  
Buildings setback from the primary street boundary in accordance with the following table:

<b>Development Context</b>	<b>Minimum setback</b>
There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.	The average setback of the existing buildings on the abutting sites
There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.	The setback of the existing building
There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site.	(a) Where the existing building shares the same primary street frontage – the setback of the existing building (b) Where the existing building has a different primary street frontage - 6m
There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.	6m

For the purposes of **DTS/DPF 5.1**:

- (c) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback
- (d) any proposed projections such as a verandah, porch, balcony, awning or bay window may

	<p><i>encroach not more than 1.5 metres into the minimum setback prescribed in the table</i></p>
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Urban Corridor (Boulevard) Zone – DTS/DPF 2.4

**PO 2.4**  
Buildings setback from the primary street boundaries to provide a consistent streetscape edge with generous landscaping and tall articulated building facades, except in locations where a lesser or no setback is desired to achieve a more prominent, strongly defined, and continuous built form presence to the primary road corridor.

**DTS/DPF 2.4**

Buildings setback from the primary street boundary in accordance with the following table:

(a) Not less than:

<b>Minimum Primary Street Setback</b>
Minimum primary street setback is 0m
Minimum primary street setback is 2m
Minimum primary street setback is 3m
Minimum primary street setback is 4m
Minimum primary street setback is 6m

Or

(b) where no value is returned in DTS/DPF 2.4(a):

<b>Development Context</b>	<b>Minimum setback</b>
There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.	The average setback of the existing buildings on the abutting sites
There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.	The setback of the existing building
There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site.	(a) Where the existing building shares the same primary street frontage – the setback of the existing building (b) Where the existing building has a different primary street frontage - no DTS/DPF is applicable

In instances where DTS/DPF 2.4 (a) or (b) do not apply, then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.

	<p><i>For the purposes of <b>DTS/DPF 2.4 (a) and (b)</b>:</i></p> <p><i>(c) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback</i></p> <p><i>(d) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table</i></p>
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Urban Corridor (Business) Zone – DTS/DPF 2.3

**PO 2.3**  
Buildings setback from the primary street boundaries contribute to the consistent established streetscape, except in locations where no setback is desired to achieve a more prominent, strongly defined, and continuous built form presence to the primary road corridor.

**DTS/DPF 2.3**

Buildings setback from the primary street boundary in accordance with the following table:

(a) Not less than:

<b>Minimum Primary Street Setback</b>
Minimum primary street setback is 0m
Minimum primary street setback is 2m
Minimum primary street setback is 3m

Or

(b) where no value is returned in DTS/DPF2.3(a):

<b>Development Context</b>	<b>Minimum setback</b>
There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.	The average setback of the existing buildings on the abutting sites
There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.	The setback of the existing building
There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site.	(a) Where the existing building shares the same primary street frontage – the setback of the existing building (b) Where the existing building has a different primary street frontage - no DTS/DPF is applicable

In instances where DTS/DPF 2.3 (a) or (b) do not apply, then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.

For the purposes of **DTS/DPF 2.3 (a) and (b)**:

(c) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest

	<p><i>building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback</i></p> <p><i>(d) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table</i></p>
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Urban Corridor (Living) Zone – DTS/DPF 2.2

**PO 2.2**  
Buildings setback from the primary street boundaries are consistent with the established streetscape, except in locations where no setback is desired to achieve a more prominent, strongly defined, and continuous built form presence to the primary road corridor.

**DTS/DPF 2.2**

Buildings setback from the primary street boundary in accordance with the following table:

(a) Not less than:

<b>Minimum Primary Street Setback</b>
Minimum primary street setback is 0m
Minimum primary street setback is 2m
Minimum primary street setback is 3m
Minimum primary street setback is 4m
Minimum primary street setback is 6m

Or

(b) where no value is returned in DTS/DPF 2.2(a):

<b>Development Context</b>	<b>Minimum setback</b>
There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.	The average setback of the existing buildings on the abutting sites
There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.	The setback of the existing building
There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site.	(a) Where the existing building shares the same primary street frontage – the setback of the existing building (b) Where the existing building has a different primary street frontage - no DTS/DPF is applicable

In instances where DTS/DPF 2.2 (a) or (b) do not apply, then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.

	<p><i>For the purposes of <b>DTS/DPF 2.2 (a) and (b)</b>:</i></p> <p><i>(c) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback</i></p> <p><i>(d) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table</i></p>
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Urban Renewal Neighbourhood Zone – DTS/DPF 3.1

<p><b>PO 3.1</b> Buildings are set back from primary street boundaries to contribute to the existing/emerging pattern of street setbacks in the streetscape and integrate development with public open space.</p>	<p><b>DTS/DPF 3.1</b> Buildings setback from the primary street boundary in accordance with the following table:</p>					
	<table border="1"> <thead> <tr> <th data-bbox="651 436 1013 481"><b>Development Context</b></th> <th data-bbox="1013 436 1375 481"><b>Minimum setback</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="651 481 1013 862">Where the allotment adjoins a public reserve greater than 2000m<sup>2</sup> (including where the allotment would adjoin a reserve if not separated by a public road), the dwelling faces that reserve and access is provided to the rear of the allotment</td> <td data-bbox="1013 481 1375 862">1.5m</td> </tr> </tbody> </table>	<b>Development Context</b>	<b>Minimum setback</b>	Where the allotment adjoins a public reserve greater than 2000m <sup>2</sup> (including where the allotment would adjoin a reserve if not separated by a public road), the dwelling faces that reserve and access is provided to the rear of the allotment	1.5m	
	<b>Development Context</b>	<b>Minimum setback</b>				
Where the allotment adjoins a public reserve greater than 2000m <sup>2</sup> (including where the allotment would adjoin a reserve if not separated by a public road), the dwelling faces that reserve and access is provided to the rear of the allotment	1.5m					
<p>In all other cases</p>	<p>3m</p>					
<p>For the purposes of <b>DTS/DPF 3.1</b>:</p> <p>(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback</p> <p>(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table</p>						

Waterfront Neighbourhood Zone DTS/DPF 5.1

<p><b>PO 5.1</b> Buildings are setback from primary street boundaries to contribute to the existing/emerging pattern of street setbacks in the streetscape and the waterfront environment.</p>	<p><b>DTS/DPF 5.1</b> Buildings setback from the primary street boundary in accordance with the following table:</p>	
	<b>Development Context</b>	<b>Minimum setback</b>
	<p>There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.</p>	<p>The average setback of the existing buildings on the abutting sites</p>
	<p>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.</p>	<p>The setback of the existing building</p>
	<p>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site.</p>	<p>(a) Where the existing building shares the same primary street frontage – the setback of the existing building (b) Where the existing building has a different primary street frontage - 5m</p>
	<p>There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.</p>	<p>5m</p>
<p>For the purposes of <b>DTS/DPF 5.1</b>:</p> <p>(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback</p>		

	<p><i>(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table</i></p>
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Housing Diversity Neighbourhood Zone – DTS/DPF 4.1

**PO 4.1**  
*Buildings are set back from primary street boundaries to contribute to the existing/emerging pattern of street setbacks in the streetscape.*

**DTS/DPF 4.1**  
*Buildings setback from the primary street boundary in accordance with the following table:*

<b>Development Context</b>	<b>Minimum setback</b>
<i>In all cases</i>	<i>3m</i>

*For the purposes of DTS/DPF 4.1:*

- (a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback*
- (b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table*

Master Planned Neighbourhood Zone – DTS/DPF 6.1

<p><b>PO 6.1</b> Buildings are setback from primary street boundaries to contribute to the existing/emerging pattern of street setbacks in the streetscape and integrate development with public open space.</p>	<p><b>DTS/DPF 6.1</b> Buildings setback from the primary street boundary in accordance with the following table:</p>					
	<table border="1"> <thead> <tr> <th data-bbox="660 394 1000 427"><b>Development Context</b></th> <th data-bbox="1013 394 1359 427"><b>Minimum setback</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="660 436 1000 524">Where a building envelope plan exists</td> <td data-bbox="1013 436 1359 524">Consistent with the building envelope plan</td> </tr> </tbody> </table>	<b>Development Context</b>	<b>Minimum setback</b>	Where a building envelope plan exists	Consistent with the building envelope plan	
	<b>Development Context</b>	<b>Minimum setback</b>				
	Where a building envelope plan exists	Consistent with the building envelope plan				
	<p>Where the allotment adjoins a public reserve greater than 2000m<sup>2</sup> (including where the allotment would adjoin a reserve if not separated by a public road), the dwelling faces that reserve and access is provided to the rear of the allotment</p>	1.5m				
<p>In all other cases</p>	3m					
<p>For the purposes of <b>DTS/DPF 6.1</b>:</p> <p>(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback</p> <p>(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table</p>						

Master Planned Renewal Zone – DTS/DPF 6.1

**PO 6.1**  
Buildings are setback from primary street boundaries to contribute to the existing/emerging pattern of street setbacks in the streetscape and integrate development with public open space.

**DTS/DPF 6.1**  
Buildings setback from the primary street boundary in accordance with the following table:

<b>Development Context</b>	<b>Minimum setback</b>
Where a building envelope plan exists	Consistent with the building envelope plan
Where the allotment adjoins a public reserve greater than 2000m <sup>2</sup> (including where the allotment would adjoin a reserve if not separated by a public road), the dwelling faces that reserve and access is provided to the rear of the allotment	1.5m
In all other cases	3m

For the purposes of **DTS/DPF 6.1**:

- (a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback
- (b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table

Master Planned Township Zone DTS/DPF 6.1

**PO 6.1**  
Buildings are setback from primary street boundaries to contribute to the existing/emerging pattern of street setbacks in the streetscape and integrate development with public open space.

**DTS/DPF 6.1**  
Buildings setback from the primary street boundary in accordance with the following table:

<b>Development Context</b>	<b>Minimum setback</b>
Where a building envelope plan exists	Consistent with the building envelope plan
Where the allotment adjoins a public reserve greater than 2000m <sup>2</sup> (including where the allotment would adjoin a reserve if not separated by a public road), the dwelling faces that reserve and access is provided to the rear of the allotment	1.5m
In all other cases	5m

For the purposes of **DTS/DPF 6.1**:

- (a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback
- (b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table

Strategic Employment Zone – DTS/DPF 3.3

<p><b>PO 3.3</b> Buildings are set back from the primary street boundary to contribute to a consistent streetscape.</p>	<p><b>DTS/DPF 3.3</b> Buildings setback from the primary street boundary in accordance with the following table:</p>	
	<p><b>Development Context</b></p>	<p><b>Minimum setback</b></p>
	<p>There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.</p>	<p>The average setback of the existing buildings on the abutting sites</p>
	<p>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.</p>	<p>The setback of the existing building</p>
	<p>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site.</p>	<p>(a) Where the existing building shares the same primary street frontage – the setback of the existing building (b) Where the existing building has a different primary street frontage: i. 8m or more for proposed buildings up to 6m high ii. not less than 10m for proposed buildings greater than 6m high.</p>
<p>There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.</p>	<p>(a) 8m or more for proposed buildings up to 6m high (b) not less than 10m for proposed buildings greater than 6m high.</p>	



*For the purposes of **DTS/DPF 3.3:***

- (a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback*
- (b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table*

Urban Neighbourhood Zone – DTS/DPF 2.5

**PO 2.5**  
Buildings set back from the primary street boundaries consistent with the existing/emerging streetscape.

**DTS/DPF 2.5**  
Buildings setback from the primary street boundary in accordance with the following table:

<b>Development Context</b>	<b>Minimum setback</b>
There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.	The average setback of the existing buildings on the abutting sites
There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.	The setback of the existing building
There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site.	(a) Where the existing building shares the same primary street frontage – the setback of the existing building (b) Where the existing building has a different primary street frontage – 0m
There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.	0m

For the purposes of **DTS/DPF 2.5**:

(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback

	<p><i>(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table</i></p>
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**2.3.2.27 Replacement Building – Overlay Exclusions: Coastal Flooding Overlay**

Within all relevant zones, amend Table 2 – Deemed-to-Satisfy Development Classification for the Class of Development ‘Replacement building’ by inserting the following into the left-hand column

*Including - Coastal Flooding Overlay*

*And*

*Hazards (Flooding – General) Overlay*

**2.3.2.28 Tourist Accommodation – Total Floor Area – Rural Zones**

Within the Rural Zone, amend DTS/DPF 6.3 by inserting new clause (b)(ii):

<p><b>PO 6.3</b></p> <p><i>Tourist accommodation is associated with the primary use of the land for primary production or primary production related value adding industry to enhance and provide authentic visitor experiences.</i></p>	<p><b>DTS/DPF 6.3</b></p> <p><i>Tourist accommodation:</i></p> <p>(a) <i>is ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding industry</i></p> <p>(b) <i>in relation to the area used for accommodation:</i></p> <p>(i) <i>where in a new building, <u>or buildings</u>, does not exceed a <u>cumulative</u> total floor area of 100m<sup>2</sup></i></p> <p><u>or</u></p> <p>(ii) <i>where in an existing building, does not exceed a total floor area of 150m<sup>2</sup></i></p> <p><u>and</u></p> <p>(c) <i>does not result in more than one <u>tourist accommodation</u> facility being located on the same allotment.</i></p>
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Within the Productive Rural Landscape Zone, amend DTS/DPF 6.3 by inserting new clause (b)(ii):

<p><b>PO 6.3</b></p> <p><i>Tourist accommodation is associated with the primary use of the land for primary production or primary production related value adding industry to enhance and provide authentic visitor experiences.</i></p>	<p><b>DTS/DPF 6.3</b></p> <p><i>Tourist accommodation, other than where located in The Cedars Subzone:</i></p> <ul style="list-style-type: none"><li><i>(a) is ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding industry</i></li><li><i>(b) in relation to the area used for accommodation:</i><ul style="list-style-type: none"><li><i>(i) where in a new building, <u>or buildings</u>, does not exceed a <u>cumulative</u> total floor area of 100m<sup>2</sup></i></li><li><i><u>or</u></i></li><li><i>(ii) where in an existing building, does not exceed <u>a total floor area of 150m<sup>2</sup></u></i></li></ul></li><li><i><u>and</u></i></li><li><i>(c) does not result in more than one <u>tourist accommodation</u> facility being located on the same allotment.</i></li></ul>
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### 2.3.3 Part 3 – Overlays

#### 2.3.3.1 Affordable Housing Overlay – Referral Trigger

Within the Affordable Housing Overlay, amend the ‘Procedural Matters (PM) – Referrals’ section by replacing the following Class of Development / Activity:

*Development for the purposes of the provision of affordable housing (applying the criteria determined under regulation 4 of the South Australian Housing Trust Regulations 2010).*

With:

*Except where the applicant for the development is the South Australian Housing Authority (or an agent acting on behalf of the South Australian Housing Authority), residential development or land division (other than an excluded land division):*

*(a) that comprises 20 or more dwellings or residential allotments and is described in the application documentation as intending to provide affordable housing*

*or*

*(b) that is described in the application documentation as intending to provide affordable housing and the applicant is seeking to access one or more of the planning concessions outlined in the Affordable Housing Overlay DTS 3.1, 3.2 or 4.1*

*or*

*(c) that is described in the application documentation as intending to include affordable housing of any number of dwellings or residential allotments.*

Within Part 8 – Administrative Terms and Definitions, amend by inserting (in alphabetical order) the following new term and definition for ‘Excluded land division’:

Term (Column A)	Definition (Column B)	Illustrations Column C
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<u>Excluded land division</u>	<u>Means, for the purposes of Affordable Housing Overlay – Procedural Matters (PM) – Referrals, land division that reflects the site boundaries illustrated and approved in an operative or existing development authorisation for residential development under the Development Act 1993 or Planning, Development and Infrastructure Act 2016.</u>	
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### 2.3.3.2 Coastal Areas Overlay – Policy Intent

Within the Coastal Areas Overlay, amend the following Performance Outcomes (PO) and Deemed-to-Satisfy Criteria/Designated Performance Feature (DTS/DPF) to the following:

*PO 4.1*

*Development will not unreasonably affect the marine and onshore coastal environment by pollution, erosion, damage or depletion of physical or biological resources; interference with natural coastal processes; or the introduction of and spread of marine pests and diseases or any other means*

and

*DTS/DPF 4.7*

*Development does not involve the removal of shell grit, cobbles or sand.*

### 2.3.3.3 Design Overlay – Referral

Within the Design Overlay, amend the Procedural Matters (PM) table by replacing the following words in the Class of Development / Activity column:

*‘Except where the development comprises a variation to an application that has previously:*

*(a) been referred to the Government Architect or Associate Government Architect*

*or*

*(b) been given development authorisation under the Planning, Design and Infrastructure Act 2016 or Development Act 1993’*

with the following:

*Except where the development comprises a variation to an application that has either been:*

(a) *previously been referred to the Government Architect or Associate Government Architect*  
or

(b) *been given development authorisation under the Planning, ~~Design~~ Development and Infrastructure Act 2016 or Development Act 1993*  
*and*

(c) *the variation to that application is, in the opinion of the relevant authority, minor in nature or would not warrant a referral when considering the purpose of the referral*

#### **2.3.3.4 Hazards (Flooding) Overlay – PO 3.5 and DTS/DPF 3.5 – Linkages**

Within all relevant zones, amend Table 3 – Applicable Policies for Performance Assessed Development for Carport, Dwelling addition, Outbuilding and Verandah by including the linkage:

*Hazards (Flooding) Overlay [Flood Resilience] PO 3.5*

Within the Business Neighbourhood Zone, amend Table 3 – Applicable Policies for Performance Assessed Development for Fence by:

*Removing Hazards (Flooding) Overlay [Flood Resilience] ~~PO 3.5~~*

*and*

*Including Hazards (Flooding) Overlay [Flood Resilience] PO 3.6*

#### **2.3.3.5 Heritage Adjacency Overlay - Referral**

Within the Heritage Adjacency Overlay, and the Procedural Matters (PM) – Referrals table by replace the following words in the Class of Development / Activity:

*'Development that may materially affect the context of a State Heritage Place'*

With the following:



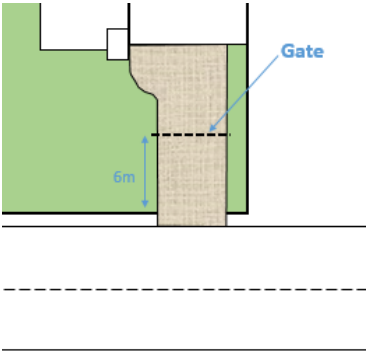
*Development which in the opinion of the relevant authority materially affects the context within which the **State Heritage Place** is situated*

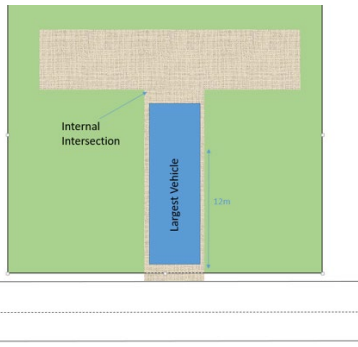
**2.3.3.6 Key Outback and Rural Routes Overlay - Policy consistency with other Transport Overlays**

Within the Key Outback and Rural Routes Overlay, amend the entire Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF) table by replacing with the following:

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<i>Access - Safe Entry and Exit (Traffic Flow)</i>	
<p><i>PO 1.1</i></p> <p><i>Access is designed to allow safe entry and exit to and from a site to meet the needs of development and minimise traffic flow interference associated with access movements along adjacent State Maintained Roads.</i></p>	<p><i>DTS/DPF 1.1</i></p> <p><i>An access point satisfies (a), (b) or (c):</i></p> <p><i>(a) where servicing a single dwelling/residential allotment:</i></p> <ul style="list-style-type: none"> <li><i>(i) it will not result in more than one access point</i></li> <li><i>(ii) vehicles can enter and exit the site in a forward direction</i></li> <li><i>(iii) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees</i></li> <li><i>(iv) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane on the road</i></li> <li><i>(v) it will have a width of between 3m and 4m (measured at the site boundary)</i></li> </ul> <p><i>(b) where the development will result in 2 and up to 6 dwellings:</i></p> <ul style="list-style-type: none"> <li><i>(i) it will not result in more than one access point servicing the development site</i></li> <li><i>(ii) vehicles can enter and exit the site in a forward direction</i></li> <li><i>(iii) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees</i></li> <li><i>(iv) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road</i></li> <li><i>(v) it will have a width of 5.8m to 6m (measured at the site boundary) and an</i></li> </ul>

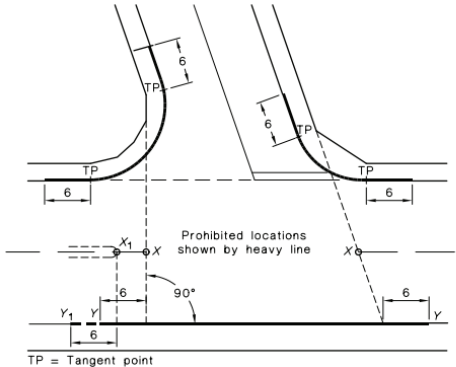
	<p style="text-align: center;"><i>access depth of 6m (measured from the site boundary into the site)</i></p> <p>(c) <i>where the development will result in 7 or more dwellings, or is a non-residential land use:</i></p> <ul style="list-style-type: none"> <li>(i) <i>it will not result in more than one access point servicing the development site</i></li> <li>(ii) <i>where on a road with a speed limit of &gt;80 km/h or greater vehicles can enter and exit the site using left turn only movements</i></li> <li>(iii) <i>vehicles can enter and exit the site in a forward direction</i></li> <li>(iv) <i>vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees</i></li> <li>(v) <i>it will have a width of between 6m and 7m (measured at the site boundary), where the development is expected to accommodate vehicles with a length of 6.4m or less</i></li> <li>(vi) <i>it will have a width of between 6m and 9m (measured at the site boundary), where the development is expected to accommodate vehicles with a length from 6.4m to 8.8m</i></li> <li>(vii) <i>it will have a width of between 9m and 12m (measured at the site boundary), where the development is expected to accommodate vehicles with a length from 8.8m to 12.5m</i></li> <li>(viii) <i>it provides for simultaneous two-way vehicles movements at the access:</i> <ul style="list-style-type: none"> <li>A. <i>with entry and exit movements for vehicles with a length up to 5.2m vehicles being fully within the kerbside lane of the road</i></li> <li style="text-align: center;"><i>and</i></li> <li>B. <i>with entry movements of 8.8m vehicles (where relevant) being fully within the kerbside lane of the road and exit movements of 8.8m vehicles do not cross the centreline of the road.</i></li> </ul> </li> </ul>
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Access – On-Site Queuing	
<p>PO 2.1</p> <p>Sufficient accessible on-site queuing adjacent to access points is provided to meet the needs of development so that all vehicle queues can be contained fully within the boundaries of the development site, to minimise interruption of the functional performance of the road and maintain safe vehicle movements.</p>	<p>DTS/DPF 2.1</p> <p>An access point in accordance with one of the following:</p> <p>(a) will not service, or is not intended to service, more than 6 dwellings and there are no internal driveways, intersections, car parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site) as shown in the following diagram:</p>  <p>(b) will service, or is intended to service, development that will generate less than 60 vehicle movements per day, and:</p> <p>(i) is expected to be serviced by vehicles with a length no greater than 6.4m</p> <p>(ii) there are no internal driveways, intersections, parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site)</p> <p>(c) will service, or is not intended to service, development that will generate less than 60 vehicle movements per day, and:</p> <p>(i) is expected to be serviced by vehicles with a length greater than a 6.4m small rigid vehicle</p> <p>(ii) there are no internal driveways, intersections, parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site)</p> <p>(iii) any termination of or change in priority of movement within the main car park aisle is located far enough into the site so that the largest vehicle expected on-</p>

	<p>site can store fully within the site before being required to stop</p> <p>(iv) all parking or manoeuvring areas for commercial vehicles are located a minimum of 12m or the length of the longest vehicle expected on site from the access (measured from the site boundary into the site) as shown in the following diagram:</p>  <p>The diagram illustrates a site layout with a green area representing the site. A brown area at the top represents an internal intersection. A blue vertical bar represents the 'Largest Vehicle'. A vertical double-headed arrow to the right of the vehicle indicates a spacing of '12m' from the site boundary to the vehicle. Below the site area, there are horizontal lines representing a road or boundary.</p>
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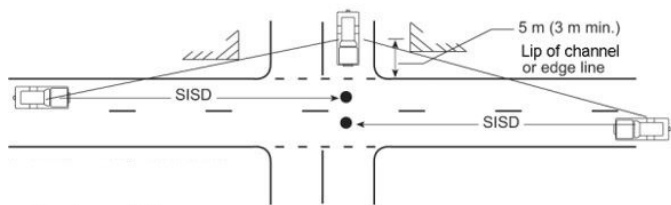
Access – Location (Spacing) - Existing Access Points

<p>PO 3.1</p> <p>Existing access points designed to accommodate the type and volume of traffic likely to be generated by the development.</p>	<p>DTS/DPF 3.1</p> <p>An existing access point satisfies (a), (b) or (c):</p> <p>(a) it will not service, or is not intended to service, more than 6 dwellings</p> <p>(b) it is not located on a Controlled Access Road and will not service development that will result in a larger class of vehicle expected to access the site using the existing access</p> <p>(c) it is not located on a Controlled Access Road and development constitutes:</p> <p>(i) a change of use between an office &lt;500m<sup>2</sup> gross leasable floor area and a consulting room &lt;500m<sup>2</sup> gross leasable floor area or vice versa</p> <p>(ii) a change in use from a shop to an office, consulting room or personal or domestic services establishment</p> <p>(iii) a change of use from a consulting room or office &lt;250m<sup>2</sup> gross leasable floor area to shop &lt;250m<sup>2</sup> gross leasable floor area</p> <p>(iv) a change of use from a shop &lt;500m<sup>2</sup> gross leasable floor area to a warehouse &lt;500m<sup>2</sup> gross leasable floor area</p>
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	<p>(v) an office or consulting room with a &lt;math&gt;&lt;500\text{m}^2&lt;/math&gt; gross leasable floor area</p> <p>(vi) a change of use from a residential dwelling to a shop or office or consulting room or personal or domestic services establishment with &lt;math&gt;&lt;250\text{m}^2&lt;/math&gt; gross leasable floor area.</p>
<p>Access – Location (Spacing) – New Access Points</p>	
<p>PO 4.1</p> <p>New access points are spaced apart from any existing access point or public road junction to manage impediments to traffic flow and maintain safe and efficient operating conditions on the road.</p>	<p>DTS/DPF 4.1</p> <p>A new access point satisfies (a), (b) or (c):</p> <p>(a) where a development site is intended to serve between 1 and 6 dwellings, access to the site is from the local road network <u>(not being a Controlled Access Road) and is located outside of the bold lines shown in the following diagram:</u></p>  <p>TP = Tangent point</p> <p>NOTE: The points marked X<sub>1</sub> and X are respectively at the median end on a divided road and at the intersection of the main road centre-line and the extensions of the side road property lines shown as dotted lines, on an undivided road. On a divided road, dimension Y-Y extends to Point Y<sub>1</sub>.</p> <p>(b) where the development site is intended to serve between 1 and 6 dwellings, the new access:</p> <ul style="list-style-type: none"> <li>(i) is not located on a Controlled Access Road</li> <li>(ii) is not located on a section of road affected by double barrier lines</li> <li>(iii) will be on a road with a speed environment of 70km/h or less</li> <li>(iv) is located outside of the bold lines on the diagram shown in the diagram following part (a)</li> <li>(v) is located a minimum of 6m from a median opening or pedestrian crossing</li> </ul>

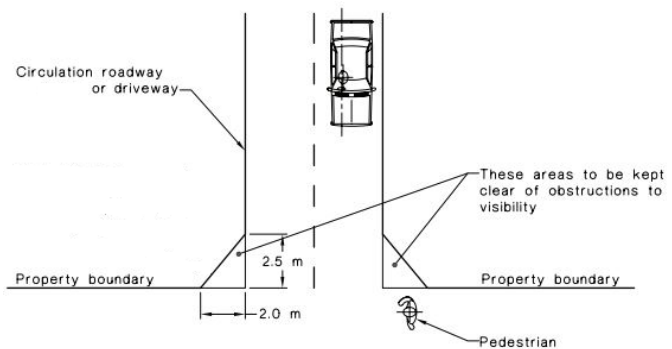
	<p>(c) where DTS/DPF 4.1 part (a) and (b) do not apply and access from an alternative local road at least 25m from the State Maintained Road is not available, and the access is not located on a Controlled Access Road, the new access is separated in accordance with the following:</p>																								
	<table border="1"> <thead> <tr> <th data-bbox="738 465 890 651"><b>Speed Limit</b></th> <th data-bbox="890 465 1098 651"><b>Separation between access points</b></th> <th data-bbox="1098 465 1412 651"><b>Separation from public road junctions and merging/terminating lanes</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="738 651 890 734">50 km/h or less</td> <td data-bbox="890 651 1098 734">No spacing requirement</td> <td data-bbox="1098 651 1412 734">97m</td> </tr> <tr> <td data-bbox="738 734 890 1122">60 km/h</td> <td data-bbox="890 734 1098 1122">5m (for development intended to serve between 1 and 6 dwellings) and 20 m for all other cases</td> <td data-bbox="1098 734 1412 1122">123m</td> </tr> <tr> <td data-bbox="738 1122 890 1171">70 km/h</td> <td data-bbox="890 1122 1098 1171">55m</td> <td data-bbox="1098 1122 1412 1171">151m</td> </tr> <tr> <td data-bbox="738 1171 890 1220">80 km/h</td> <td data-bbox="890 1171 1098 1220">70m</td> <td data-bbox="1098 1171 1412 1220">181m</td> </tr> <tr> <td data-bbox="738 1220 890 1270">90 km/h</td> <td data-bbox="890 1220 1098 1270">90m</td> <td data-bbox="1098 1220 1412 1270">226m</td> </tr> <tr> <td data-bbox="738 1270 890 1319">100 km/h</td> <td data-bbox="890 1270 1098 1319">110m</td> <td data-bbox="1098 1270 1412 1319">262m</td> </tr> <tr> <td data-bbox="738 1319 890 1377">110 km/h</td> <td data-bbox="890 1319 1098 1377">135m</td> <td data-bbox="1098 1319 1412 1377">300m</td> </tr> </tbody> </table>	<b>Speed Limit</b>	<b>Separation between access points</b>	<b>Separation from public road junctions and merging/terminating lanes</b>	50 km/h or less	No spacing requirement	97m	60 km/h	5m (for development intended to serve between 1 and 6 dwellings) and 20 m for all other cases	123m	70 km/h	55m	151m	80 km/h	70m	181m	90 km/h	90m	226m	100 km/h	110m	262m	110 km/h	135m	300m
<b>Speed Limit</b>	<b>Separation between access points</b>	<b>Separation from public road junctions and merging/terminating lanes</b>																							
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100 km/h	110m	262m																							
110 km/h	135m	300m																							
<p>Access – Location (Sight Lines)</p>																									
<p>PO 5.1</p> <p>Access points are located and designed to accommodate sight lines that enable drivers and pedestrians to navigate potential conflict points with roads in a controlled and safe manner.</p>	<p>DTS/DPF 5.1</p> <p>An access point satisfies (a) and (c) or (b) and (c):</p> <p>(a) the development site serves or is intended to serve between 1 and 6 dwellings and utilises an existing access point</p> <p>or</p> <p>(b) drivers approaching or exiting an access point have an unobstructed line of sight in accordance with the following (measured at a height of 1.1m above the surface of the road):</p>																								

<b>Speed Limit</b>	<b>Access point serving 1-6 dwellings</b>	<b>Access point serving all other development</b>
40 km/h or less	47m	73m
50 km/h or less	63m	97m
60 km/h	81m	123m
70 km/h	100m	151m
80 km/h	121m	181m
90 km/h	144m	226m
100 km/h	169m	262m
110 km/h	195m	300m



and

(c) pedestrian sightlines in accordance with the following diagram:



**Access – Mud and Debris**

PO 6.1	DTS/DPF 6.1
Access points constructed to minimise mud or other debris being carried or transferred onto the road	Where the road has an unsealed shoulder and the road is not kerbed, the access way is sealed from the edge of the seal on the road for a minimum of

<i>to ensure safe road operating conditions.</i>	<i>10m or to the property boundary (whichever is closer).</i>
<i>Access – Stormwater</i>	
<i>PO 7.1</i>  <i>Access points designed to minimise negative impact on roadside drainage of water.</i>	<i>DTS/DPF 7.1</i>  <i>Development does not:</i>  <i>(a) decrease the capacity of an existing drainage point</i>  <i>(b) restrict or prevent the flow of stormwater to an existing drainage point system</i>  <i>(c) <u>result in access points becoming stormwater flow paths directly onto the road.</u></i>
<i>Building on Road Reserve</i>	
<i>PO 8.1</i>  <i>Buildings or structures that encroach onto, above or below road reserves designed and sited to minimise impact on safe movements by all road users.</i>	<i>DTS/DPF 8.1</i>  <i>No encroachment of buildings or structures onto, above or below the road reserve.</i>
<i>Public Road Junctions</i>	
<i>PO 9.1</i>  <i>New junctions with public roads (including the opening of unmade public road junctions) or modifications to existing road junctions located and designed to ensure safe and efficient road opening conditions are maintained on the State Maintained Road.</i>	<i>DTS/DPF 9.1</i>  <i>Development does not comprise any of the following:</i>  <i>(a) creating a new junction with a public road</i> <i>(b) opening an unmade public road junction</i> <i>(c) modifying an existing public road junction.</i>

Within the relevant zones, amend all Table 2 – Applicable Policies for Performance Assessment Development by replacing the following in the column titled ‘Deemed-to-Satisfy Development Classification Criteria – Overlay (applies only in the area affected by the Overlay)’ to all instances where it applies to a particular Class of Development (column 1):

‘Key Outback and Rural Routes Overlay  
[Access - Existing Access Points]  
DTS/DPF 3.1’



with

*Key Outback and Rural Routes Overlay*  
*[Access – Location (Spacing) - Existing Access Points]*  
*DTS/DPF 3.1*

Within the relevant zones, amend all Table 2 – Applicable Policies for Performance Assessment Development by replacing the following in the column titled ‘Deemed-to-Satisfy Development Classification Criteria – Overlay (applies only in the area affected by the Overlay)’ to all instances where it applies to a particular Class of Development (column 1):

‘Key Outback and Rural Routes Overlay  
[Access – Location (Spacing)]  
DTS/DPF 4.1’

with:

*Key Outback and Rural Routes Overlay*  
*[Access – Location (Spacing) – New Access Points]*  
*DTS/DPF 4.1*

Within the relevant zones, amend all Table 2 – Applicable Policies for Performance Assessment Development by replacing the following in the column titled ‘Deemed-to-Satisfy Development Classification Criteria – Overlay (applies only in the area affected by the Overlay)’ to all instances where it applies to a particular Class of Development (column 1):

‘Key Outback and Rural Routes Overlay  
[Public Road Junctions]  
DTS/DPF 8.1’

with:

*Key Outback and Rural Routes Overlay*  
*[Public Road Junctions]*  
*DTS/DPF 9.1*

Within the relevant zones, amend all Table 2 – Applicable Policies for Performance Assessment Development by inserting the following in the column titled ‘Deemed-to-Satisfy Development Classification Criteria – Overlay (applies only in the area affected by the Overlay)’ to all instances where the Key Outback and Rural Routes Overlay applies to a particular Class of Development (column 1):

*Key Outback and Rural Routes Overlay*  
*[Building on Road Reserve]*  
*DTS/DPF 8.1*

Within the relevant zones, amend all Table 3 – Applicable Policies for Performance Assessment Development by replacing the following in the column titled ‘Applicable Policies – Overlay (applies only in the area affected by the Overlay)’ to all instances where it applies to a particular Class of Development (column 1):

‘Key Outback and Rural Routes Overlay  
[Access - Existing Access Points]  
PO 3.1’

With:

*Key Outback and Rural Routes Overlay*  
*[Access – Location (Spacing) - Existing Access Points]*  
*PO 3.1*

Within the relevant zones, amend all Table 3 – Applicable Policies for Performance Assessment Development by replacing the following in the column titled ‘Applicable Policies – Overlay (applies only in the area affected by the Overlay)’ to all instances where it applies to a particular Class of Development (column 1):

‘Key Outback and Rural Routes Overlay  
[Access – Location (Spacing)]  
PO 4.1’

with:

*Key Outback and Rural Routes Overlay*  
*[Access – Location (Spacing) – New Access Points]*  
*PO 4.1*

Within the relevant zones, amend all Table 3 – Applicable Policies for Performance Assessment Development by replacing the following in the column titled ‘Applicable Policies – Overlay (applies only in the area affected by the Overlay)’ to all instances where it applies to a particular Class of Development (column 1):

‘Key Outback and Rural Routes Overlay  
[Public Road Junctions]  
PO 8.1’

with:

*Key Outback and Rural Routes Overlay*  
*[Public Road Junctions]*  
*PO 9.1*

Within the relevant zones, amend all Table 3 – Applicable Policies for Performance Assessment Development by inserting the following in the column titled ‘Applicable Policies – Overlay (applies only in the area affected by the Overlay)’ to all instances where the Key Outback and Rural Routes Overlay applies to a particular Class of Development (column 1):

*Key Outback and Rural Routes Overlay  
[Building on Road Reserve]  
PO 8.1*

### **2.3.3.7 Major Urban Transport Routes Overlay - Revised policy and referral triggers**

Within the Major Urban Transport Routes Overlay, amend DTS/DPF 3.1 to the following:

*DTS/DPF 3.1*

*An existing access point satisfies (a), (b) or (c):*

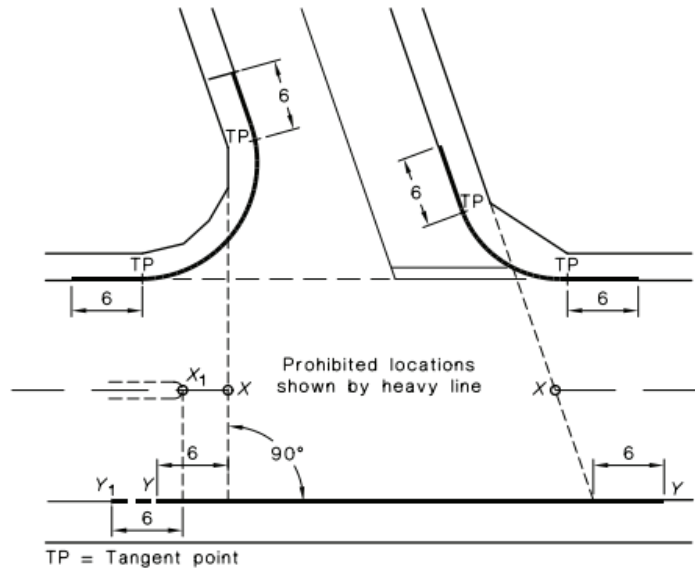
- (a) it will not service, or is not intended to service, more than 6 dwellings*
- (b) it is not located on a Controlled Access Road and will not service development that will result in a larger class of vehicle expected to access the site using the existing access*
- (c) it is not located on a Controlled Access Road and development constitutes:
  - (i) a change of use between an office <500m<sup>2</sup> gross leasable floor area and a consulting room <500m<sup>2</sup> gross leasable floor area or vice versa*
  - (ii) a change in use from a shop to an office, consulting room or personal or domestic services establishment*
  - (iii) a change of use from a consulting room or office <250m<sup>2</sup> gross leasable floor area to shop <250m<sup>2</sup> gross leasable floor area*
  - (iv) a change of use from a shop <500m<sup>2</sup> gross leasable floor area to a warehouse <500m<sup>2</sup> gross leasable floor area*
  - (v) an office or consulting room with a <500m<sup>2</sup> gross leasable floor area*
  - (vi) a change of use from a residential dwelling to a shop or office or consulting room or personal or domestic services establishment with <250m<sup>2</sup> gross leasable floor area.**

Within the Major Urban Transport Routes Overlay, amend DTS/DPF 4.1 to the following:

*DTS/DPF 4.1*

A new access point satisfies (a), (b) or (c):

- (a) where the development site is intended to serve between 1 and 6 dwellings, access to the site is from the local road network (not being a Controlled Access Road) and is located outside of the bold lines shown in the following diagram.



NOTE:

The points marked X<sub>1</sub> and X are respectively at the median end on a divided road and at the intersection of the main road centre-line and the extensions of the side road property lines shown as dotted lines, on an undivided road. On a divided road, dimension Y-Y extends to Point Y<sub>1</sub>.

- (b) where the development site is intended to serve between 1 and 6 dwellings ~~and access from a local road (being a road that is not a State Maintained Road) is not available~~, the new access:
- (i) is not located on a Controlled Access Road
  - (ii) is not located on a section of road affected by double barrier lines
  - (iii) will be on a road with a speed environment of 70km/h or less
  - (iv) is located outside of the bold lines on the diagram shown in the diagram following part (a)
  - (v) is located a minimum of 6m from a median opening or pedestrian crossing
- (c) where DTS/DPF 4.1 part (a) and (b) do not apply and access from an alternative local road at least 25m from the State Maintained Road is not available, and the access is not located on a Controlled Access Road, the new access is separated in accordance with the following:

Speed Limit	Separation between access points	Separation from public road junctions and merging/terminating lanes
-------------	----------------------------------	---

OFFICIAL

50 km/h or less	No spacing requirement	20m
60 km/h	<del>40m</del> <u>5m (for development intended to serve between 1 and 6 dwellings)</u> and <u>20m for all other cases</u>	123m
70 km/h	55m	151m
80 km/h	70m	181m
90 km/h	90m	214m
100 km/h	110m	248m
110 km/h	135m	285m

Within the Major Urban Transport Routes Overlay, amend DTS/DPF 5.1 to the following:

*DTS/DPF 5.1*

An access point satisfies (a) and (c) or (b) and (c):

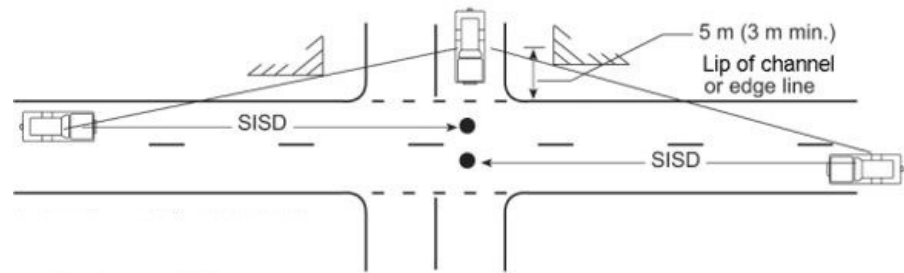
(a) the development site does or is intended to serve between 1 and 6 dwellings and utilises an existing access point

or

(b) drivers approaching or exiting an access point have an unobstructed line of sight in accordance with the following (measured at a height of 1.1m above the surface of the road):

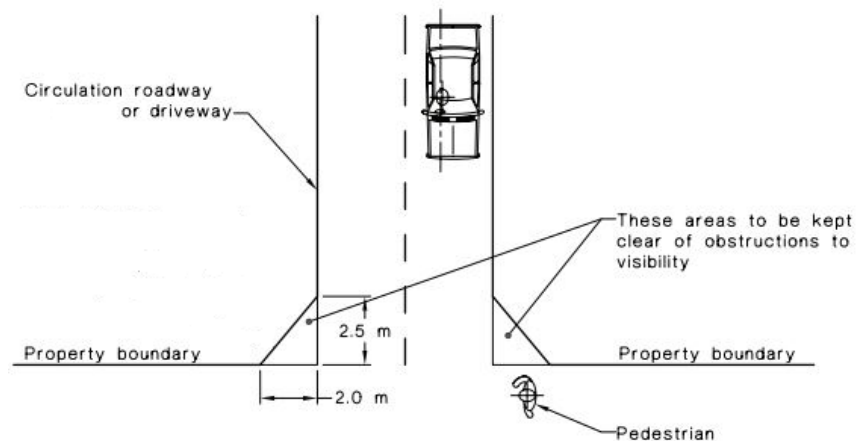
<b>Speed Limit</b>	<b>Access Point serving 1-6 dwellings</b>	<b>Access point serving all other development</b>
40 km/h or less	<u>47m</u>	73m
50 km/h	<u>63m</u>	97m
60 km/h	<u>81m</u>	123m

70 km/h	<u>100m</u>	151m
80 km/h	<u>121m</u>	181m
90 km/h	<u>144m</u>	<u>226m</u>
100 km/h	<u>169m</u>	<u>262m</u>
110 km/h	<u>195m</u>	<u>300m</u>



and

(c) pedestrian sightlines in accordance with the following diagram:



Within the Major Urban Transport Routes Overlay, amend DTS/DPF 7.1 to the following:

*DTS/DPF 7.1*

*Development does not:*

- (a) decrease the capacity of an existing drainage point
- (b) restrict or prevent the flow of stormwater to an existing drainage point and system
- (c) result in access points becoming stormwater flow paths directly onto the road.

### 2.3.3.8 Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay - Policy intent

Within the Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay, amend PO 2.1 to the following:

*Development that generates trade or industrial wastewater is designed to ensure wastewater disposal avoids adverse ~~water-quality~~ impacts on the quality of water draining into primary public water supply reservoirs and weirs.*

### 2.3.3.9 Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay - Policy intent

Within the Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay, amend PO 2.3 and DTS/DPF 2.3 to the following:

*PO 2.3*

*Development that generates trade or industrial wastewater is designed to ensure wastewater disposal avoids adverse impacts on the quality of water draining into secondary public water supply reservoirs and weirs.*

*DTS/DPF 2.3*

*Development that generates trade or industrial wastewater is connected to:*

*(a) a sewer or community wastewater management system with sufficient hydraulic and treatment capacity to accept the inflow*  
*or*

*(b) an on-site wastewater holding tank which has storage capacity of more than four days total flow during peak operations and is contained within an impervious, bunded area with a total liquid holding capacity of more than 120 percent of the total holding tank capacity, prior to transporting for off-site disposal.*

### 2.3.3.10 Mount Lofty Ranges Water Supply Catchment (Area 1 and Area 2) Overlays – Referral

Within the Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay and the Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay, amend the Procedural Matters (PM) table by replacing parts (e) to (g) in the first listed Class of Development / Activity with the following:

*(e) dwelling where a habitable dwelling or tourist accommodation or workers' accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a dwelling or tourist accommodation or workers' accommodation on the same allotment), except where the existing habitable dwelling*

or tourist accommodation or workers' accommodation on the same allotment is proposed to be demolished and the existing on-site wastewater system is proposed to be decommissioned

- (f) *tourist accommodation where a habitable dwelling or tourist accommodation or workers' accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a habitable dwelling or tourist accommodation or workers' accommodation on the same allotment), except where the existing habitable dwelling or tourist accommodation or workers' accommodation on the same allotment is proposed to be demolished and the existing on-site wastewater system is proposed to be decommissioned*
- (g) *workers' accommodation where a habitable dwelling or tourist accommodation or workers' accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a habitable dwelling or tourist accommodation or workers' accommodation on the same allotment), except where the existing habitable dwelling or tourist accommodation or workers' accommodation on the same allotment is proposed to be demolished and the existing on-site wastewater system is proposed to be decommissioned*

### 2.3.3.11 Prescribed Surface Water Area Overlay - Terminology

Within the Prescribed Surface Water Area Overlay, amend Procedural Matters (PM) – Referrals table by replacing the following words in the second row listed Class of Development / Activity:

*Any of the following classes of development that require or may require water to be taken over and above any allocation that has already been granted under the Landscape South Australia Act 2019*

With:

*Any of the following classes of development that require or may require water to be taken in addition to any allocation that has already been granted under the Landscape South Australia Act 2019*

Within the Prescribed Surface Water Areas Overlay, amend DO 1 to the following:

DO 1 Sustainable water use in prescribed surface water areas that maintains the health and natural flow paths of surface water.

Within the Prescribed Surface Water Areas Overlay, amend PO 1.2 to the following:

PO 1.2



All development, but in particular development involving any of the following:

- (a) horticulture
- (b) activities requiring irrigation
- (c) aquaculture
- (d) industry
- (e) intensive animal husbandry
- (f) commercial forestry

has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed surface water areas.

Within the Murray-Darling Basin Overlay, amend Procedural Matters (PM) – Referrals table by replacing the following words in the first row listed Class of Development / Activity:

Any of the following classes of development that require, or may require water to be taken from the River Murray within the meaning of the River Murray Act 2003 under a water licence required under the Landscape South Australia Act 2019

With:

Any of the following classes of development that require, or may require water to be taken from the River Murray within the meaning of the River Murray Act 2003 under a water licence required in addition to any allocation that has already been granted under the Landscape South Australia Act 2019

### **2.3.3.12 Prescribed Water Resources Area Overlay – Referral**

Within the Prescribed Water Resources Area Overlay, amend the Procedural Matters (PM) – Referrals Table by replacing the following listed Class of Development / Activity in the second row:

*Any of the following classes of development:*

- (a) horticulture
- (b) activities requiring irrigation
- (c) aquaculture
- (d) industry
- (e) intensive animal husbandry
- (f) commercial forestry

With the following:

Any of the following classes of development *that require or may require water to be taken in addition to any allocation that has already been granted under the Landscape South Australia Act 2019:*

- (a) horticulture
- (b) activities requiring irrigation

- (c) *aquaculture*
- (d) *industry*
- (e) *intensive animal husbandry*
- (f) *commercial forestry*

Within the Prescribed Water Resources Area Overlay, amend DO 1 to the following:

*DO 1 Sustainable water use in prescribed water resource areas maintains the health and natural flow paths of surface water, watercourses and wells.*

Within the Prescribed Water Resources Area Overlay, amend PO 1.1 to the following:

*PO 1.1*

*All development, but in particular development involving any of the following:*

- (a) horticulture*
- (b) activities requiring irrigation*
- (c) aquaculture*
- (d) industry*
- (e) intensive animal husbandry*
- (f) commercial forestry*

*has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed water resource areas.*

### **2.3.3.13 Representative Buildings – Character Area Overlay and Historic Area Overlay – Spatial Representation**

Amend the Historic Area Overlay spatial mapping to show ‘representative buildings’ that currently exist within the spatial extent of the Overlay.

Amend the Character Area Overlay spatial mapping to show ‘representative buildings’ that currently exist within the spatial extent of the Overlay.

#### **Notes:**

For the purposes of consultation, and as a result of ‘representative buildings’ being a point in time reference, updated mapping for the Historic Area Overlay and Character Area Overlay hasn’t been produced. Reference to the ‘Representative Buildings’ Planning Reference Layer of SAPP should be made for the purposes of identifying current ‘representative buildings’.

The final version of this Code Amendment, i.e., the one that is prepared for adoption by the Minister responsible for the administration of the Planning,

Development and Infrastructure Act 2016, will include updated Historic Area Overlay and Character Area Overlay spatial mapping showing all 'representative buildings' that are identified within the Planning Reference Layer.

**2.3.3.14 River Murray Flood Plain Protection Area Overlay – Outbuildings - Policy intent**

Within the River Murray Flood Protection Area Overlay, amend PO 5.4 and DTS/DPF 5.4 to the following

*PO 5.4*

*Outbuildings and agricultural buildings do not impede floodwaters and fluctuating pool levels.*

*DTS/DPF 5.4*

*Outbuildings and agricultural buildings are:*

- (a) fitted with roller doors, removable panels or similar on two opposite ends or sides (whichever elevations face the direction of the river flow)*
- (b) constructed at natural ground level.*

Within the below listed 'Applicable Zone(s)', amend Table 2 – Deemed-to-Satisfy Development Classification for the below listed 'Class of Development' by including the following linkage:

*River Murray Flood Plain Protection Area Overlay [Flood Resilience] DTS/DPF 5.4*

<b><i>Class of Development</i></b>	<b><i>Applicable Zone(s)</i></b>
<i>Agricultural building</i>	<i>Productive Rural Landscape Zone Rural Zone Rural Horticulture Zone Rural Intensive Enterprise Zone Rural Living Zone</i>

Within the below listed 'Applicable Zone(s)', amend Table 3 – Applicable Policies for Performance Assessed Development for the below listed 'Class of Development' by including the following linkage:

*River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 5.4*

<b><i>Class of Development</i></b>	<b><i>Applicable Zone(s)</i></b>
<i>Agricultural building</i>	<i>Productive Rural Landscape Zone Rural Zone</i>

	<i>Rural Horticulture Zone</i> <i>Rural Intensive Enterprise Zone</i> <i>Rural Living Zone</i>
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**2.3.3.15 River Murray Flood Plain Protection Area Overlay – Outbuildings – Linkage**

Within all relevant zones, amend Table 3 – Applicable Policies for Performance Assessed Development for Outbuilding by including the following linkage:

*River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 4.2*

Within all relevant zones, amend Table 3 – Applicable Policies for Performance Assessed Development for Agricultural Building by including the following linkage:

*River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 4.2*

Within River Murray Flood Plain Protection Area Overlay, amend PO 4.1 and DTS/DPF 4.1 as follows:

<i>Built Form and Character</i>	
<p><i>PO 4.1</i></p> <p><i>Buildings and structures are sited and designed to be unobtrusive when viewed from the River Murray and nearby public roads.</i></p>	<p><i>DTS/DPF 4.1</i></p> <p><i>Buildings / structures:</i></p> <ul style="list-style-type: none"> <li><i>(a) do not exceed one building level in height (excluding elevation to minimise the potential for personal or property damage as a result of a flood)</i></li> <li><i>(b) have no floor level elevated 2.5m or more above ground level</i></li> <li><i>(c) are not closer than 50m to the waterfront</i></li> <li><i>(d) have associated electricity and telecommunications lines installed underground</i></li> <li><del><i>(e) in relation to outbuildings and agricultural buildings clad in sheet metal – are pre-colour treated or painted in a non-reflective colour.</i></del></li> </ul>

Within River Murray Flood Plain Protection Area Overlay, amend PO 4.2 and DTS/DPF 4.2 as follows:

<i>Built Form and Character</i>	
<p><i>PO 4.2</i></p> <p><i>Outbuildings and agricultural buildings designed and sited to minimise their visibility from the waterfront and do not dominate the appearance of public places.</i></p>	<p><del><i>DTS/DPF 4.2</i></del></p> <p><del><i>None are applicable.</i></del></p> <p><i>Outbuildings and agricultural buildings clad in sheet metal are pre-colour treated or painted in a non-reflective colour.</i></p>

### 2.3.3.16 River Murray Flood Plain Protection Area Overlay - Water Supply – New Policy

Within River Murray Flood Plain Protection Area Overlay, create new PO 1.1 and DTS/DPF 1.1 under the new heading 'Land Use' and renumber the subsequent Performance Outcomes and Deemed-to-Satisfy Criteria / Designated Performance Features accordingly:

Land Use	
<p><b>PO 1.1</b></p> <p>All development, but in particular development involving any of the following:</p> <ul style="list-style-type: none"> <li>(a) activities requiring irrigation</li> <li>(b) aquaculture</li> <li>(c) commercial forestry</li> <li>(d) <u>horse keeping</u></li> <li>(e) horticulture</li> <li>(f) industry</li> <li>(g) intensive animal husbandry</li> </ul> <p>has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed water resource areas.</p>	<p><b>DTS/DPF 1.1</b></p> <p><del>None are applicable.</del></p> <p><u>Development satisfies either of the following:</u></p> <ul style="list-style-type: none"> <li><u>(a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use</u></li> <li><u>or</u></li> <li><u>(b) the proposal does not involve the taking of water for which a licence would be required under the Landscape South Australia Act 2019.</u></li> </ul>

Within the below listed ‘Applicable Zone(s)’, amend the Table 3 – Applicable Policies for Performance Assessment Development for the below listed ‘Class of Development’ by including the following linkage:

River Murray Flood Plain Protection Area Overlay [Land Use] PO 1.1

Class of Development	Applicable Zone(s)
<i>Aquaculture</i>	<i>Coastal Waters and Offshore Islands Zone</i> <i>Rural Aquaculture Zone</i>
<i>Brewery</i>	<i>Productive Rural Landscape Zone</i> <i>Rural Zone</i> <i>Rural Horticulture Zone</i>
<i>Cidery</i>	<i>Productive Rural Landscape Zone</i> <i>Rural Zone</i> <i>Rural Horticulture Zone</i>
<i>Distillery</i>	<i>Productive Rural Landscape Zone</i> <i>Rural Zone</i> <i>Rural Horticulture Zone</i>
<i>General Industry</i>	<i>Employment (Bulk Handling) Zone</i> <i>Strategic Employment Zone</i>
<i>Horticulture</i>	<i>Productive Rural Landscape Zone</i>

	<i>Resource Extraction Zone</i> <i>Rural Zone</i> <i>Rural Horticulture Zone</i>
<i>Industry</i>	<i>Productive Rural Landscape Zone</i> <i>Rural Zone</i> <i>Rural Horticulture Zone</i>
<i>Light industry</i>	<i>City Riverbank Zone</i> <i>Employment Zone</i> <i>Employment (Bulk Handling) Zone</i> <i>Home Industry Zone</i> <i>Infrastructure (Airfield) Zone</i> <i>Strategic Employment Zone</i> <i>Strategic Innovation Zone</i> <i>Suburban Business Zone</i> <i>Township Zone</i>
<i>Winery</i>	<i>Productive Rural Landscape Zone</i> <i>Rural Zone</i> <i>Rural Horticulture Zone</i>
<i>Retail fuel outlet</i>	<i>Strategic Employment Zone</i>

Within the River Murray Tributaries Protection Area Overlay, amend DTS/DPF 1.2 to the following:

*DTS/DPF 1.2*

~~*None are applicable.*~~

*Development satisfies either of the following:*

*(a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use*

*or*

*(b) the proposal does not involve the taking of water for which a licence would be required under the Landscape South Australia Act 2019.*

Within the Murray-Darling Basin Overlay, amend DTS/DPF 1.1 to the following:

*DTS/DPF 1.1*

~~*None are applicable.*~~

*Development satisfies either of the following:*

- (a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use  
 or  
 (b) the proposal does not involve the taking of water for which a licence would be required under the Landscape South Australia Act 2019.

### 2.3.3.17 River Murray Flood Plain Protection Area Overlay - Referrals

Within the River Murray Flood Plain Protection Area Overlay, amend 'Procedural Matters (PM) – Referrals' section by replacing the whole first row in Class of Development / Activity with the following:

*Any of the following classes of development, except where the development is, in the opinion of the relevant authority, minor in nature and would not warrant a referral when considering the purpose of the referral:*

- (a) *development comprising the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert, or collects or diverts water flowing in a watercourse or surface water flowing over land*
- (b) the following classes of development that require or may require water to be taken in addition to any allocation that has already been granted under the Landscape South Australia Act 2019:
- (i) horticulture
  - (ii) activities requiring irrigation, other than irrigation used for domestic purposes
  - (iii) aquaculture
  - (iv) industry
  - (v) intensive animal husbandry
  - (vi) horse keeping
  - (vii) commercial forestry
- (c) *development that is within the ambit of clause 7 of Schedule 3 of the Planning, Development and Infrastructure (General) Regulations 2017*
- (d) *the construction of a building, or the undertaking of an act or activity specified in clause 3 of Schedule 3 of the Planning, Development and Infrastructure (General) Regulations 2017, other than where the development:-*
- (i) *is the construction of a fence not exceeding 2m in height*  
or
  - (ii) *is the construction of a carport, verandah, balcony, porch or other similar structure*  
or
  - (iii) *is the construction of an ~~agricultural building~~, enclosed shed, garage or similar outbuilding-*



- A. that is ancillary to an existing building; and
  - B. where the enclosed shed, garage or similar outbuilding will not have a total floor area of more than 150m<sup>2</sup>; and  
~~where the agricultural building will not have a floor area of more than 250m<sup>2</sup>~~
  - C. that is located outside the 1956 River Murray Flood Plain or will ~~have on opposite sides either removable panels or at least 2 doors~~ be fitted with roller doors, removable panels or similar on two opposite ends or sides so as not to impede flood waters; and
  - D. that will not be located closer to the River Murray than the building to which it is ancillary
- or

(iv) is the construction of an agricultural building-

- A. that is located outside the 1956 River Murray Floodplain or will be fitted with roller doors, removable panels or similar on two opposite sides or ends so as not to impede flood waters; and
- B. that is not closer than 200m to the River Murray; and
- C. that will not have a total floor area of more than:
  - i. 350m<sup>2</sup> within the Productive Rural Landscape Zone
  - ii. 500m<sup>2</sup> within the Rural Zone or Rural Intensive Enterprise Zone
  - iii. or
  - iv. 250m<sup>2</sup> within any other Zone

or

(v) comprises an alteration or extension of an existing dwelling that in the opinion of the relevant authority is minor and where any extension of the dwelling will not result in a part of the dwelling being closer to the River Murray

or

(v) is the construction of an aboveground or inflatable swimming pool, or a spa pool, or an in-ground swimming pool located outside the 1956 River Murray Flood Plain

or

(vi) is the construction of a dwelling (or the alteration or extension of an existing dwelling) that is located outside the 1956 River Murray Floodplain and not closer than 100m to the River Murray

or

(vii) is the construction of an elevated dwelling that is located within the Rural Shack Settlement Zone and has an open undercroft area or an undercroft area –

- A. that when enclosed, is enclosed on two opposite ends or sides using roller doors, removable panels or other material that can be easily opened or removed during times of flood
  - B. that is not a habitable room
  - C. that will have enclosed areas for a toilet, shower or laundry facilities not exceeding a combined maximum floor area of 15m<sup>2</sup>
- or

(viii) is the construction of a transportable dwelling or cabin, or a removable annexe, within an existing caravan or tourist park.

- (e) land division classified as restricted by the Planning and Design Code
- (f) land division that results in:
  - (i) 4 or more additional allotments
  - (ii) 4 or more additional grants of occupancy (by the conferral or exercise of a right to occupy part only of an allotment)

or

  - (iii) a mix of 4 or more additional allotments and separate grants of occupancy
- (g) land division that involves the creation of a new allotment or grant of occupancy where any part of the boundary of the new allotment or occupancy will have a frontage to a part of the River Murray system
- (h) alteration of the boundaries of an allotment so as to result in:
  - (i) the allotment having a frontage to a part of the River Murray system

or

  - (ii) the allotment having an increase in its frontage to a part of the River Murray system.

Within the River Murray Flood Plain Protection Area Overlay, amend DTS/DPF 5.3 to the following:

DTS/DPF 5.3

Dwellings and additions or alterations to dwellings satisfy (a) or (b):

(a) are located outside the 1956 River Murray Flood Plain

(b) are elevated and the undercroft area:

(i) is wholly open (there are no enclosures)

or

(ii) incorporates an enclosure within the undercroft in accordance with all the following:

A. there are no habitable rooms

B. each enclosed space is formed by roller doors, removable panels or other measures on two opposite ends or sides that can be easily opened or removed during times of flood

- C. the total combined enclosed area does not or will not exceed 15m<sup>2</sup>

Within the River Murray Flood Plain Protection Area Overlay, amend PO 4.3 to the following:

PO 4.3

Development setback from the River Murray and canals to establish a consistent character along a river front.

### **2.3.3.18 River Murray Tributaries Protection Area Overlay - Policy intent**

Within the River Murray Tributaries Protection Area Overlay, amend PO 1.2 to the following

*All development, but in particular development involving any of the following:*

- (a) activities requiring irrigation*
- (b) aquaculture*
- (c) commercial forestry*
- (d) horticulture*
- (e) industry*
- (f) intensive animal husbandry*

*has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed water resource areas.*

### **2.3.3.19 River Murray Tributaries Protection Area Overlay - Referrals**

Within the River Murray Tributaries Protection Area Overlay, amend 'Procedural Matters (PM) – Referrals' section by replacing the whole first row in Class of Development / Activity with the following:

*Any of the following classes of development, except where the development is, in the opinion of the relevant authority, minor in nature and would not warrant a referral when considering the purpose of the referral:*

- (a) development that comprises the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert, or collects or diverts water flowing in a watercourse or surface water flowing over land*
- (b) the following classes of development that require or may require water to be taken in addition to any allocation that has already been granted under the Landscape South Australia Act 2019*

- (i) horticulture
- (ii) activities requiring irrigation, other than irrigation used for domestic purposes
- (iii) aquaculture
- (iv) intensive animal husbandry
- (v) horse keeping
- (vi) commercial forestry
- (c) *land division classified as restricted by the Planning and Design Code*
- (d) *land division that results in:*
  - (i) *4 or more additional allotments*  
*or*
  - (ii) *4 or more additional grants of occupancy (by the conferral or exercise of a right to occupy part only of an allotment)*  
*or*
  - (iii) *a mix of 4 or more additional allotments and separate grants of occupancy*
- (e) *land division that involves the creation of a new allotment or grant of occupancy where any part of the boundary of the new allotment or occupancy will have a frontage to a part of the River Murray system*
- (f) *alteration of the boundaries of an existing allotment so as to result in:*
  - (i) *the allotment having a frontage to a part of the River Murray system*  
*or*
  - (ii) *the allotment having an increase in its frontage to a part of the River Murray system.*

### **2.3.3.20 State Significant Native Vegetation Areas Overlay - Referral Trigger**

Within the State Significant Vegetation Overlay, amend the 'Procedural Matters (PM) – Referrals' section by replacing the row under Class of Development / Activity with the following:

*The following classes of development:*

- (a) *land division where a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 in connection with a development application categorises the clearance, or potential clearance, as 'Level 2 clearance', 'Level 3 clearance' or 'Level 4 clearance'*
- (b) *all other classes of development other than where DTS/DPF 1.1(a) or DTS/DPF 1.1(b) is achieved.*

### 2.3.3.21 Traffic Generating Development Overlay – Referral

Within the Traffic Generating Overlay, amend DTS/DPF 1.1, DTS/DPF 1.2 and DTS/DPF 1.3 to the following

#### *DTS/DPF 1.1*

*Access is obtained directly from a State Maintained Road where it involves any of the following types of development:*

- a) building, or buildings, containing in excess of 50 dwellings*
- b) land division creating 50 or more additional allotments*
- c) commercial development with a gross floor area of 10,000m<sup>2</sup> or more*
- d) retail development with a gross floor area of 2,000m<sup>2</sup> or more*
- e) a warehouse or transport depot with a gross leasable floor area of 8,000m<sup>2</sup> or more*
- f) industry with a gross floor area of 20,000m<sup>2</sup> or more*
- g) educational facilities with a capacity of 250 students or more.*

#### *DTS/DPF 1.2*

*Access is obtained directly from a State Maintained Road where it involves any of the following types of development:*

- a) building, or buildings, containing in excess of 50 dwellings*
- b) land division creating 50 or more additional allotments*
- c) commercial development with a gross floor area of 10,000m<sup>2</sup> or more*
- d) retail development with a gross floor area of 2,000m<sup>2</sup> or more*
- e) a warehouse or transport depot with a gross leasable floor area of 8,000m<sup>2</sup> or more*
- f) industry with a gross floor area of 20,000m<sup>2</sup> or more*
- g) educational facilities with a capacity of 250 students or more.*

#### *DTS/DPF 1.3*

*Access is obtained directly from a State Maintained Road where it involves any of the following types of development:*

- a) building, or buildings, containing in excess of 50 dwellings*
- b) land division creating 50 or more additional allotments*
- c) commercial development with a gross floor area of 10,000m<sup>2</sup> or more*
- d) retail development with a gross floor area of 2,000m<sup>2</sup> or more*
- e) a warehouse or transport depot with a gross leasable floor area of 8,000m<sup>2</sup> or more*
- f) industry with a gross floor area of 20,000m<sup>2</sup> or more*
- g) educational facilities with a capacity of 250 students or more.*

Within the Traffic Generating Overlay, amend the Procedural Matters (PM) – Referrals table by replacing Class of Development / Activity:

*Except where all of the relevant deemed-to-satisfy criteria are met, any of the following classes of development that are proposed within 250m of a State Maintained Road:*

- a. land division creating 50 or more additional allotments*
- b. commercial development with a gross floor area of 10,000m<sup>2</sup> or more*
- c. retail development with a gross floor area of 2,000m<sup>2</sup> or more*

- d. a warehouse or transport depot with a gross leasable floor area of 8,000m<sup>2</sup> or more
- e. industry with a gross floor area of 20,000m<sup>2</sup> or more
- f. educational facilities with a capacity of 250 students or more.

With the following:

*Except where all of the relevant deemed-to-satisfy criteria are met, any of the following classes of development that are proposed within 250m of a State Maintained Road:*

- a. except where a proposed development has previously been referred under clause (b) - a building, or buildings, containing in excess of 50 dwellings
- b. except where a proposed development has previously been referred under clause (a) - land division creating 50 or more additional allotments
- c. commercial development with a gross floor area of 10,000m<sup>2</sup> or more
- d. retail development with a gross floor area of 2,000m<sup>2</sup> or more
- e. a warehouse or transport depot with a gross leasable floor area of 8,000m<sup>2</sup> or more
- f. industry with a gross floor area of 20,000m<sup>2</sup> or more
- g. educational facilities with a capacity of 250 students or more.

### **2.3.3.22 Urban Transport Routes Overlay - Revised policy and referral triggers**

Within the Urban Transport Routes Overlay, amend DTS/DPF 1.1(b)(i) to the following:

*DTS/DPF 1.1(b)(i)*

~~(i)~~ *it will not result in more than one access point servicing the development site*

Within the Urban Transport Routes Overlay, amend DTS/DPF 3.1 to the following:

*DTS/DPF 3.1*

*An existing access point satisfies (a), (b) or (c):*

- (a) *it will not service, or is not intended to service, more than 6 dwellings*
- (b) *it is not located on a Controlled Access Road and will not service development that will result in a larger class of vehicle expected to access the site using the existing access*
- (c) *it is not located on a Controlled Access Road and development constitutes:*
  - (i) *a change of use between an office <500m<sup>2</sup> gross leasable floor area and a consulting room <500m<sup>2</sup> gross leasable floor area or vice versa*

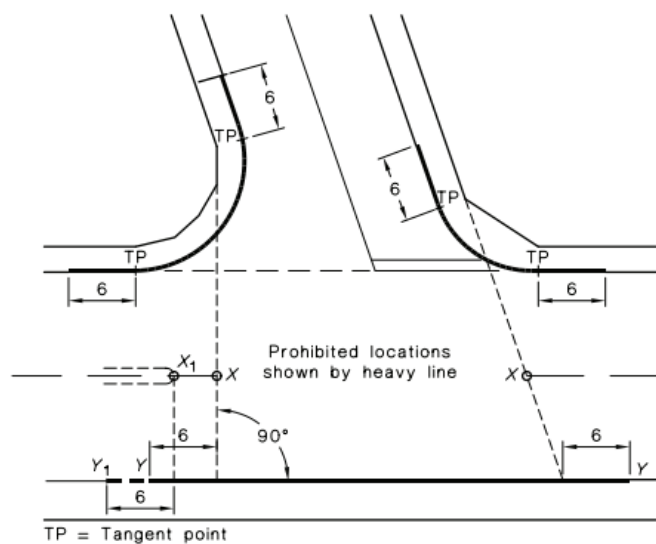
- (ii) a change in use from a shop to an office, consulting room or personal or domestic services establishment
- (iii) a change of use from a consulting room or office <250m<sup>2</sup> gross leasable floor area to shop <250m<sup>2</sup> gross leasable floor area
- (iv) a change of use from a shop <500m<sup>2</sup> gross leasable floor area to a warehouse <500m<sup>2</sup> gross leasable floor area
- (v) an office or consulting room with a <500m<sup>2</sup> gross leasable floor area
- (vi) a change of use from a residential dwelling to a shop or office or consulting room or personal or domestic services establishment with <250m<sup>2</sup> gross leasable floor area.

Within the Urban Transport Routes Overlay, amend DTS/DPF 4.1 to the following:

*DTS/DPF 4.1*

A new access point satisfies (a), (b) or (c):

- (a) where the development site is intended to serve between 1 and 6 dwellings, access to the site is from the local road network (not being a Controlled Access Road) and is located outside of the bold lines shown in the following diagram:



**NOTE:**

The points marked X<sub>1</sub> and X are respectively at the median end on a divided road and at the intersection of the main road centre-line and the extensions of the side road property lines shown as dotted lines, on an undivided road. On a divided road, dimension Y-Y extends to Point Y<sub>1</sub>.

- (b) where the development site is intended to serve between 1 and 6 dwellings ~~and access from a local road (being a road that is not a State Maintained Road) is not available~~, the new access:

- (vi) *is not located on a Controlled Access Road*
  - (vii) *is not located on a section of road affected by double barrier lines*
  - (viii) *will be on a road with a speed environment of 70km/h or less*
  - (ix) *is located outside of the bold lines on the diagram shown in the diagram following part (a)*
  - (x) *is located a minimum of 6m from a median opening or pedestrian crossing*
- (c) *where DTS/DPF 4.1 part (a) and (b) do not apply and access from an alternative local road at least 25m from the State Maintained Road is not available, and the access is not located on a Controlled Access Road, the new access is separated in accordance with the following:*

<b>Speed Limit</b>	<b>Separation between access points</b>	<b>Separation from public road junctions and merging/terminating lanes</b>
50 km/h or less	No spacing requirement	20m
60 km/h	<del>40m</del> <u>5m (for development intended to serve between 1 and 6 dwellings)</u> <u>and</u> <u>10m for all other cases</u>	73m
70 km/h	40m	92m
80 km/h	50m	114m
90 km/h	65m	139m
100 km/h	80m	165m
110 km/h	100m	193m

Within the Urban Transport Routes Overlay, amend DTS/DPF 5.1 to the following:

*DTS/DPF 5.1*



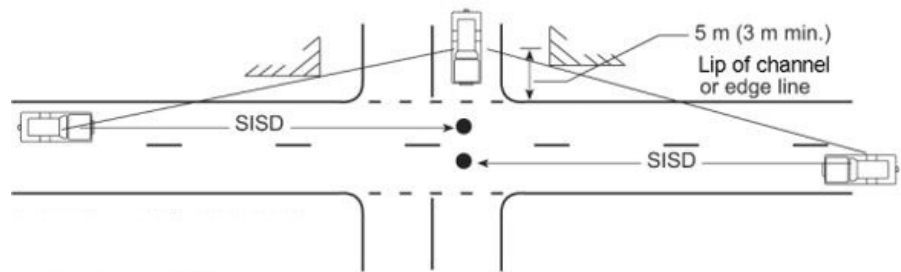
An access point satisfies (a) and (c) or (b) and (c):

(a) the development site does or is intended to serve between 1 and 6 dwellings and utilises an existing access point

or

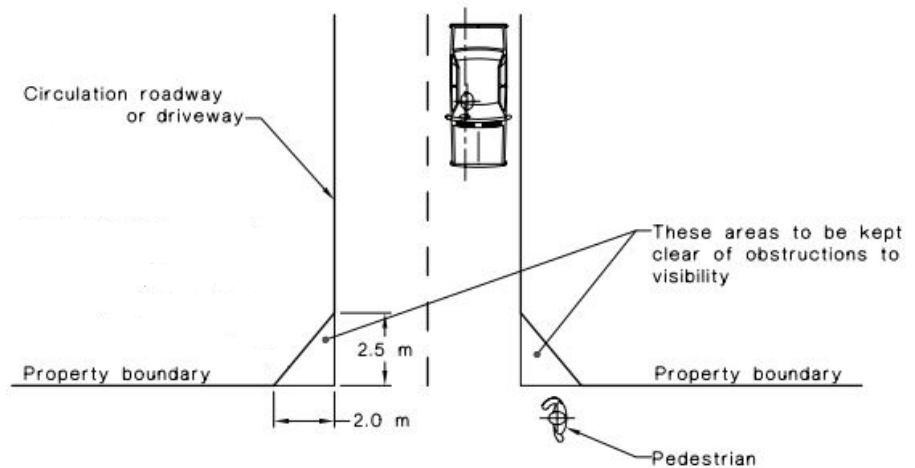
(b) drivers approaching or exiting an access point have an unobstructed line of sight in accordance with the following (measured at a height of 1.1m above the surface of the road):

Speed Limit	Access Point serving 1-6 dwellings	Access point serving all other development
40 km/h or less	<u>47m</u>	73m
50 km/h	<u>63m</u>	97m
60 km/h	<u>81m</u>	123m
70 km/h	<u>100m</u>	151m
80 km/h	<u>121m</u>	181m
90 km/h	<u>144m</u>	<u>226m</u>
100 km/h	<u>169m</u>	<u>262m</u>
110 km/h	<u>195m</u>	<u>300m</u>



and

(c) pedestrian sightlines in accordance with the following diagram:



Within the Urban Transport Routes Overlay, amend DTS/DPF 7.1 to the following:

*DTS/DPF 7.1*

*Development does not:*

- (a) *decrease the capacity of an existing drainage point*
- (b) *restrict or prevent the flow of stormwater to an existing drainage point and system*
- (c) *result in access points becoming stormwater flow paths directly onto the road.*

## 2.3.4 Part 4 – General Development Policies

### 2.3.4.1 Aquaculture – General Development Policies – Policy Review

Within the General Development Policies – Aquaculture, amend DTS/DPF 1.1 to the following:

*DTS/DPF 1.1*

*Land-based aquaculture and associated components are located to satisfy all of the following:*

- (a) *200m or more from a sensitive receiver in other ownership*
- (b) *500m or more from the boundary of a zone primarily intended to accommodate sensitive receivers*

*or*

*The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the Aquaculture Act 2001.*

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Within the General Development Policies – Aquaculture, amend DTS/DPF 2.4 to the following:

*DTS/DPF 2.4*

*Marine aquaculture development is located 100m or more seaward of the high water mark*

*or*

*The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the Aquaculture Act 2001.*

~~Within the General Development Policies – Aquaculture, amend DTS/DPF 2.10 to the following:~~

~~*DTS/DPF 2.10*~~

~~*Marine aquaculture is located 1000m or more seaward of the boundary of any reserve under the National Parks and Wildlife Act 1972*~~

~~*or*~~

~~*The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the Aquaculture Act 2001.*~~

Within the General Development Policies – Aquaculture, amend DTS/DPF ~~1.2~~, 1.3, 1.4, 1.6, ~~2.1~~, 2.2, ~~2.6~~, 3.1, 3.2, ~~4.1~~ and 4.4 by replacing the words

~~*None are applicable.*~~

*With:*

*The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the Aquaculture Act 2001.*

Within the General Development Policies – Aquaculture, amend DTS/DPF 2.3 by replacing the words

~~*None are applicable.*~~

*With:*

*The development does not include toilet facilities located over water.*

Within the General Development Policies – Aquaculture, amend DTS/DPF 2.8 and 2.9 by replacing the words

~~*None are applicable.*~~

*With:*

*The development utilises existing established roads, tracks, ramps and/or paths (as applicable) to access the sea.*

Within the General Development Policies – Aquaculture, amend DTS/DPF 2.11 by replacing the words

~~None are applicable.~~

With:

The development does not include any onshore facilities in conjunction with a proposal for marine aquaculture.

#### **2.3.4.2 Carport and Outbuilding – Internal Parking Dimensions – Linkages**

Within the below listed ‘Applicable Zones’, amend Table 2 – Deemed-to-Satisfy Development Classification for Carport by including the following linkage:

General Development Policies – Design [Car parking, access and manoeuvrability]: DTS/DPF 19.1

Applicable Zones

- Home Industry Zone
- Infrastructure (Airfield) Zone
- Master Planned Neighbourhood Zone
- Master Planned Township Zone
- Neighbourhood Zone
- Productive Rural Landscape Zone
- Remote Areas Zone
- Residential Park Zone
- Rural Zone
- Rural Aquaculture Zone
- Rural Horticulture Zone
- Rural Intensive Enterprise Zone
- Rural Living Zone
- Rural Neighbourhood Zone
- Rural Settlement Zone
- Rural Shack Settlement Zone
- Township Zone
- Township Neighbourhood Zone
- Workers' Settlement Zone

Within the below listed ‘Applicable Zones’, amend Table 2 – Deemed-to-Satisfy Development Classification for Carport by including the following linkage:

General Development Policies – Design in Urban Areas [Car parking, access and manoeuvrability]: DTS/DPF 23.1

Applicable Zones

- *Business Neighbourhood Zone*
- *City Living Zone*
- *Established Neighbourhood Zone*
- *General Neighbourhood Zone*
- *Hills Neighbourhood Zone*
- *Housing Diversity Neighbourhood Zone*
- *Master Planned Renewal Zone*
- *Suburban Business Zone*
- *Suburban Neighbourhood Zone*
- *Urban Renewal Neighbourhood Zone*
- *Waterfront Neighbourhood Zone*

Within the below listed 'Applicable Zones', amend Table 3 – Applicable Policies for Performance Assessed Development for Carport by including the following linkage:

*General Development Policies – ~~Design in Urban Areas~~ [Car parking, access and manoeuvrability]: PO 19.1*

Applicable Zones

- *Conservation Zone*
- *Golf Course Estate Zone*
- *Home Industry Zone*
- *Infrastructure (Airfield) Zone*
- *Master Planned Neighbourhood Zone*
- *Master Planned Township Zone*
- *Neighbourhood Zone*
- *Productive Rural Landscape Zone*
- *Remote Areas Zone*
- *Residential Park Zone*
- *Rural Zone*
- *Rural Aquaculture Zone*
- *Rural Horticulture Zone*
- *Rural Intensive Enterprise Zone*
- *Rural Living Zone*
- *Rural Neighbourhood Zone*
- *Rural Settlement Zone*
- *Rural Shack Settlement Zone*
- *Small Scale Settlement Zone*
- *Tourism Development Zone*
- *Township Zone*
- *Township Neighbourhood Zone*
- *Workers' Settlement Zone*

Within the below listed 'Applicable Zones', amend Table 3 – Applicable Policies for Performance Assessed Development for Carport by including the following linkage:

*General Development Policies – Design in Urban Areas [Car parking, access and manoeuvrability]: DTS/DPF PO 23.1*

Applicable Zones

- *Business Neighbourhood Zone*
- *City Living Zone*
- *Established Neighbourhood Zone*
- *General Neighbourhood Zone*
- *Hills Face Zone*
- *Hills Neighbourhood Zone*
- *Housing Diversity Neighbourhood Zone*
- *Master Planned Renewal Zone*
- *Strategic Innovation Zone*
- *Suburban Business Zone*
- *Suburban Neighbourhood Zone*
- *Urban Renewal Neighbourhood Zone*
- *Waterfront Neighbourhood Zone*

Within the below listed 'Applicable Zones', amend Table 2 – Deemed-to-Satisfy Development Classification for Outbuilding by including the following linkage:

*General Development Policies – Design [Car parking, access and manoeuvrability]: DTS/DPF 19.1*

Applicable Zones

- *Home Industry Zone*
- *Infrastructure (Airfield) Zone*
- *Master Planned Neighbourhood Zone*
- *Master Planned Township Zone*
- *Neighbourhood Zone*
- *Productive Rural Landscape Zone*
- *Recreation Zone*
- *Remote Areas Zone*
- *Rural Zone*
- *Rural Aquaculture Zone*
- *Rural Horticulture Zone*
- *Rural Intensive Enterprise Zone*
- *Rural Living Zone*
- *Rural Neighbourhood Zone*
- *Rural Settlement Zone*
- *Rural Shack Settlement Zone*
- *Township Zone*
- *Township Neighbourhood Zone*

Within the below listed 'Applicable Zones', amend Table 2 – Deemed-to-Satisfy Development Classification for Outbuilding by including the following linkage:

*General Development Policies – Design in Urban Areas [Car parking, access and manoeuvrability]: DTS/DPF 23.1*

Applicable Zones

- *Business Neighbourhood Zone*
- *City Living Zone*
- *Established Neighbourhood Zone*
- *General Neighbourhood Zone*
- *Hills Neighbourhood Zone*
- *Housing Diversity Neighbourhood Zone*
- *Master Planned Renewal Zone*
- *Suburban Business Zone*
- *Suburban Neighbourhood Zone*
- *Urban Renewal Neighbourhood Zone*
- *Waterfront Neighbourhood Zone*

Within the below listed 'Applicable Zones', amend Table 3 – Applicable Policies for Performance Assessed Development for Outbuilding by including the following linkage:

*General Development Policies – Design in Urban Areas [Car parking, access and manoeuvrability]: PO 19.1*

Applicable Zones

- *Conservation Zone*
- *Golf Course Estate Zone*
- *Home Industry Zone*
- *Infrastructure (Airfield) Zone*
- *Master Planned Neighbourhood Zone*
- *Master Planned Township Zone*
- *Neighbourhood Zone*
- *Open Space Zone*
- *Productive Rural Landscape Zone*
- *Recreation Zone*
- *Remote Areas Zone*
- *Residential Park Zone*
- *Rural Zone*
- *Rural Aquaculture Zone*
- *Rural Horticulture Zone*
- *Rural Intensive Enterprise Zone*
- *Rural Living Zone*
- *Rural Neighbourhood Zone*
- *Rural Settlement Zone*
- *Rural Shack Settlement Zone*
- *Strategic Employment Zone*

- *Tourism Development Zone*
- *Township Zone*
- *Township Neighbourhood Zone*

Within the below listed 'Applicable Zones', amend Table 3 – Applicable Policies for Performance Assessed Development for Outbuilding by including the following linkage:

*General Development Policies – Design in Urban Areas [Car parking, access and manoeuvrability]: DTS/DPF PO 23.1*

Applicable Zones

- *Business Neighbourhood Zone*
- *City Living Zone*
- *Established Neighbourhood Zone*
- *General Neighbourhood Zone*
- *Hills Face Zone*
- *Hills Neighbourhood Zone*
- *Housing Diversity Neighbourhood Zone*
- *Master Planned Renewal Zone*
- *Strategic Innovation Zone*
- *Suburban Business Zone*
- *Suburban Neighbourhood Zone*
- *Urban Renewal Neighbourhood Zone*
- *Waterfront Neighbourhood Zone*

#### **2.3.4.3 Commercial Forestry – Forestry General Development Policies – Policy Review**

Within the Rural Zone, amend DTS/DPF 1.1 by inserting (in alphabetical order) the below within the list of anticipated uses and renumber list accordingly.

*Commercial forestry*

Within the Productive Rural Landscape Zone, amend DTS/DPF 1.1 by inserting (in alphabetical order) the below within the list of anticipated uses and renumber list accordingly.

*Commercial forestry*

Within Part 4 – General Development Policies – Forestry, delete PO 1.4 and DTS/DPF 1.4.

Within Part 4 – General Development Policies – Forestry, amend DTS/DPF 3.1 to read as follows:



DTS/DPF 3.1

Commercial forestry plantations provide:

- (a) 7m or more wide external boundary firebreaks for plantations of 40ha or less
- (b) 10m or more wide external boundary firebreaks for plantations of between 40ha and 100ha
- (c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater.

'Note: Firebreaks prescribed above (as well as access tracks) may be included within the setback buffer distances prescribed by other policies of the Code.'

Within Part 3 – Overlays – Native Vegetation Overlay, amend PO 1.3 to read as follows:

PO 1.3

*Intensive animal husbandry, commercial forestry and agricultural activities are sited, set back and designed to minimise impacts on native vegetation, including impacts on native vegetation in an adjacent State Significant Native Vegetation Area, from:*

- (a) in the case of commercial forestry, the spread of fires from a plantation
- (b) the spread of pest plants and phytophthora
- (c) the spread of non-indigenous plants species
- (d) excessive nutrient loading of the soil or loading arising from surface water runoff
- (e) soil compaction
- (f) chemical spray drift.

**2.3.4.4 Decks – Design, and Design in Urban Areas General Development Policies – Assessment Pathways**

Within Part 4 – General Development Policies – Design, and Design in Urban Areas insert the following Performance Outcome (PO) and DTS/DPF:

<p><b>POX.1</b></p> <p><i>Decks are designed and sited to:</i></p> <ul style="list-style-type: none"> <li>(a) <i>complement the associated building form</i></li> <li>(b) <i>minimise impacts on the streetscape through siting behind the building line of the principal building (unless on a significant allotment or open space)</i></li> <li>(a) <i>minimise cut and fill and overall massing when viewed from adjacent land.</i></li> </ul>	<p><b>DTS/DPF X.1</b></p> <p><i>Decks:</i></p> <ul style="list-style-type: none"> <li>(a) <i>where ancillary to a dwelling:</i> <ul style="list-style-type: none"> <li>(i) <i>are not constructed, added to or altered so that any part is situated:</i> <ul style="list-style-type: none"> <li>A. <i>in front of any part of the building line of the dwelling to which it is ancillary</i></li> <li>or</li> <li>B. <i>within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</i></li> </ul> </li> <li>(ii) <i>are set back at least 900mm from side or rear allotment boundaries</i></li> <li>(iii) <i>when attached to the dwelling, has a finished floor level consistent with the finished ground floor level of the dwelling</i></li> <li>(iv) <i>where associated with a residential use, retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (A) or (B), whichever is less:</i> <ul style="list-style-type: none"> <li>A. <i>a total area is determined by the following table:</i></li> </ul> </li> </ul> </li> </ul> <table border="1" style="margin-left: 40px; margin-top: 10px; width: 80%; border-collapse: collapse;"> <thead> <tr> <th style="padding: 5px;"><i>Dwelling Site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</i></th> <th style="padding: 5px;"><i>Minimum percentage of site</i></th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;"><i>&lt;150</i></td> <td style="padding: 5px;"><i>10%</i></td> </tr> <tr> <td style="padding: 5px;"><i>150-200</i></td> <td style="padding: 5px;"><i>15%</i></td> </tr> <tr> <td style="padding: 5px;"><i>&gt;200-450</i></td> <td style="padding: 5px;"><i>20%</i></td> </tr> <tr> <td style="padding: 5px;"><i>&gt;450</i></td> <td style="padding: 5px;"><i>25%</i></td> </tr> </tbody> </table> <ul style="list-style-type: none"> <li style="margin-top: 20px;">B. <i>the amount of existing soft landscaping prior to the development occurring.</i></li> </ul>	<i>Dwelling Site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</i>	<i>Minimum percentage of site</i>	<i>&lt;150</i>	<i>10%</i>	<i>150-200</i>	<i>15%</i>	<i>&gt;200-450</i>	<i>20%</i>	<i>&gt;450</i>	<i>25%</i>
<i>Dwelling Site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</i>	<i>Minimum percentage of site</i>										
<i>&lt;150</i>	<i>10%</i>										
<i>150-200</i>	<i>15%</i>										
<i>&gt;200-450</i>	<i>20%</i>										
<i>&gt;450</i>	<i>25%</i>										

	<p>(b) where in association with a non-residential use:</p> <p>(i) are set back at least 2 metres from the boundary of an allotment used for residential purposes.</p> <p>(ii) are set back at least 2 metres from a public road.</p> <p>(iii) have a floor area not exceeding 25m<sup>2</sup>.</p> <p>(c) in all cases, has a finished floor level not exceeding 1 metre above natural ground level at any point</p>
<p><b>POX.2</b></p> <p>Decks are designed and sited to minimise direct overlooking of habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones through suitable floor levels, screening and siting taking into account the slope of the subject land, existing vegetation on the subject land, and fencing.</p>	<p><b>DTS/DPFX.2</b></p> <p>Decks with a finished floor level/s 500mm or more above natural ground level facing side or rear boundaries shared with a residential use in a neighbourhood-type zone incorporate screening with a maximum of 25% transparency/openings, permanently fixed to the outer edge of the deck not less than 1.5 m above the finished floor level/s.</p>
<p><b>POX.3</b></p> <p>Decks used for outdoor dining, entertainment or other commercial uses provide carparking in accordance with the primary use of the deck.</p>	<p><b>DTS/DPF X.3</b></p> <p>Decks used for commercial purposes do not result in less on-site car parking for the primary use of the subject land 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>

Within the below listed 'Applicable Zones', amend Table 2 – Deemed-to-Satisfy Development Classification and Table 3 – Applicable Policies for Performance Assessed Development by including an Assessment Path for 'Deck' aligned with the either the Design or the Design in Urban Areas module per below:

General Development Policies – Design Modules (per the two table below)

Applicable Zones for Design Module

- *Caravan and Tourist Park Zone*
- *Golf Course Estate Zone*
- *Motorsport Park Zone*
- *Neighbourhood Zone*
- *Productive Rural Landscape Zone*
- *Remote Areas Zone*
- *Residential Park Zone*
- *Rural Horticulture Zone*
- *Rural Living Zone*
- *Rural Neighbourhood Zone*
- *Rural Settlement Zone*
- *Rural Shack Settlement Zone*
- *Rural Zone*
- *Tourism Development Zone*
- *Township Neighbourhood Zone*
- *Township Zone*
- *Workers' Settlement Zone*

General Development Policies – [Design in Urban Areas Modules \(per the two table below\)](#)

Applicable Zones for Design in Urban Areas Module

- *Business Neighbourhood Zone*
- *City Living Zone*
- *Established Neighbourhood Zone*
- *General Neighbourhood Zone*
- *Hills Neighbourhood Zone*
- *Home Industry Zone*
- *Housing Diversity Neighbourhood Zone*
- *Master Planned Neighbourhood Zone*
- *Master Planner Renewal Zone*
- *Master Planner Township Zone*
- *Strategic Innovation Zone*
- *Suburban Business Zone*
- *Suburban Neighbourhood Zone*
- *Urban Corridor (Boulevard) Zone*
- *Urban Corridor (Living) Zone*
- *Urban Neighbourhood Zone*
- *Urban Renewal Neighbourhood Zone*
- *Waterfront Neighbourhood Zone*

**Table 2 – Deemed-to-Satisfy Development Classification**

Within the above listed 'Applicable Zones', amend Table 2 – Deemed-to-Satisfy Development Classification by inserting Deck and associated polices per the below:

<b>Class of Development</b>	<b>Zone</b>	<b>General Development Policies</b>	<b>Subzone</b>	<b>Overlay</b>
<p>Deck Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>Coastal Areas Overlay</li> <li>Historic Area Overlay</li> <li>Local Heritage Place Overlay</li> <li>Significant Landscape Protection Overlay</li> <li>State Heritage Area Overlay</li> <li>State Heritage Place Overlay</li> </ul>	<p>Land Use and Intensity (pertinent zone policies) Ancillary Structure and Building (pertinent zone policies)</p>	<p><u>Design - Insert new DTS/DPF X.1, DTS/DPF X.2 and X.3 contained in Recommendation 1.</u></p> <p><u>Or</u></p> <p><u>Design in Urban Areas - Insert new DTS/DPF X.1, DTS/DPF X.2 and X.3 contained in Recommendation 1.</u></p> <p>Clearance from Overhead Powerlines DTS/DPF 1.1</p> <p><u>Design [All development [Earthworks and sloping land] DTS/DPF 8.1</u></p> <p><u>Or</u></p> <p><u>Design in Urban Areas [All development [Earthworks and sloping land] DTS/DPF 8.1</u></p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] DTS/DPF 12.2</p>	<p>Nil.</p>	<p>Character Preservation District Overlay [Earthworks] DTS/DPF 4.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] DTS/DPF 1.1</p> <p>Native Vegetation Overlay [Environmental Protection] DTS/DPF 1.1</p> <p>Scenic Quality Overlay [Earthworks] DTS/DPF 4.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] DTS/DPF 1.1</p>

**Table 3 – Applicable Policies for Performance Assessed Development**

Within the above listed ‘Applicable Zones’, Table 3 – Applicable Policies for Performance Assessed Development by inserting Deck and associated polices per the below:

<b><i>Class of Development</i></b>	<b><i>Zone</i></b>	<b><i>General Development Policies</i></b>	<b><i>Subzone</i></b>	<b><i>Overlay</i></b>
<i>Deck</i>	<i>Land Use and Intensity (pertinent zone policies) Ancillary Structure and Building (pertinent zone policies)</i>	<i><u>Design - Insert new Performance outcomes PO X.1, PO X.2, PO X.3 contained in Recommendation 1.</u>  <u>Or</u>  <u>Design in Urban Areas - Insert new Performance outcomes PO X.1, PO X.2, PO X.3 contained in Recommendation 1.</u>  Clearance from Overhead Powerlines PO 1.1  Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.2</i>	<i>Nil.</i>	<i>Character Preservation District Overlay [Earthworks] PO 4.1  Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.5  Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2  Future Local Road Widening Overlay [Future Road Widening] PO 1.1  Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1 Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2  Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1  Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1  Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</i>

				<p><i>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</i></p> <p><i>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</i></p> <p><i>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</i></p> <p><i>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</i></p> <p><i>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4</i></p> <p><i>Historic Area Overlay [All Development] PO 1.1</i></p> <p><i>Historic Area Overlay [Built Form] PO 2.1, PO 2.4, PO 2.5</i></p> <p><i>Historic Area Overlay [Ancillary development] PO 4.1, PO 4.2</i></p> <p><i>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.4, PO 1.5, PO 1.6.</i></p> <p><i>Local Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</i></p>
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				<p><i>Local Heritage Place Overlay [Conservation Works] PO 7.1</i></p> <p><i>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2</i></p> <p><i>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 5.3</i></p> <p><i>Significant Landscape Protection Overlay [Earthworks] PO 4.1</i></p> <p><i>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.4, PO 1.5</i></p> <p><i>State Heritage Area Overlay [Ancillary Development] PO 3.1, PO 3.2</i></p> <p><i>State Heritage Area Overlay [Conservation Works] PO 7.1</i></p> <p><i>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.4, PO 1.5, PO 1.6, PO 1.7</i></p> <p><i>State Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</i></p> <p><i>State Heritage Place Overlay</i></p>
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				<p>[Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p>
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**2.3.4.5 Design – PO 19.3 – Driveway Access General Development Policies – Policy Relevance**

Within the General Development Policies – Design, amend PO 19.3 to the following:

*PO 19.3*

*Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.*

Within the General Development Policies – Design in Urban Areas, amend PO 23.3 to the following:

*PO 23.3*

*Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.*

Within the applicable zones listed below, amend Table 3 – Applicable Policies for Performance Assessed Development for the listed classes of development below by:

*Removing - ~~Transport, Access and Parking [Vehicle Access] PO 3.6~~*

<b>Class of Development</b>	<b>Applicable Zones</b>
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<p><i>Dwelling</i></p>	<ul style="list-style-type: none"> <li>• <i>Capital City Zone</i></li> <li>• <i>City main Street Zone</i></li> <li>• <i>Local Activity Centre Zone</i></li> <li>• <i>Strategic Innovation Zone</i></li> <li>• <i>Suburban Activity</i></li> <li>• <i>Suburban Main</i></li> <li>• <i>Township Activity</i></li> <li>• <i>Township Main</i></li> <li>• <i>Urban Activity</i></li> <li>• <i>Urban Corridor (Boulevard)</i></li> <li>• <i>Urban Corridor (Business)</i></li> <li>• <i>Urban Corridor (Living)</i></li> <li>• <i>Urban Corridor (Main Street)</i></li> <li>• <i>Urban Neighbourhood</i></li> </ul>
<p><i>Group Dwelling</i></p>	<ul style="list-style-type: none"> <li>• <i>Business Neighbourhood</i></li> <li>• <i>City Living</i></li> <li>• <i>Established Neighbourhood</i></li> <li>• <i>General Neighbourhood</i></li> <li>• <i>Hills Neighbourhood</i></li> <li>• <i>Housing Diversity Neighbourhood</i></li> <li>• <i>Suburban Business</i></li> <li>• <i>Suburban Neighbourhood</i></li> <li>• <i>Urban Corridor (Living)</i></li> <li>• <i>Urban Neighbourhood</i></li> <li>• <i>Urban Renewal Neighbourhood</i></li> <li>• <i>Waterfront Neighbourhood</i></li> </ul>
<p><i>Residential Flat Building</i></p>	<ul style="list-style-type: none"> <li>• <i>Business Neighbourhood</i></li> <li>• <i>Capital City</i></li> <li>• <i>City Living</i></li> <li>• <i>City Main Street</i></li> <li>• <i>Established Neighbourhood</i></li> <li>• <i>General Neighbourhood</i></li> <li>• <i>Hills Neighbourhood</i></li> <li>• <i>Housing Diversity Neighbourhood</i></li> <li>• <i>Strategic Innovation Zone</i></li> <li>• <i>Suburban Activity</i></li> <li>• <i>Suburban Main</i></li> <li>• <i>Township Activity</i></li> <li>• <i>Urban Corridor (Boulevard)</i></li> <li>• <i>Urban Corridor (Business)</i></li> <li>• <i>Urban Corridor (Living)</i></li> <li>• <i>Urban Corridor (Main Street)</i></li> <li>• <i>Urban Neighbourhood</i></li> <li>• <i>Urban Renewal Neighbourhood</i></li> <li>• <i>Waterfront Neighbourhood</i></li> </ul>

<p><i>Row Dwelling</i></p>	<ul style="list-style-type: none"> <li>• <i>Business Neighbourhood</i></li> <li>• <i>City Living</i></li> <li>• <i>Established Neighbourhood</i></li> <li>• <i>General Neighbourhood</i></li> <li>• <i>Hills Neighbourhood</i></li> <li>• <i>Housing Diversity Neighbourhood</i></li> <li>• <i>Suburban Business</i></li> <li>• <i>Suburban Neighbourhood</i></li> <li>• <i>Urban Corridor (Living)</i></li> <li>• <i>Urban Neighbourhood</i></li> <li>• <i>Urban Renewal Neighbourhood</i></li> <li>• <i>Waterfront Neighbourhood</i></li> </ul>
<p>Student Accommodation</p>	<ul style="list-style-type: none"> <li>• Capital City</li> <li>• City Main Street</li> <li>• Urban Corridor (Boulevard)</li> <li>• Urban Corridor (Business)</li> <li>• Urban Corridor (Living)</li> <li>• Urban Corridor (Main Street)</li> <li>• Urban Neighbourhood</li> </ul>

**2.3.4.6 Design in Urban Areas DTS/DPF 19.1 - Soft Landscaping – Policy Review**

Within the General Development Policies – Design in Urban Areas, amend DTS/DPF 19.1(k) to the following:

*DTS/DPF19.1(k)*

*retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (i) or (ii), whichever is less:*

*(i) a total area as determined by the following table:*

<i>Dwelling Site area (or in the case of residential flat building or group dwelling(s), average site area) (m2)</i>	<i>Minimum percentage of site</i>
<i>&lt;150</i>	<i>10%</i>
<i>150-200</i>	<i>15%</i>
<i><del>201</del> &gt;200-450</i>	<i>20%</i>
<i>&gt;450</i>	<i>25%</i>

Within the General Development Policies – Design in Urban Areas, amend DTS/DPF 22.1(a) to the following:

*a total area as determined by the following table:*

with

a total area for the entire development site, including any common property, as determined by the following table:

<del>Dwelling</del> Site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site
<150	10%
150-200	15%
<del>201</del> >200-450	20%
>450	25%

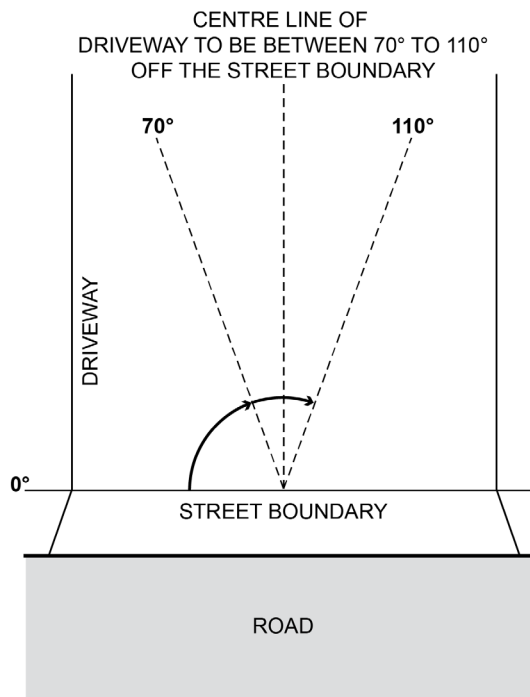
### 2.3.4.7 Garage and Driveways – Design DTS/DPF 19.5, and Design in Urban Areas DTS/DPF 23.5 General Development Policies – Policy Review

Within the General Development Policies – Design General Module and Design in Urban Areas General Module, amend DTS/DPF 19.5 and DTS/DPF 23.5 respectively by replacing with the following:

*Driveways are designed and sited so that:*

~~the gradient from the place of access on allotment boundary to the finished floor level at the front of the garage or carport is not steeper than 1:4 on average~~

- (a) The gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping
- (b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:



- (c) if located to provide access from an alley, lane or right of way - the alley, land or right of way is at least 6.2m wide along the boundary of the allotment / site

**2.3.4.8 Heavy Vehicle Parking - Transport, Access and Parking  
General Development Policy - Policy and Definition Review**

Within Part 4 – General Development Policies, amend the Transport, Access and Parking Module by inserting (at the end of the module) the following Performance Outcomes (PO), Deemed-To-Satisfy / Designated Performance Feature (DTS/DPF) and heading:

<i>Heavy Vehicle Parking</i>	
<p><b><i>PO 11.1</i></b> <i>Heavy vehicle parking only occurs on the same allotment as a dwelling and the vehicle is only owned and operated by a resident of the dwelling.</i></p>	<p><b><i>DPF/DTS 11.1</i></b> <i>None are applicable</i></p>
<p><b><i>PO 11.2</i></b> <i>Heavy vehicle parking and access is designed and sited so that the activity does not result in nuisance to adjoining neighbours as a result of dust, fumes, vibration, odour or potentially hazardous loads.</i></p>	<p><b><i>DTS/DPF 11.2</i></b> <i>Heavy vehicle parking occurs in accordance with the following:</i></p> <ul style="list-style-type: none"> <li><i>(a) <u>the site is not located within a Neighbourhood-Type Zone (except a Rural Living Zone)</u></i></li> <li><i>(b) the site is a minimum of 0.4 ha</i></li> <li><i>(c) where the site is 2 ha or more, no more than 2 vehicles exceeding 3,000 kilograms</i></li> </ul>

	<p>each (and trailers) are to be parked on the allotment at any time</p> <p>(d) where the site is between 0.4 ha and 2 ha, only one vehicle exceeding 3,000 kilograms (and one trailer) are to be parking on the allotment at any time</p> <p><del>(e) other than minor maintenance, no maintenance of the vehicle will occur on-site</del></p> <p>(f) the vehicle parking area achieves the following setbacks:</p> <ul style="list-style-type: none"> <li>(i) Behind the building line or 30m, whichever is greater</li> <li>(ii) 20m from the secondary street if it is a State Maintained Road</li> <li>(iii) 10m from the secondary street if it is a local road</li> <li>(iv) 10m from side and rear boundaries</li> </ul> <p>(g) parking and access areas (including internal driveways) should be sealed or have a surface that can be treated and maintained to minimise dust and mud nuisance</p> <p>(h) does not include refrigerated trailers or vehicles</p> <p>(i) vehicles only enter and exit the property in accordance with the following hours:</p> <ul style="list-style-type: none"> <li>(i) Monday to Saturday 6:00am and 9:30pm</li> <li>(ii) Sunday and public holidays between 9:30 am and 7:00 pm</li> </ul> <p>(j) the handling or trans-shipment of freight is not carried out on the property</p>
<p><b>PO 11.3</b> Heavy vehicle parking ensures that vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.</p>	<p><b>DTS/DPF 11.3</b> Heavy vehicles:</p> <ul style="list-style-type: none"> <li>(a) can enter and exit the site in a forward direction; and</li> <li>(b) operate within the statutory mass and dimension limited for General Access Vehicles (as</li> </ul>

	<i>prescribed by the National Heavy Vehicle Regulator).</i>
<p><b>PO 11.4</b>  <del><i>Heavy vehicle parking is screened from views from adjoining properties and the public roads by existing buildings and landscaping.</i></del></p> <p><u><i>Heavy vehicle parking is screened through siting behind buildings, screening, landscaping or the like to obscure views from adjoining properties and public roads.</i></u></p>	<p><b>DTS/DPF 11.4</b>  None are applicable</p>

**2.3.4.9 Housing Renewal General Development Policies - Policy Review**

Within Part 4 – General Development Policies, amend the Housing Renewal Module, by inserting the following interpretation note immediately following the ‘Assessment Provisions (AP)

*The Housing Renewal General Development Policies are only applicable to dwellings or residential flat building undertaken by:*

*(a) the South Australian Housing Trust either individually or jointly with other persons or bodies*

*or*

*(b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust*

**2.3.4.10 Land Division – General Development Policies – Policy Review**

Within Part 4 – General Development Policies, amend the Land Division Module by removing the below identified row and renumber all subsequent policy provisions accordingly:

*Removing – ~~PO 3.8 and DTS/DPF 3.8~~*

Within Part 4 – General Development Policies - Land Division, amend PO 10.1 be replacing:

*Land division creating 20 or more ~~residential~~ allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.*

With:

*Land division creating 20 or more allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.*

Within Part 4 – General Development Policies, amend the Land Division Module by removing the below identified row and renumber all subsequent policy provisions accordingly:

*Removing – ~~PO 10.2 and DTS/DPF 10.2~~*

#### **2.3.4.11 Land Division – General Development Policies – Linkages**

Within all relevant zone, amend Table 3 – Applicable Policies for Performance Assessed Development by inserting the following Performance Outcomes for land division:

*General Development Policies – [Land Division \[Design and Layout\] PO 2.8](#)  
General Development Policies – [Land Division \[Road and Access\] PO 3.11](#)*

#### **2.3.4.12 Transport, Access and Parking General Development Policy – Fences – Linkages**

Within the below listed ‘Applicable Zones’, Table 3 – Applicable Policies for Performance Assessed Development for Fence by including the following linkages:

*General Development Policies – [Transport, Access & Parking \[Sightlines\] PO 2.2](#)*

*General Development Policies – [Transport, Access & Parking \[Corner Cut-Offs\] PO 10.1](#)*

Applicable Zones

- *Business Neighbourhood Zone*
- *City Living Zone*
- *Established Neighbourhood Zone*
- *General Neighbourhood Zone*



- *Golf Course Estate Zone*
- *Hills Neighbourhood Zone*
- *Housing Diversity Neighbourhood Zone*
- *Local Activity Centre Zone*
- *Master Planned Neighbourhood Zone*
- *Master Planned Renewal Zone*
- *Master Planned Township Zone*
- *Motorsport Park Zone*
- *Neighbourhood Zone*
- *Productive Rural Landscape Zone*
- *Remote Areas Zone*
- *Residential Park Zone*
- *Rural Zone*
- *Rural Aquaculture Zone*
- *Rural Horticulture Zone*
- *Rural Intensive Enterprise Zone*
- *Rural Living Zone*
- *Rural Neighbourhood Zone*
- *Rural Settlement Zone*
- *Rural Shack Settlement Zone*
- *Strategic Innovation Zone*
- *Suburban Activity Centre Zone*
- *Suburban Business Zone*
- *Suburban Main Street Zone*
- *Suburban Neighbourhood Zone*
- *Township Zone*
- *Township Activity Centre Zone*
- *Township Main Street Zone*
- *Township Neighbourhood Zone*
- *Urban Activity Centre Zone*
- *Urban Renewal Neighbourhood Zone*
- *Waterfront Neighbourhood Zone*
- *Workers' Settlement Zone*

#### **2.3.4.13 Transport, Access and Parking – General Development Policy – Car Parking Rates Table – Review**

Within Part 4 – General Development Policies – Transport, Access and Parking amend Table 1 – General Off-Street Parking Requirements by replacing the table with the following

<b>Class of Development</b>	<b>Car Parking Rate (unless varied by Table 2 onwards)</b>  <b>Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type</b>
<b>Residential Development</b>	
<i>Detached dwelling</i>	<i>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</i>  <i>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</i>
<i>Group Dwelling</i>	<i>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</i>  <i>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</i>  <i>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</i>
<i>Residential Flat Building</i>	<i>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</i>  <i>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</i>  <i>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</i>
<i>Row Dwelling where vehicle access is from the primary street</i>	<i>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</i>  <i>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</i>
<i>Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)</i>	<i>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</i>  <i>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</i>
<i>Semi-Detached Dwelling</i>	<i>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</i>  <i>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</i>
<b>Aged / Supported Accommodation</b>	

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<b>Class of Development</b>	<b>Car Parking Rate (unless varied by Table 2 onwards)</b>  <b>Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type</b>
Retirement <del>village</del> <u>facility</u>	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.  Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.  0.2 spaces per dwelling for visitor parking.
Supported accommodation	0.3 spaces per bed.
<b>Residential Development (Other)</b>	
Ancillary accommodation	No additional requirements beyond those associated with the main dwelling.
Residential park	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.  Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.  0.2 spaces per dwelling for visitor parking.
Student accommodation	0.3 spaces per bed.
Workers' accommodation	0.5 spaces per bed plus 0.2 spaces per bed for visitor parking.
<b>Tourist</b>	
Caravan and <del>park</del> <u>tourist park</u>	Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation.  Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation.  A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.
Tourist accommodation, <u>other than a Caravan and tourist park</u>	1 car parking space per accommodation unit / guest room.
<b>Commercial Uses</b>	
Auction room/ depot	1 space per 100m <sup>2</sup> of building floor area plus an additional 2 spaces.

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<b>Class of Development</b>	<b>Car Parking Rate (unless varied by Table 2 onwards)</b>  <b>Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type</b>
Automotive collision repair	3 spaces per service bay.
<del>Call centre</del>	<del>8 spaces per 100m<sup>2</sup> of gross leasable floor area.</del>
Motor repair station	3 spaces per service bay.
Office	<u>For a call centre, 8 spaces per 100m<sup>2</sup> of gross leasable floor area</u>  <u>In all other cases, 4 spaces per 100m<sup>2</sup> of gross leasable floor area.</u>
Retail fuel outlet	3 spaces per 100m <sup>2</sup> gross leasable floor area.
Service trade premises	2.5 spaces per 100m <sup>2</sup> of gross leasable floor area 1 space per 100m <sup>2</sup> of outdoor area used for display purposes.
Shop (no commercial kitchen)	5.5 spaces per 100m <sup>2</sup> of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.  5 spaces per 100m <sup>2</sup> of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.
Shop (in the form of a bulky goods outlet)	2.5 spaces per 100m <sup>2</sup> of gross leasable floor area.
Shop (in the form of a restaurant or involving a commercial kitchen)	Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat.  Premises with take-away service but with no seats - 12 spaces per 100m <sup>2</sup> of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point.  Premises with a dine-in and drive-through take-away service - 0.3 spaces per seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point.
<b>Community and Civic Uses</b>	

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<b>Class of Development</b>	<b>Car Parking Rate (unless varied by Table 2 onwards)</b>  <b>Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type</b>
<del>Childcare-centre</del>	<del>0.25 spaces per child</del>
<del>Library</del>	<del>4 spaces per 100m<sup>2</sup> of total floor area.</del>
Community facility	<u>For a library, 4 spaces per 100m<sup>2</sup> of total floor area.</u> <u>For a hall/meeting hall, 0.2 spaces per seat.</u> <u>In all other cases, 10 spaces per 100m<sup>2</sup> of total floor area.</u>
<del>Hall / meeting hall</del>	<del>0.2 spaces per seat.</del>
Place of worship	1 space for every 3 visitor seats.
<del>Pre-school</del> Child care facility	<u>For a child care centre, 0.25 spaces per child</u> <u>In all other cases, 1 per employee plus 0.25 per child (drop off/pick up bays)</u>
Educational establishment	For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.  For a secondary school - 1.1 per full time equivalent employee plus 0.1 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.  For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.
<b>Health Related Uses</b>	
Hospital	4.5 spaces per bed for a public hospital.  1.5 spaces per bed for a private hospital.
Consulting room	4 spaces per consulting room excluding ancillary facilities.
<b>Recreational and Entertainment Uses</b>	
Cinema complex	0.2 spaces per seat.
Concert hall / theatre	0.2 spaces per seat.
Hotel	1 space for every 2m <sup>2</sup> of total floor area in a public bar plus 1 space for every 6m <sup>2</sup> of total floor area available to the public in a lounge, beer garden plus 1

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<b><i>Class of Development</i></b>	<b><i>Car Parking Rate (unless varied by Table 2 onwards)</i></b>  <b><i>Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type</i></b>
	<i>space per 2 gaming machines, plus 1 space per 3 seats in a restaurant.</i>
<i>Indoor recreation facility</i>	<i>6.5 spaces per 100m<sup>2</sup> of total floor area for a Fitness Centre</i>  <i>4.5 spaces per 100m<sup>2</sup> of total floor area for all other Indoor recreation facilities.</i>
<b><i>Industry/Employment Uses</i></b>	
<i>Fuel depot</i>	<i>1.5 spaces per 100m<sup>2</sup> total floor area</i>  <i>1 spaces per 100m<sup>2</sup> of outdoor area used for fuel depot activity purposes.</i>
<i>Industry</i>	<i>1.5 spaces per 100m<sup>2</sup> of total floor area.</i>
<i>Store</i>	<i>0.5 spaces per 100m<sup>2</sup> of total floor area.</i>
<i>Timber yard</i>	<i>1.5 spaces per 100m<sup>2</sup> of total floor area</i>  <i>1 space per 100m<sup>2</sup> of outdoor area used for display purposes.</i>
<i>Warehouse</i>	<i>0.5 spaces per 100m<sup>2</sup> total floor area.</i>
<b><i>Other Uses</i></b>	
<i>Funeral Parlour</i>	<i>1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour.</i>
<i>Radio or Television Station</i>	<i>5 spaces per 100m<sup>2</sup> of total building floor area.</i>

Within Part 4 – General Development Policies – Transport, Access and Parking amend Table 2 – Off-Street Car Parking Requirements in Designated Areas by replacing any reference to:

~~*‘Urban Neighbourhood Zone’*~~

With

*‘Urban Neighbourhood Zone (except for Bowden)’*

in the following locations:

- *In the ‘Designated Areas’ column and ‘Non-residential development excluding tourist accommodation’ row*

- In the 'Designated Areas' column and 'Residential component of a multi-storey building' row
- In the 'Designated Areas' column and 'Residential flat building' row

Within Part 4 – General Development Policies – Transport, Access and Parking, amend Table 2 – Off-Street Car Parking Requirements in Designated Areas by inserting the following row after the 'non-residential development excluding tourist accommodation' row

<i>Non-residential development excluding tourist accommodation</i>	<i>3 spaces per 100 square metres of gross leasable floor area</i> <i>1.5 spaces per 100 square metres of gross leasable floor area above ground floor level other than for a shop</i>	<i>3 spaces per 100 square metres of gross leasable floor area</i>	<i>Urban Neighbourhood Zone in Bowden</i>
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Within Part 4 – General Development Policies – Transport, Access and Parking, amend Table 2 – Off-Street Car Parking Requirements in Designated Areas by inserting the following row after the 'residential component of a multi-storey building' row

<i>Residential component of a multi-storey building</i>	<i>0.75 per dwelling</i>	<i>None specified</i>	<i>Urban Neighbourhood Zone in Bowden</i>
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Within Part 4 – General Development Policies – Transport, Access and Parking, amend Table 2 – Off-Street Car Parking Requirements in Designated Areas by inserting the following rows after the 'residential flat building' row

<i>Residential flat building</i>	<i>0.75 per dwelling</i>	<i>None specified</i>	<i>Urban Neighbourhood Zone in Bowden</i>
<i>Detached dwelling</i>	<i>0.75 per dwelling</i>	<i>None specified</i>	<i>Urban Neighbourhood Zone in Bowden</i>
<i>Row dwelling</i>	<i>0.75 per dwelling</i>	<i>None specified</i>	<i>Urban Neighbourhood Zone in Bowden</i>
<i>Semi-detached dwelling</i>	<i>0.75 per dwelling</i>	<i>None specified</i>	<i>Urban Neighbourhood Zone in Bowden</i>

**2.3.4.14 Transport, Access and Parking – General Development Policy – Designated Parking Areas / Car Parking Rates – Interpretation**

Within General Development Policies – Transport, Access and Parking, amend DTS/DPF 5.1 by replacing it with the following:

*DTS/DPF 5.1*

*Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant:*

- a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area*
- b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply*
- c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.*

Within Part 8 - Administrative Terms and Definitions, update the Administrative Terms and Definitions Table to include the following:

Term (Column A)	Definition (Column B)	Illustrations (Column C)
<i>High Frequency Public Transit Area</i>	<p><i>A site that is wholly located within Metropolitan Adelaide and satisfies one or more of the following:</i></p> <ul style="list-style-type: none"> <li><i>(a) is within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service(2)</i></li> <li><i>(b) is within 400 metres of a bus interchange(1)</i></li> <li><i>(c) is within 400 metres of an O-Bahn interchange(1)</i></li> <li><i>(d) is within 400 metres of a passenger rail station(1)</i></li> <li><i>(e) is within 400 metres of a passenger tram station(1)</i></li> <li><i>(f) is within 400 metres of the Adelaide Parklands.</i></li> </ul> <p><i>[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</i></p>	



	<i>Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.]</i>	
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Within Part 4 – General Development Policies – Transport, Access and Parking, amend the interpretation notes of Table 2 – Off-Street Car Parking Requirements by replacing:

*The following parking rates apply in any zone, subzone or other area described in the ‘Designated Areas’ column subject to the following:*

*(a) the location of the development is unable to satisfy the requirements of Table 2 – Criteria (other than where a location is exempted from the application of those criteria)*

*or*

*(b) the development satisfies Table 2 – Criteria (or is exempt from those criteria) and is located in an area where a lawfully established carparking fund operates, in which case the number of spaces are reduced by an amount equal to the number of spaces offset by contribution to the fund.*

With

*‘The following parking rates apply in any zone, subzone or other area described in the ‘Designated Areas’ column’*

Within Part 4 – General Development Policies – Transport, Access and Parking, amend Table 2 – Off-Street Car Parking Requirements as follows:

<b>Class of Development</b>	<b>Car Parking Rate</b>	<b>Designated Areas</b>
	<b>Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.</b>	
<b>Development generally</b>		

Class of Development	Car Parking Rate Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.		Designated Areas
All classes of development	No minimum.	<p>No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is:</p> <p>1 space for each dwelling with a total floor area less than 75 square metres</p> <p>2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres</p> <p>3 spaces for each dwelling with a total floor area greater than 150 square metres.</p> <p>Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.</p>	<p>Capital City Zone</p> <p>City Main Street Zone</p> <p>City Riverbank Zone</p> <p>Adelaide Park Lands Zone</p> <p>Business Neighbourhood Zone (within the City of Adelaide)</p> <p>The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone</p>
<b>Non-residential development</b>			

Class of Development	Car Parking Rate Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.		Designated Areas
Non-residential development excluding tourist accommodation	3 spaces per 100m <sup>2</sup> of gross leasable floor area	5 spaces per 100m <sup>2</sup> of gross leasable floor area.	City Living Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street ) Zone Urban Neighbourhood Zone
Non-residential development excluding tourist accommodation	3 spaces per 100m <sup>2</sup> of gross leasable floor area.	6 spaces per 100m <sup>2</sup> of gross leasable floor area.	Strategic Innovation Zone <u>in the City of Burnside, City of Marion or City of Mitcham</u> Strategic Innovation Zone <u>outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a High Frequency Public Transit Area</u> Suburban Activity Centre Zone <u>when the site is also in a High Frequency</u>

Class of Development	Car Parking Rate Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.		Designated Areas
			<p><u>Public Transit Area</u></p> <p>Suburban Business Zone <u>when the site is also in a High Frequency Public Transit Area</u></p> <p>Business Neighbourhood Zone <u>in the City of Adelaide</u></p> <p><u>Business Neighbourhood Zone outside of the City of Adelaide when the site is also in a High Frequency Public Transit Area</u></p> <p>Suburban Main Street Zone <u>when the site is also in a High Frequency Public Transit Area</u></p> <p>Urban Activity Centre Zone</p>

Class of Development	Car Parking Rate Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.		Designated Areas
Tourist accommodation	1 space for every 4 bedrooms up to 100 bedrooms plus 1 space for every 5 bedrooms over 100 bedrooms	1 space per 2 bedrooms up to 100 bedrooms and 1 space per 4 bedrooms over 100 bedrooms	City Living Zone Urban Activity Centre Zone <a href="#">when the site is also in a High Frequency Public Transit Area</a> Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street ) Zone Urban Neighbourhood Zone
<b>Residential development</b>			
Residential component of a multi-storey building	Dwelling with no separate bedroom - 0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25	None specified.	City Living Zone Strategic Innovation Zone <a href="#">in the City of Burnside, City of Marion or City of Mitcham</a>  <a href="#">Strategic Innovation Zone outside the City of Burnside, City of Marion or</a>

Class of Development	Car Parking Rate Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.		Designated Areas
	spaces per dwelling  0.25 spaces per dwelling for visitor parking.		<p><u>City of Mitcham when the site is also in a High Frequency Public Transit Area when the site is also in a High Frequency Public Transit Area</u></p> <p>Urban Activity Centre Zone <u>when the site is also in a High Frequency Public Transit Area</u></p> <p>Urban Corridor (Boulevard) Zone</p> <p>Urban Corridor (Business) Zone</p> <p>Urban Corridor (Living) Zone</p> <p>Urban Corridor (Main Street ) Zone</p> <p>Urban Neighbourhood Zone</p>

Class of Development	Car Parking Rate Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.		Designated Areas
Residential flat building	Dwelling with no separate bedroom - 0.25 spaces per dwelling  1 bedroom dwelling - 0.75 spaces per dwelling  2 bedroom dwelling - 1 space per dwelling  3 or more bedroom dwelling - 1.25 spaces per dwelling  0.25 spaces per dwelling for visitor parking.	None specified.	City Living Zone  Urban Activity Centre Zone <u>when the site is also in a High Frequency Public Transit Area</u>  Urban Corridor (Boulevard) Zone  Urban Corridor (Business) Zone  Urban Corridor (Living) Zone  Urban Corridor (Main Street ) Zone  Urban Neighbourhood Zone

Within Part 4 – General Development Policies – Transport, Access and Parking, amend Table 2 – Off-Street Car Parking Requirements by deleting the entire section of ‘Table 2 – Criteria’

### 2.3.5 Part 5 – Specified matters and areas identified under the Act and Regulations

No amendments proposed.

### 2.3.6 Part 6 – Index of Technical and Numeric Variations

No amendments proposed.

### 2.3.7 Part 7 – Land Use Definitions

Within all relevant parts of the Code, replace reference to:

~~Pre-school~~

With

Child care facility

Within all relevant parts of the Code, replace reference to:

~~Educational Establishment~~

With

Educational Facility

Within all relevant parts of the Code, replace reference to:

~~Function Centre~~

With

Function Venue

In Part 7 – Land Use Definitions, update the ‘Land Use Definitions Table’ as follows:

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
<u>Adult entertainment premises</u>	<u>Means a premises used for the exhibition, display, or performance of any entertainment or act which is sexually explicit such as nude dancing or lap dancing, and to which admittance by minors is restricted by law but does not include a personal or domestic services establishment</u>		<u>Personal or domestic services establishment;</u>  <u>Shop</u>
<u>Adult products and services premises</u>	<u>Means a premises used for the sale, exchange, hire, exhibition, loan, delivery or display, or to otherwise render accessible or available to the public, sexually explicit material including:</u>		<u>Personal or domestic services establishment;</u>  <u>Shop</u>



	<p>a) <u>publications classified as restricted or prohibited under the Classification (Publications, Films and Computer Games) Act 1995; and/or</u></p> <p>b) <u>material compounds, objects or devices (other than contraception and medical treatments) designed to be used in connection with sexual behaviour or activities; and/or</u></p> <p>c) <u>films, video films or tapes, any other form of optical or electronic records from which a visual image may be produced or any other pictorial matter, the sale, delivery, exhibition, advertisement or display of which is restricted or prohibited under the Classification (Publications, Films &amp; Computer Games) Act, 1995.</u></p> <p><u>It does not include premises used for prostitution.</u></p>		
<p><b>Ancillary accommodation</b></p>	<p><b>Means accommodation that:</b></p> <p>a) <b>is located on the same allotment as an existing dwelling; and</b></p> <p>b) <b><u>is not a self-contained residence; and</u></b></p> <p>c) <b>contains no more than 2 bedrooms or rooms or areas capable of being used as a bedroom; and</b></p> <p>d) <b>is subordinate to and <u>does not have separate connection to utilities and services (such as electricity, gas, water, telecommunications,</u></b></p>		<p><b>Dwelling;</b></p> <p><u><b>Tourist Accommodation.</b></u></p>

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	<u>sewerage system, wastewater system or waste control system) to those servicing the existing dwelling.</u>		
<b>Pre-school Child care facility</b>	Means a place primarily for the care or instruction of children of less than primary school age, <u>children with special needs or out-of-school-hours care (including vacation care) and not resident on the site.</u>	<u>Pre-school;</u> Child care centre; Early learning centre; Kindergarten; Nursery.	
Commercial forestry	Means the practice of planting <u>and managing plantation forests</u> that are intended to be harvested <u>for wood products or other commercial purposes,</u> including through the commercial exploitation of the carbon absorption capacity of the forest.		<u>Horticulture;</u> <u>Cropping;</u> <u>Farming.</u>
<b>Educational Establishment facility</b>	Means a primary school, secondary school, reception to year 12 school, college, university or technical institute, and includes an associated <del>pre-school</del> <u>child care facility</u> -or institution for the care and maintenance of children.		
<u>Function venue</u>	<u>Means premises used primarily for the hosting of events, conferences, conventions, receptions, or functions</u>		
<u>Heavy vehicle parking</u>	<u>Means the parking of any vehicle exceeding 3 000 kg in weight (including the weight of any attached trailer) on land used for residential purposes</u>		
Indoor recreation facility	Means a building <u>or part of a building</u> designed or adapted primarily for recreation or fitness pursuits.	Bowling alley; Squash courts; Fitness centre; Gymnasium; Pilates studio; Yoga studio; Dance studio; Indoor swimming	

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		<p>centre;  <i>Indoor trampoline centre;</i>  <i>Indoor rock climbing centre;</i>  <i>Indoor children's play centre;</i>  <i>Indoor skating rink.</i></p>	
Office	<p>Means a building <u>or part of a building</u> used for administration or the practice of a profession, but does not include a consulting room or premises where materials are stored for sale or manufacture.</p>		Consulting room.
Personal or domestic services establishment	<p>Means premises used for the provision of services catering to the personal or domestic needs of customers.  <i>Examples- The following are examples of services that may be available at personal and domestic services establishments:</i></p> <ul style="list-style-type: none"> <li>a) <i>clothing repair and alterations;</i></li> <li>b) <i>cutting, trimming and styling hair;</i></li> <li>c) <i>domestic pet grooming;</i></li> <li>d) <i>manicures and pedicures;</i></li> <li>e) <i>non-surgical cosmetic procedures;</i></li> <li>f) <i>personal care procedures;</i></li> <li>g) <i>self-service clothes laundering;</i></li> <li>h) <i>shoe repair;</i></li> <li>i) <i>watch repair.</i></li> </ul>		<p>Consulting room;  Office;  Financial institute.  <u>Adult entertainment premises;</u>  <u>Adult products and services premises</u></p>
Shop	<p>Means:</p> <ul style="list-style-type: none"> <li>a) <i>premises used primarily for the sale by retail, rental or display of goods, foodstuffs, merchandise or materials; or</i></li> </ul>	<p><i>Bulky goods outlet;</i>  <i>Personal or domestic services establishment;</i>  <i>Restaurant</i></p>	<p><i>Hotel;</i>  <i>Motor repair station;</i>  <i>Retail fuel outlet;</i>  <i>Service trade premises;</i>  <i>Wholesale plant nursery;</i></p>

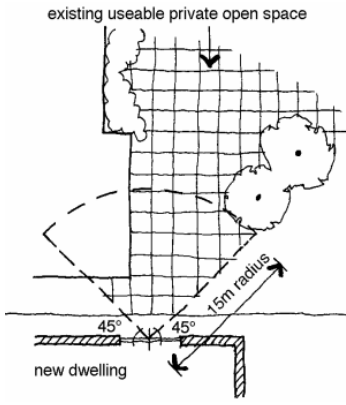
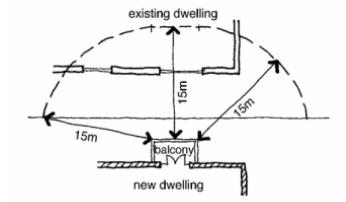
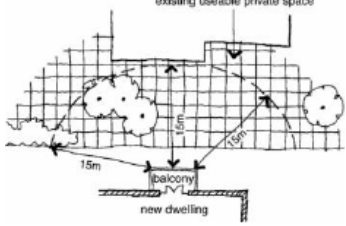
	b) a personal or domestic services establishment.		<u>Adult entertainment premises;</u> <u>Adult products and services premises</u>
<i>Tourist accommodation</i>	Means premises in which temporary or short-term accommodation is provided to travellers on a commercial basis. <u>This use may also include:</u> a) <u>onsite services and facilities primarily for the use by guests;</u> b) <u>facilities for the management of the accommodation;</u>	<u>Caravan and tourist park.</u>	<u>Campground;</u> <u>Residential park</u>
<i>Workers' accommodation</i>	Means premises used to accommodate workers on a temporary basis while they carry out employment: a) on the same site as the workers' accommodation; <u>or</u> b) in mining or petroleum extraction; <u>or</u> c) in seasonally intensive rural activities <u>including</u> fruit picking, pruning, animal shearing, meat processing, <u>bulk handling or freight handling</u> <del>or similar</del> ; <u>or</u> d) in the construction of essential infrastructure;	Mining camp; Road workers camp; Shearing quarters; Railway workers camp.	<i>Tourist accommodation.</i>

### 2.3.8 Part 8 – Administrative Terms and Definitions

In Part 8 - Administrative Terms and Definitions, update the Administrative Terms and Definitions Table as follows:

<i>Term (Column A)</i>	<i>Definition (Column B)</i>	<i>Illustrations (Column C)</i>
<i>Building height</i>	<i>Means the maximum vertical distance between the lower of the</i>	

	<p>natural or finished ground level <u>or a measurement point specified by the applicable policy of the Code (in which case the Code policy will prevail in the event of any inconsistency)</u> at any point of any part of a building and the finished roof height at its highest point, ignoring any antenna, aerial, chimney, flagpole or the like. For the purposes of this definition, building does not include any of the following:</p> <ul style="list-style-type: none"> <li>(e) flues connected to a sewerage system</li> <li>(f) telecommunications facility tower or monopole</li> <li>(g) electricity pole or tower</li> <li>(h) or any similar structure.</li> </ul>	
<p><b>Building line</b></p>	<p>In relation to a building on a site, means a line drawn parallel to the wall <del>on</del> of the building closest to the boundary of the site that faces the primary street (and any existing projection from <u>that wall of the building</u> such as a verandah, porch, balcony, awning or bay window is not to be taken to form part of the building for the purposes of determining the relevant wall of the building. <del>provided that the projection is not more than 1.5m).</del></p>	
<p><u>Catalyst site</u></p>	<p><u>Means a site greater than 1500m<sup>2</sup>, which may include one or more allotments.</u></p>	
<p><u>Direct overlooking</u></p>	<p><u>In relation to direct overlooking from a window, is limited to an area that falls within a horizontal distance of 15 metres measured from the centre line of the overlooking window and not less than 45 degree angle from the plane of the wall containing the overlooking window.</u></p>	<p><b><u>Overlooking window</u></b></p>

	<p><u>In relation to direct overlooking from a deck, balcony or terrace, is limited to an area that falls within a horizontal distance of 15m measured from any point of the overlooking deck, balcony or terrace.</u></p>	 <p>existing useable private open space</p> <p>new dwelling</p> <p>15m radius</p> <p>45°</p> <p>45°</p> <p><b><u>Overlooking deck, balcony or terrace</u></b></p>  <p>existing dwelling</p> <p>new dwelling</p> <p>balcony</p> <p>15m</p> <p>15m</p>  <p>existing useable private space</p> <p>new dwelling</p> <p>balcony</p> <p>15m</p> <p>15m</p>
<p><u>Excluded building</u></p>	<p><u>Means, for the purposes of Table 5 – Procedural Matters (PM) – Notification, a building, structure or landscape feature (or part thereof) that is:</u></p> <p>(a) <u>in an area established as a State Heritage Area under the Heritage Places Act 1993 and the relevant authority is of the opinion that the building, structure or landscape feature (or part thereof) does not contribute to the buildings or features of identified heritage value within the State Heritage Area</u></p> <p>or</p> <p>(b) <u>in a Historic Area Overlay and the building (or part thereof):</u></p>	

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	<p>i. <u>is an ancillary building or</u></p> <p>ii. <u>in the opinion of the relevant authority, does not demonstrate the historic characteristics as expressed in the Historic Area Statement.</u></p> <p><u>but does not include a building, structure or landscape feature (or part thereof) that is specifically listed in Part 11 of the Code as a Local Heritage Place or a State Heritage Place in the South Australian Heritage Register.</u></p>	
<u>Excluded land division</u>	<u>Means, for the purposes of Affordable Housing Overlay – Procedural Matters (PM) – Referrals, land division that reflects the site boundaries illustrated and approved in an operative or existing development authorisation for residential development under the Development Act 1993 or Planning, Development and Infrastructure Act 2016.</u>	
<del>Gross density</del>	<del>Is calculated by dividing the total number of dwellings by the total land area that they occupy (no land is excluded from the calculation) and expressed as dwellings units per hectare (du/ha).</del>	
<u>High frequency public transit area</u>	<p><u>A site that is wholly located within Metropolitan Adelaide and satisfies one or more of the following:</u></p> <p>a) <u>is within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service(2)</u></p> <p>b) <u>is within 400 metres of a bus interchange(1)</u></p> <p>c) <u>is within 400 metres of an O-Bahn interchange(1)</u></p> <p>d) <u>is within 400 metres of a passenger rail station(1)</u></p> <p>e) <u>is within 400 metres of a passenger tram station(1)</u></p> <p>f) <u>is within 400 metres of the Adelaide Parklands.</u></p> <p><u>[NOTE(S): (1) Measured from an area that contains any platform(s).</u></p>	

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	<p><u>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.]</u></p>	
Neighbourhood-type zone	<p>Means any of the following:</p> <p><u>Business Neighbourhood Zone</u>  City Living Zone  Established Neighbourhood Zone  General Neighbourhood Zone  Golf Course Estate Zone  Hills Neighbourhood Zone  Housing Diversity Neighbourhood Zone  Master Planned Neighbourhood Zone  <u>Master Planned Renewal Zone</u>  Master Planned Township Zone  Neighbourhood Zone  Residential Park Zone  Rural Living Zone  Rural Neighbourhood Zone  Rural Settlement Zone  Rural Shack Settlement Zone  Suburban Neighbourhood Zone  <u>Township Zone</u>  Township Neighbourhood Zone  Waterfront Neighbourhood Zone  Urban Renewal Neighbourhood Zone</p>	
<u>Post height</u>	<p><u>Means the height of the post measured from the top of its footings or a measurement point specified by the applicable policy of the Code (in which case the Code policy will prevail in the event of any inconsistency) noting that the height measurement does not include any part of the post that is concealed behind an eave or similar roof structure and not visible external to the land.</u></p>	
Wall height	<p>Means the height of the wall measured from the top of its footings or a measurement point specified by the applicable policy of the Code (in which case the Code policy will prevail in the event of</p>	



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	<p><i><u>any inconsistency</u></i> <del>but excluding</del> <i><u>noting that the height measurement</u></i> <i><u>does not include</u></i> any part of the wall that is concealed behind an eave or similar roof structure and not visible external to the land.</p>	
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## 2.3.9 Part 9 – Referrals

### 2.3.9.1 Environment Protection Authority Referrals

Within Part 9 – Referrals, amend Part 9.1 Referral Body: Environment Protection Authority by inserting the following interpretation note after the heading ‘Referral Body: Environment Protection Authority’

*Interpretation*

*For the purposes of item 9 of the table in clause 3 of schedule 9 of the Planning Development and Infrastructure (General) Regulations 2017, development that involves, or is for the purposes of, an activity specified in the table below, requires a referral to the Environment Protection Authority, including:*

- *development that reaches a threshold specified in the table below;*
- *development with the capacity or potential to operate above the threshold level specified in the table below; or*
- *an alteration or expansion of an existing development (or existing use) where the alteration or expansion will have the effect of producing a total capacity exceeding the relevant threshold level specified in the table below.*

*The above does not apply for the purposes of items 9A and 9AB of the table in clause 3 of schedule 9 of the Planning Development and Infrastructure (General) Regulations 2017, which relate to site contamination and land division.*

Within Part 9 – Referrals, amend Part 9.1 Referral Body: Environment Protection Authority by replacing the following:

*Note: Identical changes are required to the PDI (General) Regulations at Schedule 9—Referrals, clause 3—Table, Part A, 9AB—Site contamination—land division. The regulation change must occur first – this is being shown in amendment instructions for this Code Amendment to identify the impacts of those Regulation changes.*

Site contamination	Land Division	<p>Subject to clause 1(4) of Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017, development involving the division of land if—</p> <ul style="list-style-type: none"> <li>a) Schedule 8 clause 2A(1)(b) applies to the application in respect of the development; and</li> <li>b) site contamination exists or may exist at the land because of 1 or more of the following circumstances: <ul style="list-style-type: none"> <li>i. a class 1 activity has been conducted on the land or on adjacent land;</li> <li>ii. a class 2 or class 3 activity has been conducted on the land;</li> </ul> </li> </ul>
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		<ul style="list-style-type: none"> <li>iii. the land or adjacent land is the subject of a section 83A notification under the Environment Protection Act 1993 that appears on the South Australian Property and Planning Atlas;</li> <li>iv. the land is within a groundwater prohibition area;</li> <li>v. the land is the subject of a notation on the certificate of title for the land under section 103P of the Environment Protection Act 1993 that a site contamination audit report has been prepared.</li> </ul>
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With:

<i>Site contamination</i>	<i>Land Division</i>	<p><i>Subject to clause 1(4) of Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017, development involving the division of land if—</i></p> <ul style="list-style-type: none"> <li>a) <i>Schedule 8 clause 2A(1)(b) applies to the application in respect of the development; and</i></li> <li>b) <i>site contamination exists or may exist at the land because of 1 or more of the following circumstances:</i> <ul style="list-style-type: none"> <li>i. <i>a class 1 activity has been conducted on the land or on adjacent land;</i></li> <li>ii. <i>a class 2 <del>or class 3</del> activity has been conducted on the land;</i></li> <li>iii. <i>the land or adjacent land is the subject of a section 83A notification under the Environment Protection Act 1993 that appears on the South Australian Property and Planning Atlas;</i></li> <li>iv. <i>the land is within a groundwater prohibition area that appears on the South Australian Property and Planning Atlas;</i></li> <li>v. <i>the land is the subject of a notation on the certificate of title for the land under section 103P of the Environment Protection Act 1993 that a site contamination audit report has been prepared.</i></li> </ul> </li> </ul>
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**2.3.10 Part 10 – Significant Trees**

No amendments proposed.

**2.3.11 Part 11 – Local Heritage Places**

**2.3.11.1 Listing of State Heritage Place**

Amend ‘Part 11 – Local Heritage Places’ by renaming the heading of:

~~Part 11 – Local Heritage Places~~

To:

Part 11 – Heritage Places

Within the new heading of Part 11 – Heritage Places, insert a new subheading title of:

‘Local Heritage Places’

Following this new subheading, list all local heritage places as currently identified within the Planning and Design Code and keep existing order commencing with Adelaide

Within the new heading of Part 11 – Heritage Places, insert a new subheading title (after the Local Heritage Place title) and accompanying text as follows:

‘State Heritage Places

*State heritage places listed in Part 11 are a point in time reference to places that are registered (or provisionally listed) as State Heritage Places under the Heritage Places Act 1993. As the Heritage Places Act 1993 operates separately to the Planning, Development and Infrastructure Act 2016 and the Planning and Design Code, reference to the Register established under the Heritage Places Act 1993 (the South Australian Heritage Register) will be made to determine if a State Heritage Place exists on land forming part of a development application and the extent to which it applies. If there is any inconsistency between the Register and the State Heritage Places listed in Part 11 of the Planning and Design Code, an entry in the Register will prevail to the extent of any inconsistency.’*

And immediately followed by the list of State Heritage Places as contained in the State Heritage Register within a new table with following headings:

<u>Property Address</u>	<u>Description and /or extent of listed place</u>	<u>Section 16 Criteria</u>	<u>State Heritage ID</u>
<u>List of State</u>			

<u>heritage</u> <u>places</u>			
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## Part 1 – Rules of Interpretation

Within Part 1 – Rules of Interpretation – Other matter specified by the Code, insert the following new subheading title and accompanying text:

### **State Heritage Places**

*State heritage places listed in Part 11 are a point in time reference to places that are registered (or provisionally listed) as State Heritage Places under the Heritage Places Act 1993. As the Heritage Places Act 1993 operates separately to the Planning, Development and Infrastructure Act 2016 and the Planning and Design Code, reference to the Register established under the Heritage Places Act 1993 (the South Australian Heritage Register) will be made to determine if a State Heritage Place exists on land forming part of a development application and the extent to which it applies. If there is any inconsistency between the Register and the State Heritage Places listed in Part 11 of the Planning and Design Code, an entry in the Register will prevail to the extent of any inconsistency.'*

#### **Notes:**

1. For the purposes of this approval documentation, and as a result of State Heritage Places being a point in time reference, the proposed State Heritage Places table identified in Instruction Part 2 hasn't been populated. The final version of this Code Amendment, i.e., the one that is prepared for adoption by the Minister responsible for the administration of the Planning, Development and Infrastructure Act 2016, will include a populated version of Attachment SHP with a complete list of State Heritage Places registered on the South Australian Heritage Register.
2. Within the Rules of Interpretation (Part 1 of the Code) and Part 11 – State Heritage Places a hyperlink to the South Australian Heritage Register (<https://www.environment.sa.gov.au/topics/heritage/sa-heritage-register>) will be created.

Within Part 1 – Rules of Interpretation – Other matter specified by the Code, amend section titled 'Local Heritage Places' replace the words:

~~*Part 11 designates places as places of local heritage value for the purposes of section 67 of the Act.*~~

with:

*This part of the Planning and Design Code designates places as places of local heritage value for the purposes of section 67 of the Act. Local heritage places are also listed in the South Australian Heritage Register established under the Heritage Places Act 1993. However, as local heritage places are established*

*under the Planning, Development and Infrastructure Act 2016, if there is any inconsistency between the Register and the Local Heritage Places listed in Part 11 of the Planning and Design Code, an entry in Part 11 of the Planning and Design Code will prevail to the extent of any inconsistency*

**2.3.12 Part 12 – Concept Plans**

No amendments proposed.

**2.3.13 Part 13 – Table of Amendments**

Part 13 of the Code – Table of Amendments: Update the publication date, Code version number, amendment type and summary of amendments within the 'Table of Planning and Design Code Amendments' to reflect the publication of this Code Amendment.