

# Mapping Improvements

The following mapping inconsistencies have been identified between current development plans and the draft Planning and Design Code which have occurred during the transition process.

These inconsistencies will be addressed in partnership with the relevant council during the consultation process and delivered as mapping improvements.

## ALEXANDRINA

Current Development Plan	Draft Planning and Design Code	Mapping Inconsistency
Residential Zone (Strathalbyn North Policy Area)	Suburban Neighbourhood Zone	Technical and Numeric Variations to specify minimum allotment sizes in accordance with Concept Plan Map Alex/16 - Residential Growth (Strathalbyn North)

## BAROSSA

Current Development Plan	Draft Planning and Design Code	Mapping Inconsistency
Settlement Zone	Rural Settlement Zone	<p>Technical and Numeric Variations to specify minimum allotment sizes which should prescribe the following (locations):</p> <ul style="list-style-type: none"> <li>Rosedale – 1200m<sup>2</sup></li> <li>Light Pass – 2500m<sup>2</sup></li> </ul> <p>In addition, the limited land division overlay has been applied in the following (locations):</p> <ul style="list-style-type: none"> <li>Bethany – no land division</li> <li>Krondorf – no land division</li> </ul>

## BURNSIDE

Current Development Plan	Draft Planning and Design Code	Mapping Inconsistency
Residential Zone (Residential Area 10 Leabrook (North))	Suburban Neighbourhood Zone	Technical and Numeric Variation Overlay to specify minimum allotment sizes in accordance with current Principles of Development Control, The site area per dwelling of any type, other than a detached dwelling, (averaged for group dwellings or dwellings in a residential flat building) should be not less than 600 square metres, except for sites fronting Perry Lane which should have an area of not less than 500 square metres.

Residential Zone (Residential Area 17 Ferguson)	Suburban Neighbourhood	Technical and Numeric Variation Overlay to specify minimum allotment sizes in accordance with principles of development control 5 – 7 which differentiates between areas north or south of Hallett Road.
Residential Zone (Residential Area 24 Glenunga (North))	Suburban Neighbourhood	Technical and Numeric Variation Overlay to specify minimum allotment size variation based on current Principles of Development Control.
Residential Zone (Residential Area 26 Glenunga (South))	Suburban Neighbourhood	Technical and Numeric Variation to specify minimum allotment size based on location as per current Principles of Development Control which differentiate between land on Glen Osmond Road and other locations.
Residential Zone (Residential Area 27 Southern Foothills)	Suburban Neighbourhood	Technical and Numeric Variation to specify minimum allotment size based on location as per current Principles of Development Control which differentiate between land on Sunnyside Road between Gill Tce and Wheel Gawler St and the southern side of Wheel Gawler St, and other locations.

## CAMPBELLTOWN

Current Development Plan	Draft Planning and Design Code	Mapping Inconsistency
Residential Zone Low Density Policy Area 7	Suburban Neighbourhood	Technical and Numeric Variations to specify minimum allotment sizes in accordance with <i>Concept Plan Map Cam/2 - Residential Zone Low Density Policy Area</i>

## CEDUNA

Current Development Plan	Draft Planning and Design Code	Mapping Inconsistency
Rural Living Zone (Decres Bay Policy Area 24)	Rural Living Zone	Technical and Numeric Variations to specify minimum allotment size which should prescribe the following (in accordance with the concept plan):  Concept Plan identifies areas ranging from 2000m <sup>2</sup> , 2ha and 3ha

## CHARLES STURT

Current Development Plan	Draft Planning and Design Code	Mapping Inconsistency
Urban Core Zone	Urban Neighbourhood Zone	Technical and Numeric Variations to apply building heights according to Concept Plan ChSt/25 along dotted blue line - 8 storeys in Core area, 3 storeys in remainder.

## CLARE AND GILBERT VALLEYS

Current Development Plan	Draft Planning and Design Code	Mapping Inconsistency
Residential Zone	Suburban Neighbourhood	Technical and Numeric Variations to specify different minimum allotment sizes for different townships (Clare, Riverton, Saddleworth, Auburn).

## CLEVE

Current Development Plan	Draft Planning and Design Code	Mapping Inconsistency
Primary Production Zone	Rural Employment	<p>Technical and Numeric Variations to specific minimum allotment size for the council area of 40ha.</p> <p>In addition, the limited land division overlay to apply in the following (Hundred locations):</p> <ul style="list-style-type: none"><li>• Heggaton – no land division</li><li>• Mangalo – no land division</li></ul>

## COORONG

Current Development Plan	Draft Planning and Design Code	Mapping Inconsistency
Rural Living Zone	Rural Living Zone	<p>Technical and Numeric Variations to specific minimum allotment size should prescribe the following (in accordance to current policy / location):</p> <p>These range from 0.5, 1, 2 ,3 ,4 and 10ha pending location and current policy</p>

## COPPER COAST

Current Development Plan	Draft Planning and Design Code	Mapping Inconsistency
Tourist Accommodation	Tourism Development, Residential	<p>Many of the existing tourist development zones have been carried across to the Code as the Tourism Development Zone, which continues to support tourist accommodation and associated facilities.</p> <p>In cases where the land use characteristics are more consistent with an adjacent zone, the Code proposes to transition the area accordingly.</p>

## ELLISTON

Current Development Plan	Draft Planning and Design Code	Mapping Inconsistency
Rural Living Zone	Rural Living Zone	<p>Technical and Numeric Variations to specific minimum allotment size should prescribe the following (locations):</p> <ul style="list-style-type: none"> <li>• Waterloo Bay – 1200m<sup>2</sup></li> <li>• Elsewhere – 5000m<sup>2</sup></li> </ul>

## HOLDFAST BAY

Current Development Plan	Draft Planning and Design Code	Mapping Inconsistency
Residential Zone (North West Policy Area)	Suburban Neighbourhood	<p>Technical and Numeric Variations to specify different minimum allotment sizes based on location (400m<sup>2</sup> along North Esplanade and King Street and 500m<sup>2</sup> in other locations).</p>

## LIGHT

Current Development Plan	Draft Planning and Design Code	Mapping Inconsistency
Rural Living Zone (Precinct 32 Rural Living Gawler Belt West)	Rural Living Zone	<p>Technical and Numeric Variations to specific minimum allotment size should prescribe the following (in accordance to current policy / location):</p> <ul style="list-style-type: none"> <li>• East of Clancy Road – 1ha</li> <li>• South of Ward Belt Road – 4ha</li> <li>• West of Clancy Road and north of Ward Belt Road - 2ha</li> </ul>

Settlement Zone	Settlement Zone	Technical and Numeric Variations to specific minimum allotment size should prescribe the following (locations): <ul style="list-style-type: none"> <li>• Hamilton – 2000m2</li> <li>• Rosedale – 5000m2</li> </ul>
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## LOWER EYRE PENINSULA

Current Development Plan	Draft Planning and Design Code	Mapping Inconsistency
Rural Living Zone	Rural Living Zone	Technical and Numeric Variations to specific minimum allotment size should prescribe the following (locations): <ul style="list-style-type: none"> <li>• Coffin Bay – 5000m2</li> <li>• Boston – 2ha</li> <li>• Wangary – 2ha</li> </ul>

## MARION

Current Development Plan	Draft Planning and Design Code	Mapping Inconsistency
Regional Activity	Innovation Zone	Building heights within Laffer’s Triangle and Tonsley Innovation District to be specified in Technical and Numeric Variations - to reflect Concept Plan Map Mar/7 and Mar/8 in Marion Council Development Plan - ranges from 4 to 15 building levels maximum

## MID MURRAY

Current Development Plan	Draft Planning and Design Code	Mapping Inconsistency
Rural Living Zone (Policy Area 21 Truro)	Rural Living Zone	Technical and Numeric Variations to specific minimum allotment size should prescribe the following (locations): <ul style="list-style-type: none"> <li>• East of Watercourse – 4000m2</li> <li>• West of Watercourse – 2000m2</li> </ul>

## MITCHAM

Current Development Plan	Draft Planning and Design Code	Mapping Inconsistency
District Centre	Urban Activity Centre	Blackwood Main Road: Suburban Activity Centre. Cumberland Park (cnr Cross/Goodwood Road): Suburban Activity Centre.
Institutional	Community Facilities	Community Facilities Zone is a good fit for most of the areas that have this zone - but not all (Recreation Zone a better fit for the facilities at the corner of Main South Road and Ayliffs Road). This likely to be split but post consultation.

## MURRAY BRIDGE

Current Development Plan	Draft Planning and Design Code	Mapping Inconsistency
Country Township	Township	Technical and Numeric Variations to specific minimum allotment size should prescribe the following (in accordance with the concept plan):  Concept Plan identifies areas ranging from <ul style="list-style-type: none"> <li>• Area A - 1200m<sup>2</sup></li> <li>• Area B - 3000m<sup>2</sup></li> <li>• Area C - 1200m<sup>2</sup></li> <li>• Area D - 5000m<sup>2</sup></li> </ul>
Rural Living (Central East Precinct)	Rural Living	Technical and Numeric Variations to specific minimum allotment size should prescribe the following (in accordance with the concept plan):  Concept Plan identifies areas ranging from 3000m <sup>2</sup> , 5000m <sup>2</sup> , or 2ha

## NORWOOD, PAYNEHAM & ST PETERS

Current Development Plan	Draft Planning and Design Code	Mapping Inconsistency
Residential Character (Evandale / Maylands / Stepney)	Suburban Neighbourhood	Technical and Numeric Variations to specify different minimum allotment sizes and frontages for Maylands, Evandale, Payneham and Stepney as per current Policy Area Principle of Development Control 2.
Residential Character (Heathpool / Marryatville)	Suburban Neighbourhood	Technical and Numeric Variations to specify different minimum allotment sizes and frontages for Heathpool and Marryatville (east of Clapton Road) as per current Policy Area Principle of Development Control 2.

Residential Character (St Peters / Joslin / Royston Park)	Suburban Neighbourhood	Technical and Numeric Variations to specify different minimum allotment sizes and frontages for St Peters, Joslin, Royston Park as per current Policy Area Principle of Development Control 3.
Residential Character (Trinity Gardens / St Morris)	Suburban Neighbourhood	Technical and Numeric Variations to specify different minimum allotment sizes and frontages for St Peters, Joslin, Royston Park as per current Policy Area Principle of Development Control 2.
Residential Zone	Housing Diversity Neighbourhood	Zone may need review Technical and Numeric Variation to be applied to Building Height.
Historic Areas and Character Areas Overlays		Technical and Numeric Variations need review as incorrect in some circumstances
Flooding Hazard Map	Hazards (Flooding) Overlay	Remove development plan Flood Hazard outline from Overlay.

## ONKAPARINGA

Current Development Plan	Draft Planning and Design Code	Mapping Inconsistency
Mixed Use	Suburban Business and Innovation	Apply the Business Neighbourhood Zone in the area currently zoned McLaren Vale
Neighbourhood Centre (McLaren Vale Policy Area)	Suburban Main Street	Southern side of Main Road McLaren Vale, apply the Community Facilities Zone
Tourism Development (Moana Foreshore Policy Area)	Tourism Development	The zone accommodates land adjacent to the existing tourist park (caravans and shacks) owned by the City of Onkaparinga. The zone is largely developed and contains the Moana beachfront apartments, as well as residential dwellings / holiday lets. The Tourism Development Zone is applied in the Code, however, the zone could be split between the adjacent Caravan and Tourist Park Zone and a suitable Code residential zone.
Urban Employment	Employment	The Urban Employment Zone delineates areas as core, interface and main roads to encourage a softer edge between incompatible land use areas and to improve urban amenity. These different areas are incorporated into the Employment Zone which supports similar outcomes, however, the Employment Zone could be split to incorporate some areas into the Suburban Employment Zone where greater certainty is needed.

## PORT ADELAIDE ENFIELD

Current Development Plan	Draft Planning and Design Code	Mapping Inconsistency
Regional Centre Zone	Urban Activity Centre	<p>Technical and numeric variations to prescribe building heights as per Port Adelaide Development Plan Concept Plan Maps PAdE/27-46.</p> <p>Coastal Flooding Building Levels to be applied throughout zone:</p> <ul style="list-style-type: none"> <li>• within 8m of water's edge: 3.65m AHD</li> <li>• Over 8m from water's edge: 3.45m AHD</li> <li>• Over Water: 4.35m AHD</li> </ul>

## PORT AUGUSTA

Current Development Plan	Draft Planning and Design Code	Mapping Inconsistency
Rural Living	Rural Living	<p>Technical and Numeric Variations to specific minimum allotment size should prescribe the following (in accordance with the concept plan):</p> <p>Concept Plan identifies areas ranging from</p> <ul style="list-style-type: none"> <li>• South of Augusta Highway – 1ha</li> <li>• Elsewhere – 2000m<sup>2</sup></li> </ul>

## PORT LINCOLN

Current Development Plan	Draft Planning and Design Code	Mapping Inconsistency
Industry (Proper Bay Road Policy Area 4)	Employment	<p>The existing Industry Zone Policy Area 4 adopts different land division requirements depending on location within the area. The proposed Code Employment Zone establishes a standard land division size via a deemed-to-satisfy requirement, where variations are treated on merit and similar to most existing situations.</p> <p>The Code provides the ability to vary minimum requirements through a Technical and Numeric Variations Overlay should there be reasons for doing so that were not known at the time of drafting and applicable to other circumstances.</p>
Regional Town Centre	Suburban Main Street Urban Activity Centre	Building heights to be prescribed in Technical and Numeric variations as per Concept Plan Map PtL/1 in Port Lincoln (City) Development Plan – 3 to 12 storeys maximum building height



## PROSPECT

Current Development Plan	Draft Planning and Design Code	Mapping Inconsistency
Residential Zone Policy Area 560 Policy Area 450 Policy Area 350	Suburban Neighbourhood / General Neighbourhood	Agreement has been given to identify the Residential Policy Areas 560, 450 and 350 as Suburban Neighbourhood with the Character Area Overlay. This change is required to reflect the Character intent of the existing zones.

## SALISBURY

Current Development Plan	Draft Planning and Design Code	Mapping Inconsistency
Urban Core	various	Mawson Lakes - Building heights to be prescribed in Technical and Numeric Variations as per Concept Plan Map Sal/8 in Salisbury Council Development Plan – <ul style="list-style-type: none"> <li>• Core Area: 10 storeys and up to 40.5 metres</li> <li>• Transition Area: 4 storeys and up to 16.5 metres</li> </ul>
Urban Core (Salisbury)	Urban Activity Centre	Building heights to be prescribed in Technical and Numeric Variations as per Concept Plan Map Sal/33 in Salisbury Council Development Plan – <ul style="list-style-type: none"> <li>• Core Area: 6 storeys and 24.50 metres</li> <li>• Transition Area: 4 storeys and up to 16.5 metres</li> </ul>

## STREAKY BAY

Current Development Plan	Draft Planning and Design Code	Mapping Inconsistency
Settlement Zone	Settlement Zone	Technical and Numeric Variations to specific minimum allotment size should prescribe the following (current policy / location): <ul style="list-style-type: none"> <li>• Outside Perlubie Landing Estate – 1200m<sup>2</sup></li> <li>• Within Windmill Point – 1.5ha</li> <li>• Within Perlubie Landing Estate – 2800m<sup>2</sup></li> </ul>

## WAKEFIELD

Current Development Plan	Draft Planning and Design Code	Mapping Inconsistency
Tourist Accommodation	Suburban Neighbourhood	Split The zone contains existing shacks/residential dwellings, public reserves owned by the Wakefield Regional Council, the Port Wakefield Caravan Park, and community facilities owned by the Wakefield Regional Council. Possible split zoning - Residential and Caravan and Tourist Park.
Rural Living	Rural Living	<p>Technical and Numeric Variations to specific minimum allotment size should prescribe the following (current policy / location):</p> <ul style="list-style-type: none"> <li>• Balaklava – 1ha</li> <li>• Blyth – 1ha</li> <li>• Hamley Bridge – 5000m2</li> <li>• Port Wakefield – 2500m2</li> </ul> <p>In addition, the limited land division overlay to apply in the following (locations):</p> <ul style="list-style-type: none"> <li>• Halbury – no land division</li> <li>• Owen – no land division</li> </ul>

## WALKERVILLE

Current Development Plan	Draft Planning and Design Code	Mapping Inconsistency
Residential (Gilberton Medium Density Policy Area)	Housing Diversity Neighbourhood	Technical and Numeric Variations to specify building heights based on locations referenced in current policy areas (up to 10 storey on Park Terrace and 2-4 storey in other locations).
Residential Character (Church Terrace and Environs Policy Area)	Suburban Neighbourhood	Technical and Numeric Variations to specify different minimum allotment sizes and frontages based on location as per current policy area (Church Street and Andrew Street and all other locations)
Residential Character (Gilberton North Policy Area)	Suburban Neighbourhood	Technical and Numeric Variations to specify different minimum allotment sizes and frontages based on location as per current policy area.
Residential Character (Medindie Policy Area)	Suburban Neighbourhood	Technical and Numeric Variations to specify different minimum allotment sizes and frontages based on location as per current policy area.

## WEST TORRENS

Current Development Plan	Draft Planning and Design Code	Mapping Inconsistency
Residential Zone (Cowandilla / Mile End West Character Policy Area)	Housing Diversity Neighbourhood	Technical and Numeric Variations to specify different minimum allotment sizes based on location (270m <sup>2</sup> East of Bagot Avenue, and 340m <sup>2</sup> West of Bagot Ave)

## WHYALLA

Current Development Plan	Draft Planning and Design Code	Mapping Inconsistency
Rural Living	Rural Living	<p>Technical and Numeric Variations to specific minimum allotment size should prescribe the following (current policy / location):</p> <ul style="list-style-type: none"> <li>• North-west of Mullaquana Road – 2ha</li> <li>• South-east of Mullaquana Road – 1ha</li> </ul>

## YANKALILLA

Current Development Plan	Draft Planning and Design Code	Mapping Inconsistency
Cape Jervis Port	Infrastructure (Ferry and Marina Facilities)	<p>Current uses include wharf facilities, ferry terminal, parking area, public amenities and navigational / lighthouse facility. Much of the zone is undeveloped and mostly State owned.</p> <p>The Code zoning recognises the existing uses and retains the potential to undertake other complementary uses to support traveller experiences.</p>
Historic (Conservation) Rapid Bay	Suburban Neighbourhood	A portion of the zone referred to in the Development Plan as Section 1511 may be better suited to a rural zone that supports agriculture. Character Areas overly to be applied.
Tourist Accommodation	Tourism Development, Community Facilities	<p>The existing Tourist Accommodation Zone applies to various locations, some of which appear to be used for other purposes including community, rural and residential activities.</p> <p>Code zoning has been applied based on the predominant characteristics of an area, but should be reviewed to determine if the initial zoning adjustments are appropriate.</p>

Wirrina Cove	Settlement	<p>Wirrina Cove Zone contains a mix of land uses including tourist accommodation, dwellings, marina, traveller facilities and recreation areas.</p> <p>The broad-land use features indicate the potential to allocate different areas of the subject land to different zones – eg Settlement or Township, with Caravan and Tourist Park, Recreation, Community, Infrastructure (Marina). The Code Settlement Zone has been applied at this juncture because it supports various land uses outcomes, although there are other alternatives that could be explored through the consultation period by interested parties.</p>
Rural Living	Rural Living	<p>Technical and Numeric Variations to specific minimum allotment size should prescribe the following (current policy / location):</p> <ul style="list-style-type: none"> <li>• Yankalilla – 4ha</li> <li>• Normanville – 4ha</li> <li>• Cape Jervis – 4ha</li> <li>• Second Valley Township – 1.5ha</li> <li>• Delamere - 2ha</li> </ul>